

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, February 27, 2018
3:00 p.m.**

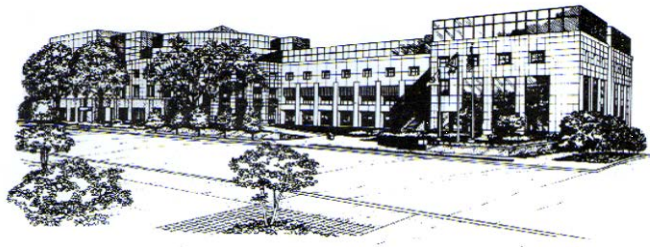
COUNTY COMMISSIONERS

Nick Maddox, Chairman
At-Large

Jimbo Jackson, Vice Chair
District 2

Bryan Desloge
District 4

Mary Ann Lindley
At-Large



John E. Dailey
District 3

Kristin Dozier
District 5

Bill Proctor
District 1

Vincent S. Long
County Administrator

Herbert W. A. Thiele
County Attorney

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

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

Board of County Commissioners
Leon County, Florida
Agenda
Regular Public Meeting
Tuesday, February 27, 2018, 3:00 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation and Pledge of Allegiance by Commissioner Kristin Dozier

AWARDS AND PRESENTATIONS

- Proclamation recognizing March 4-10, 2018 as Women in Construction Week
(Commissioner Kristin Dozier)
- Presentation from Honor Flight Tallahassee
(Tom Napier)

CONSENT

1. Minutes: January 23, 2018 Regular Meeting
(Clerk of the Court)
2. Payment of Bills and Vouchers
(County Administrator/ Office of Financial Stewardship/ Office of Management & Budget)
3. Memorandum of Understanding with the City of Tallahassee and the United Way of the Big Bend
(County Administrator/ Human Services & Community Partnerships)
4. Request to Schedule First and Only Public Hearing to Consider Adoption of Resolution Authorizing Road Improvements for Tower Oaks Subdivision, for March 27, 2018, at 6:00 p.m.
(County Administrator/ County Attorney/ Office of Financial Stewardship/ Public Works)
5. Big Bend Healthcare Coalition Grant for Emergency Medical Services
(County Administrator/Emergency Medical Services)
6. Interlocal Agreement Between Leon County and State of Florida Department of Transportation for Services Related to the Stormwater Element of National Pollutant Discharge Elimination System Program Requirements
(County Administrator/ Public Works/ Stormwater)
7. Project Memorandum of Agreement between Leon County, Florida Department of Transportation, and the Federal Highway Administration for the Design and Construction of Bicycle Lanes on a portion of Smith Creek Road (CR 375)
(County Administrator/ Public Works/ Engineering Services)

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

8. Status Report on the United Way ALICE Report
(County Administrator/ Human Services & Community Partnerships)
9. FY 2017-2018 County Grant Program Leveraging Status Report
(County Administrator/ Office of Financial Stewardship/ Office of Management & Budget)
10. 2017 Concurrency Management Annual Report
(County Administrator/ Development Support & Environment Services/ Development Services)

CONSENT ITEMS PULLED FOR DISCUSSION

CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS

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

GENERAL BUSINESS

11. 2017-2018 Leon County Citizens Charter Review Committee Final Report
(County Administrator/ County Administration)
12. Consideration to Institute Litigation Regarding the Current Opioid Epidemic
(County Attorney)
13. Establishment of the FY 2019 Maximum Discretionary Funding Levels and Initial Budget Policy Guidance
(County Administrator/ Office of Financial Stewardship/ Office of Management & Budget)
14. Proposed Restructuring of the County's Participation in the Community Redevelopment Agency
(County Administrator/ County Administration)
15. Bid Award to Capital Asphalt, Inc. for the Asphaltic Concrete Materials and Services, Continuing Supply Contract
(County Administrator/ Public Works/ Engineering Services)
16. Consideration of the Voluntary Annexation Proposal from Persimmon Square, LLC to Annex Property Located at 5794 Thomasville Road
(County Administrator/ Development Support & Environment Services/ Development Services)
17. Full Board Appointment to the Canopy Roads Citizens Committee and the Community Development Block Grant Citizens Advisory Task Force
(County Administrator/ County Administration)

SCHEDULED PUBLIC HEARINGS, 6:00 P.M.

18. Joint County/City Adoption and Transmittal Public Hearings on the 2018 Cycle Comprehensive Plan Amendments
(County Administrator/ P.L.A.C.E./ Planning)
19. First and Only Public Hearing on a Proposed Ordinance Amending of the Official Zoning Map to Change the Zoning Classification from the Urban Fringe (UF) District to the Light Industrial (M-1) Zoning District
(County Administrator/ P.L.A.C.E./ Planning)

CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS

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

COMMENTS/DISCUSSION ITEMS

Items from the County Attorney

Items from the County Administrator

Discussion Items by Commissioners

RECEIPT AND FILE

ADJOURN

*The next Regular Board of County Commissioner's meeting is scheduled for
Tuesday, March 27, 2018 at 3:00 p.m.*

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

PUBLIC NOTICE
Leon County Board of County Commissioners
2018 Tentative Regular Meeting Schedule

Date	Day	Time	Meeting in 5th Floor Chambers
January 23	Tuesday	1:00 p.m.	<i>Joint Workshop Comp Plan Amendments</i>
January 23	Tuesday	3:00 p.m.	Regular Board Meeting
February 13	Tuesday	3:00 p.m.	Regular Board Meeting
February 27	Tuesday	3:00 p.m.	Regular Board Meeting
February 27	Tuesday	6:00 p.m.	<i>Transmittal Hearing on 2018 Cycle Comp Plan Amendments</i>
March 27	Tuesday	3:00 p.m.	Regular Board Meeting
April 10	Tuesday	12:00 p.m.	<i>Charter Review Committee Final Report Workshop</i>
April 10	Tuesday	3:00 p.m.	Regular Board Meeting
April 10	Tuesday	6:00 p.m.	<i>Adoption Hearing on 2018 Cycle Comp Plan Amendments</i>
April 24	Tuesday	9:00 a.m.	<i>Preliminary Budget Workshop</i>
April 24	Tuesday	3:00 p.m.	Regular Board Meeting
May 8	Tuesday	3:00 p.m.	Regular Board Meeting
May 22	Tuesday	3:00 p.m.	Regular Board Meeting
June 19	Tuesday	9:00 a.m.	<i>Budget Workshop</i>
June 19	Tuesday	3:00 p.m.	Regular Board Meeting
July 10	Tuesday	9:00 a.m.	<i>Budget Workshop (if necessary)</i>
July 10	Tuesday	3:00 p.m.	Regular Board Meeting
August 21	Tuesday	6:00 p.m.	<i>Public Hearing on Charter Amendments</i>
September 4	Tuesday	3:00 p.m.	Regular Board Meeting
September 4	Tuesday	6:00 p.m.	<i>First Public Hearing on Tentative Millage Rate and Budgets</i>
September 24	Monday	3:00 p.m.	Regular Board Meeting
September 24	Monday	6:00 p.m.	<i>Second Public Hearing on Final Millage Rate and Final Budgets</i>
October 9	Tuesday	3:00 p.m.	Regular Board Meeting
October 23	Tuesday	3:00 p.m.	Regular Board Meeting
November 20	Tuesday	3:00 p.m.	Board Reorganization and Regular Board Meeting
December 10	Monday	9:00 a.m.	Board Retreat
December 11	Tuesday	3:00 p.m.	Regular Board Meeting

PUBLIC NOTICE
Leon County Board of County Commissioners
2018 Tentative Regular Meeting Schedule

*All Workshops, Meetings, and Public Hearings are held in the Leon County Courthouse,
5th Floor Commission Chambers, at 301 South Monroe Street, and are subject to change.*

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

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

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

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

PUBLIC NOTICE
Leon County Board of County Commissioners
2018 Tentative Schedule

Month	Day	Time	Meeting Type
January 2018	Monday 1	Offices Closed	NEW YEAR'S DAY
	Tuesday 9	No meeting	BOARD RECESS
	Monday 15		MARTIN LUTHER KING, JR. DAY
	Tuesday 16	1:30 p.m.	Capital Region Transportation Planning Agency City Commission Chambers
	Tuesday 23	1:00 p.m.	Joint City/County Workshop on the 2018 Cycle Comprehensive Plan Amendments
		3:00 p.m.	Regular Meeting County Courthouse, 5 th Floor Commission Chambers
		6:00 p.m.	First and Only Public Hearing to Consider the Recommended Order and Exceptions on the Site and Development Plan Application for Brookside Village Residential Subdivision
	Thursday 25	9:30 a.m.	Community Redevelopment Agency City Commission Chambers
	Thursday 25 & Friday 26	Seminar 2 of 3	FAC Advanced County Commissioner Program Alachua County; Gainesville, FL
February 2018	Wednesday 7	7:30 a.m.-7:00 p.m.	FAC Legislative Day Challenger Learning Center – 200 S. Duval St.
	Friday 9	9:00 a.m.	Community Legislative Dialogue Meeting County Courthouse, 5 th Floor Commission Chambers
	Tuesday 13	3:00 p.m.	Regular Meeting County Courthouse, 5 th Floor Commission Chambers
	Tuesday 20	1:30 p.m.	Capital Region Transportation Planning Agency City Commission Chambers
	Tuesday 27	3:00 p.m.	Regular Meeting County Courthouse, 5 th Floor Commission Chambers
		6:00 p.m.	Joint City/County Transmittal Hearing on Cycle 2018 Comprehensive Plan Amendments
		6:00 p.m.	First & Only Public Hearing on Proposed Ordinance Amending of Official Zoning Map to change Zoning Classification from Urban Fringe (UF) District to Light Industrial (M-1) District
March 2018	Thursday 1	3:00 – 6:00 p.m.	Blueprint Intergovernmental Agency City Commission Chambers
	Saturday 3 – Wednesday 7		NACO Legislative Conference Washington Hilton - Washington, DC
	Monday 19	1:30 p.m.	Capital Region Transportation Planning Agency City Commission Chambers
	Thursday 22	9:30 a.m.	Community Redevelopment Agency City Commission Chambers
	Tuesday 27	3:00 p.m.	Regular Meeting County Courthouse, 5 th Floor Commission Chambers

Month	Day	Time	Meeting Type
April 2018	Tuesday 10	12:00 - 3:00 p.m.	Workshop on Charter Review Committee Final Report
		3:00 p.m.	Regular Meeting County Courthouse, 5 th Floor Commission Chambers
		6:00 p.m.	Joint City/County Adoption Hearing on 2018 Cycle Comprehensive Plan Amendments
	Tuesday 17	9:00 a.m.	Capital Region Transportation Planning Agency Workshop TBA
	Thursday 19 & Friday 20	Seminar 3 of 3	FAC Advanced County Commissioner Program Alachua County; Gainesville, FL
	Tuesday 24	9:00 a.m. – 3:00 p.m.	Preliminary Budget Workshop
		3:00 p.m.	Regular Meeting County Courthouse, 5 th Floor Commission Chambers
May 2018	Tuesday 8	3:00 p.m.	Regular Meeting County Courthouse, 5 th Floor Commission Chambers
	Tuesday 15	1:30 p.m.	Capital Region Transportation Planning Agency City Commission Chambers
	Tuesday 22	3:00 p.m.	Regular Meeting County Courthouse, 5 th Floor Commission Chambers
	Thursday 24	9:30 a.m.	Community Redevelopment Agency City Commission Chambers
	Monday 28	Offices Closed	MEMORIAL DAY
June 2018	Monday 18	1:30 p.m.	Capital Region Transportation Planning Agency City Commission Chambers
	Tuesday 19	9:00 a.m. – 3:00 p.m.	Budget Workshop
		3:00 p.m.	Regular Meeting County Courthouse, 5 th Floor Commission Chambers
	Thursday 21	3:00 – 6:00 p.m.	Blueprint Intergovernmental Agency City Commission Chambers
	Tuesday 26 - Friday 29		FAC Annual Conference & Educational Exposition Orange County; Hyatt Regency, Orlando, FL
July 2018	Wednesday 4	Offices Closed	INDEPENDENCE DAY
	Monday 9	9:30 a.m.	Community Redevelopment Agency City Commission Chambers
	Tuesday 10	9:00 a.m. – 3:00 p.m.	Budget Workshop (if necessary)
		3:00 p.m.	Regular Meeting County Courthouse, 5 th Floor Commission Chambers
	Friday 13 - Tuesday 16		NACo Annual Conference & Exposition Gaylord Opryland - Davidson County - Nashville, TN
	Tuesday 24	No Meeting	BOARD RECESS
August 2018	Wednesday 1 – Saturday 4		National Urban League Annual Conference Columbus, Ohio
	Thursday 9 - Sunday 12		Chamber of Commerce Annual Conference Amelia Island, FL
	Tuesday 21	6:00 p.m.	Public Hearing on Charter Amendments (if necessary)

Month	Day	Time	Meeting Type
August 2018	Tuesday 28	Primary Election	PRIMARY ELECTION DAY
September 2018	Monday 3	Offices Closed	LABOR DAY
	Tuesday 4	3:00 p.m.	Regular Meeting County Courthouse, 5 th Floor Commission Chambers
		6:00 p.m.*	First Public Hearing Regarding Tentative Millage Rates and Tentative Budgets for FY 18/19*
	Thursday 13	4:00 p.m. & 6:00 p.m.	Community Redevelopment Agency Meeting & Public Hearing, City Commission Chambers
	Tuesday 18	1:30 p.m.	Capital Region Transportation Planning Agency City Commission Chambers
	Wednesday 19 – Sunday 23		Congressional Black Caucus Annual Legislative Conference Washington DC
	Thursday 20	5:00 – 8:00 p.m.	Blueprint Intergovernmental Agency Meeting & 5:30 p.m. Budget Public Hearing, City Commission Chambers
	Tuesday 25 Monday 24	3:00 p.m.	Regular Meeting County Courthouse, 5 th Floor Commission Chambers
		6:00 p.m.*	Second & Final Public Hearing on Adoption of Final Millage Rates and Budgets for FY 18/19*
	Wednesday - 26 Thursday 27		FAC Innovation, Education & Leadership Summit Charlotte Harbor Event & Conference Center – Charlotte County- Punta Gorda, FL
* These public hearing dates may change because of the School Board's scheduling of its budget adoption public hearings.			
October 2018	Tuesday 9	3:00 p.m.	Regular Meeting County Courthouse, 5 th Floor Commission Chambers
	Tuesday 16	9:00 - 11:00 a.m.	Capital Region Transportation Planning Agency Workshop TBA
	Tuesday 23	3:00 p.m.	Regular Meeting County Courthouse, 5 th Floor Commission Chambers
November 2018	Tuesday 6	General Election	ELECTION DAY
	Monday 12	Offices Closed	VETERAN'S DAY OBSERVED
	Thursday 15	9:30 a.m.	Community Redevelopment Agency City Commission Chambers
	Tuesday 20	3:00 p.m.	Regular Meeting & Reorganization County Courthouse, 5 th Floor Commission Chambers
	Thursday 22	Offices Closed	THANKSGIVING DAY
	Friday 23	Offices Closed	FRIDAY AFTER THANKSGIVING DAY
	Monday 26	1:30 p.m.	Capital Region Transportation Planning Agency City Commission Chambers
	Wednesday 28 - Friday 30		FAC Legislative Conference - Marriott Tampa Waterside – Hillsborough County-Tampa, FL
December 2018	Monday 10	9:00 a.m. – 4:00 p.m.	Board Retreat TBD
	Tuesday 11	3:00 p.m.	Regular Meeting County Courthouse, 5 th Floor Commission Chambers

Month	Day	Time	Meeting Type
December 2018 (cont.)	Thursday 13	3:00 – 6:00 p.m.	Blueprint Intergovernmental Agency City Commission Chambers
	Tuesday 18	1:30 p.m.	Capital Region Transportation Planning Agency City Commission Chambers
	Monday 24	Offices Closed	CHRISTMAS EVE
	Tuesday 25	Offices Closed	CHRISTMAS DAY
	Monday 31	Offices Closed	NEW YEAR'S EVE
January 2019	Tuesday 1	Offices Closed	NEW YEAR'S DAY
	Tuesday 8	No Meeting	BOARD RECESS
	Monday 21		MARTIN LUTHER KING, JR. DAY
	Tuesday 22	3:00 p.m.	Regular Meeting

Citizen Committees, Boards, and Authorities **2018 Term Expirations and Vacancies**

www.leoncountyfl.gov/committees/list.asp

CURRENT VACANCIES

Canopy Roads Citizens Committee

Board of County Commissioners (1 appointment)

Community Development Block Grant Citizen's Task Force

Board of County Commissioners (3 appointments)

UPCOMING TERM EXPIRATIONS

MARCH 31, 2018

Contractors Licensing and Examination Board

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

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

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

APRIL 30, 2018

Tallahassee Sports Council

Board of County Commissioners (2 appointments)

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

Board of County Commissioners (2 appointments)

JUNE 30, 2018

Affordable Housing Advisory Committee

Board of County Commissioners (1 appointment)

Architectural Review Board

Board of County Commissioners (3 appointments)

Board of Adjustment and Appeals

Board of County Commissioners (1 appointment)

CareerSource Capital Region Board

Board of County Commissioners (3 appointments)

Planning Commission

Board of County Commissioners (1 appointment)

JULY 31, 2018

Big Bend Health Council, Inc.

Board of County Commissioners (4 appointments)

Leon County Educational Facilities Authority

Board of County Commissioners (1 appointment)

Water Resources Committee

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

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

SEPTEMBER 30, 2018

Council on Culture & Arts

Board of County Commissioners (2 appointments)

Joint School Coordinating Committee

Board of County Commissioners (1 appointment)

Leon County Research and Development Authority

Board of County Commissioners (3 appointments)

Science Advisory Committee

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

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

Tallahassee-Leon County Commission on the Status of Women & Girls

Board of County Commissioners (4 appointments)

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

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

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

OCTOBER 31, 2018

Canopy Roads Citizens Committee

Board of County Commissioners (2 appointments)

Tourist Development Council

Board of County Commissioners (3 appointments)

DECEMBER 31, 2018

Audit Advisory Committee

Board of County Commissioners (2 appointments)

Joint City/County Bicycling Workgroup

Board of County Commissioners (3 appointments)

Library Advisory Board

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

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

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

**Leon County
Board of County Commissioners**

Notes for Agenda Item #1

Leon County Board of County Commissioners

Agenda Item #1

February 27, 2018

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: Minutes: January 23, 2018 Regular Meeting

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

Statement of Issue:

This agenda item seeks Board review and approval of the following minutes: January 23, 2018 Regular meeting.

Fiscal Impact:

This item has no fiscal impact to the County.

Staff Recommendation:

Option #1: Approve the minutes of the January 23, 2018 Regular meeting.

Attachment:

1. January 23, 2018 Regular Meeting

**BOARD OF COUNTY COMMISSIONERS
LEON COUNTY, FLORIDA
REGULAR MEETING
January 23, 2018**

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

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

INVOCATION AND PLEDGE OF ALLEGIANCE

The Invocation was provided by Reverend Dr. Kandace Brooks of St. Paul's United Methodist Church. Commissioner Lindley then led the Pledge of Allegiance.

AWARDS AND PRESENTATIONS

- Commissioner Dailey presented a Proclamation recognizing the Team Sykes 7.0 Mixed Doubles Tennis team for winning the United States Tennis Association National Championship. Captain Denean Sykes expressed appreciation to the Board for the recognition and that there are public courts available in Leon County in which to play.
- Commissioner Desloge read into the record a Proclamation recognizing January 16, 2018 as "National Day of Racial Healing".
 - Chairman Maddox recognized the efforts of Village Square and commended citizens for participating in these events and are willing to have honest conversations about what is going on in the community.

CONSENT:

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

1. **Minutes: October 24, 2017 State & Federal Legislative Priorities Workshop; October 24, 2017 Apalachee Regional Park Master Plan & Associated Landfill Closure Workshop; November 14, 2017 Regular Meeting; November 28, 2017 Board Reorganization & Regular Meeting and October 26, 2017 Joint City/County Affordable Housing Workshop**

The Board approved Option 1: Approve the minutes of the October 24, 2017 State & Federal Legislative Priorities Workshop; October 24, 2017 Apalachee Regional Park Master Plan & Associated Landfill Closure Workshop; November 14, 2017 Regular Meeting; November 28, 2017 Board Reorganization & Regular Meeting and October 26, 2017 Joint City/County Affordable Housing Workshop

2. **Payment of Bills and Vouchers**

The Board approved Option 1: Approve the payment of bills and vouchers submitted for January 23, 2018, and Pre-Approval of Payment of Bills and Vouchers for the Period of January 24 through February 12, 2018.

3. FY 2018/2019 Budget Calendar

The Board approved Option 1: Approve the Fiscal Year 2018/2019 Budget Calendar including rescheduling the County Commission meeting and Final Budget Hearing originally set for Tuesday September 25, 2018 to Monday September 24, 2018.

4. Proposed Resolutions for Acquisition of Property by Eminent Domain for Meridian Road Crossdrain Project

The Board approved Option 1: Adopt the proposed Resolutions for Acquisition of Property by Eminent Domain for the Meridian Road Crossdrain Project.

5. Proposed Enabling Resolution to Reauthorize the Community Development Block Grant Citizens Advisory Task Force

The Board approved Option 1: Adopt the proposed Enabling Resolution for the Community Development Block Grant Citizens Advisory Task Force and approve the revised composition of the membership.

6. Agreement with Apalachee Center, Inc. for the Provision of State Mandated Baker Act and Marchman Act Services

The Board approved Option 1: Approve the renewal of the Agreement with Apalachee Center, Inc. for Baker and Marchman Act mandated services in the amount of \$638,156 for FY 17/18 and authorize the County Administrator to execute.

7. Status Report on Contracts for Legal Services Provided by Outside Counsel

The Board approved Option 1: Accept the status report on contracts for legal services provided by outside counsel.

8. Status Report on 2017 Transfers of Leon County Surplus Computing Equipment to Goodwill Industries

The Board approved Option 1: Accept the status report on 2017 transfers of Leon County surplus computing equipment to Goodwill Industries.

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

- Reverend William Foutz, Sr., 6504 N. Meridian Road, distributed a March 26, 2008 document announcing that the Florida House and Senate had approved a resolution apologizing for slavery in the State of Florida. He mentioned that Florida was one of five states to issue such a statement. He acknowledged Commissioner Dailey's support in getting a historical marker erected at the original Lincoln School (which was established in 1869). He then discussed the actions of Governor Lawton Chiles who, in 1994, signed into law a measure requiring public schools to teach black history.
- Dr. Pamela Hall, 5051 Quail Valley Road, appeared to urge the Board to hire an outside consultant to assist staff in the comprehensive plan revision process. She submitted that an analysis was needed to better understand how to move forward; what has worked/not worked; future opportunities, economic cost, economic opportunities going forward, cost of development in growth (both public and private), how to understand how to support development through infrastructure and the implications of certain policies.

GENERAL BUSINESS

9. Status Report on the 2018 First Quarter Economic Dashboard

County Administrator Long introduced the item. He stated that the Office of Economic Vitality (OEV) had recently released the First Quarter 2018 Economic Dashboard which has afforded an opportunity for staff to present a brief overview of the data.

Al Latimer, Director, Office of Economic Vitality, utilized a power point presentation to illustrate the data collection found in the report. He shared that OEV maintains a database of 85 indicators, 13 of which are published in the quarterly dashboard report. He reported that in 2016, Tallahassee Metropolitan Statistical Area (MSA) ranked highest among all Florida's 22 metro areas for percentage growth in real Gross Domestic Product (GDP) per Capita; which is up 3.8% from 2015. The data also showed that the overall economy was led by private sector job growth, new construction, large commercial developments, and consumer spending and taxable sales. He stated that the OEV research team maintains a database of all major development projects within the city and county and that there are currently 123 active commercial and residential development projects. Mr. Latimer articulated that OEV will, in an effort to grow the number of projects in economic vitality across the community, focus on four areas: Amplifying Economic Growth; Accelerating Business Retention, Expansion & Recruitment; Capitalizing on Local Assets and Promoting Economic Inclusion. He then discussed the various platforms utilized to further promote OEV's efforts.

Speaker:

- Steve Stewart, 3048 Waterford Drive, expressed concerns that the Board had not received comparable information on the local economy. He distributed and discussed handouts which compared Tallahassee to the 22 other MSA's (for 2016) in taxable sales growth, job growth and home sales. The data showed that Tallahassee had, from 2016 to 2017) fallen in two of the three categories (job growth and home sales) and had remained constant in taxable sales growth. Mr. Stewart submitted that approximately 30-40 percent of the GDP growth per capita was attributed to insurance and finance. He indicated that he had been unsuccessful in his attempt to discuss the data with the OEV and maintained that the community deserved an explanation of the growth numbers being touted.

Chairman Maddox asked OEV staff to speak to the comments provided by Mr. Stewart. Ben Pingree, Department of PLACE Director, avowed that he "unequivocally", stands by what staff has presented and that it is fairly presented and accurately reflects what is occurring in the economy. He submitted that OEV is transparent in the manner in which data is gathered, analyzed and presented. He stated that he welcomed communication with Mr. Stewart to answer any questions.

Chairman Maddox stated that the County is willing to back up any data disseminated to the public and suggested that OEV dialogue with Mr. Stewart to discuss and explain any information contained in the report. Chairman Maddox conveyed that he was very proud of the job done by the OEV.

Commissioner Desloge mentioned the County's application to be selected for Amazon's Headquarters 2. He commended OEV staff, specifically recognizing the efforts of Christina Paredes. He stated that while the County did not make the final cut of 20 cities, Amazon has reached back out to the County and would like to continue the dialogue.

Commissioner Proctor discussed his concerns with the report and stated that he was unclear of the role and mission of OEV. He noted that the report touted job growth and an increase in the average cost of a home (\$200,000); however, he has not seen an increase in jobs for citizens in his district and a \$200,000 home is out of reach to many citizens. He indicated that he was unfamiliar with the progress of the County's MWSBE Office and asked for a complete analysis on MWSBE results for the past two years.

Commissioner Dozier acknowledged the success of the OEV. She was pleased that the dashboard report was on the agenda as it allowed the Board an opportunity to have a discussion on economic development and then suggested the report be presented quarterly to the Commission. She asked if clarification could be provided on whether the data presented reflects the County's growth percentage or overall GDP. County Administrator Long stated that data collection is only a small piece of OEV's mission, but it is important because it helps to develop policies and programs. Mr. Pingree further explained that the data shows Leon County as having the highest percentage growth in the State, whereas the data provided by Mr. Stewart shows Florida counties' total GDP.

Commissioner Dailey moved, duly seconded by Commissioner Desloge, approval of Option 1: Accept the status report on economic indicators and presentation of the 2018 First Quarter Economic Dashboard.

Commissioner Proctor reiterated his concern that not all districts have benefitted equally from the reported economic growth.

The motion carried 7-0

10. Ratification of Board Actions Taken at the December 11, 2017 Annual Retreat

County Administrator Long introduced the item. He stated that, upon Board's ratification, these actions would be incorporated into the Strategic Plan.

Commissioner Dozier moved, duly seconded by Commissioner Desloge, approval of Option 1: Ratify the actions taken by the Board during its December 11, 2017 Annual Retreat. The motion carried 7-0.

11. Comprehensive Wastewater Treatment Facilities Plan Request for Proposals

County Administrator Long introduced the item. He stated that the item seeks Board authorization to issue the Request for Proposal (RFP) for consultant services to complete the Comprehensive Wastewater Treatment Facilities Plan (CWTFP) funded by the Blueprint Sales Tax Extension. He recalled that, based upon additional public input received at the December 12, 2017 meeting, staff was directed to initiate another meeting to receive and consider additional recommendations prior to finalizing the RFP. He advised that the item is reflective of the additional input.

Speakers:

- Debbie Lightsey, 2340 Cypress Cove Drive, expressed appreciation to the County and staff for the tremendous job done in the development of the RFP and the inclusion of public input. She asked the Board to authorize the inclusion of the Woodville project in the CWTFP. She shared that the Woodville project is a long way south and questioned whether central sewer was the best idea or whether enhanced nitrate removing septic tanks would be more appropriate.
 - Commissioner Proctor asked for clarification on whether Woodville was included in the study.
 - Ms. Lightsey explained that Woodville was one of the 14 targeted areas previously identified for central sewer; thus it was not included as part of the study. She mentioned that there is an assumption that central sewer, provided by the City, is the best response for the area; however, she submitted that the Board did not have the most current information to be certain of that decision. She added that since non state grant monies have been drawn down as of yet, it is not too late to make a change.
 - County Administrator Long provided that the County had previously targeted 13 areas for central sewer; however, after discussions with citizens, staff agreed to include nine of those 13 areas in the study. He affirmed that Woodville was not included in the RFP and that staff continues to recommend central sewer for that area. He added that it was the Board's prerogative, should it choose to do so, to add Woodville to the study.
 - Commissioner Proctor requested assurance that the exclusion of Woodville in the study would not have a negative impact in the future,
 - County Attorney Thiele assured Commissioner Proctor that central sewer will be made available to Woodville. He noted that the County has committed to do this in the BMAP, design work has been initiated and discussions regarding alternative funding sources have begun.
- Bert Bibler, 3673 Mossy Creek Lane, applauded staff for the process by which the RFP was developed. He noted the transparency and staff's willingness to work with citizens to address concerns and consider suggested revisions. He remarked that the RFP was a model that should be shared with other spring sheds in the state.
- Robert Deyle, 2409 Oakdale Drive, Vice Chair of the Wakulla Springs Alliance, thanked staff for fostering an open and collaborative process. To Ms. Lightsey's point, he offered that the County could get more done more quickly by focusing on other areas within the basin where septic systems currently exist.
- Pamela Hall, 5051 Quail Valley, commented on the development of the RFP and the open and transparent process that took place. She mentioned the need for more infrastructure within the Urban Services Area (USA) and the need to provide financial assistance for residents who switch from sewer systems to nitrogen reducing systems.

Commissioner Dailey recognized staff's efforts in the development of the RFP and specifically noted the work of Charles Wu and Teresa Heiker of who he has received numerous comments about their responsiveness and openness throughout this process.

Commissioner Dailey moved, duly seconded by Commissioner Proctor, approval of Options 1 & 2: 1) Direct staff to issue a Request for Proposals for the Comprehensive Wastewater Treatment Facilities Plan based on the attached Scope of Services, and 2) Approve the Resolution and associated Budget Amendment.

Commissioner Dozier also commented on the number of e-mails she has received praising the work of staff. She stated that she still had questions about Woodville and asked if the study will provide options for those homes not served by central sewer. Theresa Heiker, Stormwater Management Coordinator, confirmed that the study will address options that could be utilized in the urban fringe.

Commissioner Jackson applauded staff and submitted this was a positive step and movement in the right direction.

Commissioner Proctor enquired if the actions being initiated by the County mirror, or is compatible with, actions being taken by the Wakulla County Commission to address nitrogen levels in Wakulla Springs.

Commissioner Lindley expressed her appreciation to citizens and staff and added that she would support the motion.

The motion carried 7-0.

12. Big Bend Crime Stoppers, Inc. Funding Request

County Administrator Long introduced the item. He explained that the item seeks consideration of a one-time funding request from Big Bend Crime Stoppers, Inc. in the amount of \$50,000 for its Report Crime Initiative.

Commissioner Proctor spoke to the correlation between crime rates and economic growth and voiced his support for the funding request.

Commissioner Proctor moved approval of Option 2: Approve the \$50,000 Budget Amendment and authorize the County Administrator to execute a one-time funding Agreement with Big Bend Crime Stoppers in a form approved by the County Attorney. The motion died for lack of a second.

Commissioner Desloge stated that while he was supportive of the idea; was concerned about the precedent that could be set by approval of an out of cycle funding request. He then asked County Administrator Long to review the options available to the Board.

County Administrator Long explained that the Board could fund the request through the \$87,000 set aside for public safety (through the Public Safety Coordinating Council (PSCC)), general fund contingency, or the Board could direct staff to include the request as a budget discussion item for the upcoming budget cycle.

Commissioner Desloge inquired about the status of the funds set aside for public safety.

Wanda Hunter, Assistant County Administrator, shared that the PSCC has determined that the funds should be used for two strategies: Youth Intervention and Re-entry. She advised that the PSCC has released a Request for Proposals (RFP) and proposals will be evaluated at the end of February.

Commissioner Proctor emphasized that the PSCC has moved forward to utilize the \$87,000 and that a recommendation on the use of the funds will be forthcoming to the Board.

Commissioner Desloge moved, duly seconded by Chairman Maddox, to direct staff to include as a budget discussion item the Big Bend Crime Stoppers' funding request.

Commissioner Proctor asked if there was an immediate need for the funding.

Sharon Ofuani, Crime Stoppers, thanked the Board for consideration of the funding request and explained that the organization would utilize the funds for marketing and to raise the award amount for tips. She stated that their success is directly related to their resources.

Commissioner Dozier voiced her support for the Crime Stoppers Programs and applauded the City of Tallahassee for approving the funding request. She stated that she too was concerned about setting a precedent and "opening the door" for additional out of cycle funding requests. She mentioned that additional information from staff similar to what has been done for other organizations that are funded outside of the Community Human Service Partnership (CHSP) would be helpful. Commissioner Dozier stated that she would like more information on reentry programs as there may be some overlapping initiatives and dollars need to be spent as efficiently and effectively as possible.

Chairman Maddox confirmed with Ms. Hunter that, based on the two strategies identified by the PSCC, Crime Stoppers' new initiative would not be eligible for consideration. He offered a friendly amendment to request the PSCC consider the Crime Stoppers funding request.

Commissioner Desloge expressed some concern that the amendment would dilute the limited funds available to the PSCC.

Commissioner Proctor expressed his objections to the amendment.

Chairman Maddox withdrew his amendment.

Commissioner Dailey opined that the appropriate source for the funding request was the PSCC and expressed concerns that 30% of the request represents administrative costs and reserve funds. He encouraged Crime Stoppers to apply to the PSCC for the funding.

Commissioner Lindley differed and offered that the funding request should go through the Board's regular budget process for discussion.

The motion carried 7-0.

13. Bid Award to Advon Corporation in the Amount of \$2,487,940 for the Construction of the New District II Medical Examiner's Office

County Administrator Long introduced the item. He advised that the item has been budgeted and adequate funding is available.

Commissioner Proctor moved, duly seconded by Commissioner Desloge, approval of Option 1: Approve the bid award to Advon Corporation, including Alternatives #1 and #7, in the amount of \$2,487,940 for the construction of the new District II Medical Examiners' Office, and authorize the County Administrator to execute the agreement in a form approved by the County Attorney.

Commissioner Dailey asked that the County Administrator provide an overview of the project and bid process.

County Administrator Long stated that the project had been properly and competitively bid with a broad distribution and that Advon Corporation provided the lowest responsive bid. He advised that a lower bid had been deemed non-responsive and an formal protest was filed. The formal protest proceeded through the internal appeal process, which resulted in the bid award to Advon Corporation being upheld.

Commissioner Dailey confirmed with County Attorney Thiele that the aspirational targets were met and that he had no qualm in advising the Board to approve the bid award.

Commissioner Proctor asked for explanation on the high cost of the bid. Alan Rosenzweig, Deputy County Administrator, responded that the increased costs are due to the highly specialized equipment needed for the facility. Commissioner Proctor asked about the capacity of the facility to serve the surrounding counties. Mr. Rosenzweig explained that the facility is designed to handle the entire region and the outlying counties would be paying for the use of the facility; however, Leon County is funding its construction.

Commissioner Desloge recognized Tallahassee Memorial Hospital for housing the medical examiners facility for several years.

The motion carried 7-0.

14. Full Board Appointments to the Tourist Development Council

County Administrator Long introduced the item.

Commissioner Lindley moved, duly seconded by Commissioner Proctor, the appointment of Sharon Priester to the Tourist Development Council for a four-year term ending October 31, 2021. The motion carried 7-0.

15. Appointment of Commissioners for the Canvassing Board

County Administrator Long introduced the item.

Option 1: Commissioner Jackson moved, duly seconded by Chairman Maddox, the appointment of Commissioner Desloge, as the Substitute member for the Canvassing Board for a two-year term ending December 31, 2019. The motion carried 7-0.

Option 2: Chairman Maddox appointed Commissioner Lindley as the Alternate member on the Canvassing Board for two-year term ending December 31, 2019.

Option 3: Commissioner Jackson moved, duly seconded by Chairman Maddox, to approve the revision to Policy No. 11-2 "Membership on Boards, Committees, Councils and Authorities". The motion carried 7-0.

Chairman Maddox recessed the Board at 5:15 p.m. for its dinner break and announced it would reconvene at 6:00 p.m. to conduct the scheduled public hearing.

SCHEDULED PUBLIC HEARING:

Chairman Maddox reconvened the Board at 6:00 p.m. and the following public hearing was conducted.

16. First and Only Public Hearing to Consider the Recommended Order and Exceptions on the Site and Development Plan Application for Brookside Village Residential Subdivision

Chairman Maddox announced that the public hearing was being held to consider the Recommended Order issued by the Special Master and to issue a Final Order on the Brookside Village Residential Subdivision. He shared that, out of an abundance of caution, the Board had hired outside counsel in this matter because County Attorney Thiele may have the appearance of a conflict by living within close proximity to the proposed development. Ms. Silvia Alderman was retained to represent the Board and provided legal advice throughout this public hearing.

Ms. Alderman conveyed that the public hearing was being held to consider the Recommended Order and Exceptions to the Recommended Order on the site and development plan for Brookside Village residential subdivision. She advised that the structure of the public hearing would be to allow public comment (limited to three minutes) on the Recommended Order prior to Oral Argument by the Parties. Ms. Alderman shared that after public comment is received each party should be allowed 20 minutes to make their argument. Argument will be heard from the following:

1. Petitioners (Moore Pond Homeowners Association, Inc. and Ox Bottom Manor Community Association, Inc.). Represented by Jeremy Anderson and Justin Gives, Anderson & Givens, P.A.
2. Respondent-Applicant (Golden Oak Land Group, LLC). Represented by Gary Hunter and Erin Tilton, Hopping Green & Sams.
3. Respondent – Leon County. Represented by Gregory Steward, Carly Schrader and Kerry Parsons, Nabors Giblin & Nickerson, P.A.

Ms. Alderman noted that the Board had been provided a replacement Attachment #1 for the agenda item; which resulted in a revised Option #1.

Chairman Maddox informed the parties that he would adhere to the 20 minute limit for argument.

Speakers:

- Christopher Kise, 6788 Heartland Circle, asked the Board to consider the legal precedent that will be set by approving the proposed development.
- Bruce Meintjies, 6807 Heartland Circle, voiced opposition to the development. He opined that homeowners are not being protected by local government and suggested that the developer meet with residents to “see what could be done better”.
- Gene Sherron, 6131 Heartland Circle, stated that he has lived on Moore Pond for 20 years. His major concerns were that the proposed subdivision was not compatible with adjoining neighborhoods and the increased water runoff that would result.
- Ryan Andrews, 822 N. Monroe Street, appeared on behalf of himself and Phil Downs, a resident of the Moore Pond area. He requested that Commissioner Dozier recuse herself from the vote due to campaign contributions received from Mr. Ghazvini while the DOAH case was pending. He submitted that the Commission makes policy not the judge and asked that the Board consider Florida Statute 70.001 as it makes its deliberations.

- Chairman Maddox asked Ms. Alderman to speak to the speaker's request for recusal.
- Ms. Alderman responded that receipt of a campaign contribution did not present a conflict of interest and it was not necessary for Commissioner Dozier to recuse herself. She added that one of the petitioners would need to submit a formal request for recusal to be considered.
- Rachel Bowden, 6247 Heartland Circle, stated that the proposed development was not compatible with the surrounding neighborhoods and is in a preservation area.
- Randy Guemple, 293 Thornberg Drive, stated that he has lived in Ox Bottom Manor for 18 years and does not understand why a high density project could be built in the area. He expressed concerns that the project will negatively affect property values and suggested a compatibility study be conducted.
- Kerry Tate, 7072 Ox Bow Road, submitted that this is an undesirable project and completely out of character with the surrounding neighborhoods. He stated that it is imperative that the design of the neighborhood be done responsibly. He asked the Board to reject the proposed development.
- Lee Kotick, 6287 Heartland Circle, Moore Pond resident and Lake Chairman, voiced his opposition to Brookside development. He asserted that a compatibility study should have been done and expressed concerns about increased traffic, reduced property values and wildlife displacement. He then spoke of concerns the development would have on Moore Pond. * An e-mail detailing his remarks was also received, for the record.
- Steve Ghazvini, 4708 Capital Circle NW, shared that the process began two years ago and meeting have been held with homeowner associations' resulting in numerous changes to the plan. He asserted that the proposed subdivision meets or exceeds County requirements and encouraged the Board to uphold the judge's ruling.
- E-mails opposing the Brookside Village subdivision were received from the following:
 - Michelle Newman
 - Susan Yelton
 - Brent Johnson
 - Danny Hayes, on behalf of Lee Kotick

The following individuals presented Oral Arguments.

- **Jeremy Anderson, attorney for Moore Pond Homeowners Association, Inc. and Ox Bottom Manor Community Association** argued that the proposed project is not compatible with adjacent subdivisions. He asserted that the project is inconsistent with the Comprehensive Plan and was not in compliance with all land development regulations, which is required for developments to be approved within Leon County. He outlined a number of concerns regarding the proposed project which included: 1) design; 2) lot size; 3) density; 4) lot coverage and 5) lot frontage. He asked that the project be rejected and sent back to address compatibility issues.
- **Gary Hunter, attorney for Golden Oak Land Group, LLC**, argued this the project complies with the County's code and Comprehensive Plan. He submitted that the applicant has held numerous meeting with homeowners and addressed many of their concerns relative to density, lot size and the environment. He encouraged the Board to approve staff's recommendation.
- **Carly Schrader, attorney representing the County**, stated that County staff went through three separate application review meetings, and the meetings were continued to allow the applicant to address stormwater and compatibility issues raised by the public. She added that a Compatibility study was conducted by the

applicant although it was not legally required and County staff conducted an independent review which concurred that the subdivision was compatible.

Ms. Alderman announced that Oral Argument had concluded. She reminded the Board that it is limited to the facts in the record. The Administrative Law Judge has weighed the evidence and it is not the Board's role to reweigh that evidence unless there is no competent substantial evidence to support the findings. She indicated that she had provided a proposed Final Order which is included as Replacement Attachment #1. Ms. Alderman added that this was prepared after review of all documents and conveyed that nothing that was presented at the public hearing would alter the recommendation.

Chairman Maddox asked on what grounds the Board could reject the order. Ms. Alderman explained that there would have to be a conclusion of law that was incorrect or a finding of fact with no substantial evidence in the record to support it.

Commissioner Lindley expressed appreciation to all who attended. She maintained that the Board was legally bound by the policies in place.

Commissioner Lindley moved, duly seconded by Commissioner Dailey, approval of Revised Option 1: Enter the proposed Final Order adopting the Recommended Order, except as modified within the Final Order, thereby approving the Brookside Village Residential Subdivision subject to the conditions outlined by the Development Review Committee in its written preliminary decision.

Commissioner Desloge commented that the compatibility issue is of concern to him and supported a review of the policy when appropriate. He stated that as the district commissioner he wished a legal reason existed to oppose the project; however, all legal thresholds have been met and he would support the motion.

County Administrator Long suggested that it would be appropriate for Commissioner Desloge to offer a motion requesting a review of the policy under Commissioner Discussion time.

Commissioner Dailey thanked citizens for their input. He stated that the public hearing had brought out elements of the Land Development Code that may need to be revisited. He noted that the rules cannot be changed in mid-process and he too would support the motion on the table.

Commissioner Dozier echoed appreciation to citizens for their input. She commented that rules are important; however, did believe a discussion on the current policy was warranted. She added that a cluster design does incorporate a lot of values of the community so she did not want to conclude that there are problems with the rules as written. She then addressed the comments offered by Mr. Adam's. She stated that her donors are both strong environmentalists and developers and that the community is very diverse. She remarked that there are strict rules on recusal and she would participate in the vote.

Commissioner Proctor commented that Mr. Ghazvini is one of the more outstanding developers in the County and has complied with the County's requirements for the development. He pointed out that much infrastructure has been put in place to encourage growth in the area. He stated that he would support the motion as he could find no fault in the proposed project or the Recommended Order.

Commissioner Jackson agreed that periodic reviews of policies are needed and should be encouraged. He voiced appreciation for the passion and courage of the citizens that spoke.

Chairman Maddox thanked residents for attending. He explained that the Board must judge the proposed project by the policies in place, and the applicant has met all legal requirements in addition to working with homeowners to address their concerns.

The motion carried 7-0.

Commissioner Proctor noted that the Petitioner's attorney did not file any exceptions to the Order and submitted that disagreements with the judge's order should have been put in writing and made part of the record for the Board to consider.

At the request of Chairman Maddox, Ms. Akerman addressed the comments offered by Commissioner Proctor. She stated that she too wondered why no exceptions had been filed. She commented it would have been useful to have for review and had they been submitted would have been considered. She affirmed however, that based on the information provided at the public hearing, her recommendation would not have changed.

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

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

COMMENTS/DISCUSSION ITEMS

County Attorney Thiele:

- No Items.

County Administrator Long:

- No Items.

COMMISSIONER DISCUSSION ITEMS

Commissioner Dozier:

- Regarding Item #16, she commented that there is value in a cluster development process and while she supported a review of the policy was not sure at this time that the policy was incorrect.
- Mentioned that orchestra's throughout the country have been performing a prominent work which is being contemplated by the Tallahassee Symphony Orchestra. She offered the performance could be a companion to ongoing efforts by Village Square and its Created Equal Series. She suggested that the Board consider being a title sponsor for the event as part of the 2019 Village Square Series.
 - *Commissioner Dozier moved, duly seconded by Commissioner Desloge, to direct staff to bring back an agenda item, for the February 13, 2018 meeting, related to the County being a title sponsor of a TSO's performance as part of the 2019 Village Square Series. The motion carried without objection (Commissioner Proctor out of Chambers).*

Commissioner Desloge:

- *Commissioner Desloge moved, duly seconded by Commissioner Lindley, to direct staff to bring back an agenda item to discuss if the County should join other counties nationwide in suing pharmaceutical companies to recoup costs related to the opioid epidemic. Approved without objection.*
- Commissioner Desloge requested a letter of support for FSU's application to the National Science Foundation to do a study relative to the socioeconomic impacts of septic tanks. He conveyed that the request did not financially obligate the County.
 - Commissioner Proctor established with County Attorney Thiele that the County would not be bound by the results of the study.
 - Approved without objection.
- Submitted that the previous public hearing (Item #16) had revealed an area of the Comp Plan that may need to be refined. He offered that the Plan is not cast in stone and periodic reviews are not unusual. He stated that his request for a review was not an indicator of his belief that the Comp Plan is "full of flaws"; but merely an opportunity to ascertain if any changes should be recommended.
 - *Commissioner Desloge moved, duly seconded by Commissioner Jackson, to direct staff to review and provide recommendation, if appropriate, to the Residential Preservation Land Use Category of the Comprehensive Plan.*
 - Commissioner Dozier confirmed with County Administrator Long that, while a more thorough review of the Land Use Element is being done, staff could, as an aside, review the area requested by Commissioner Desloge and make recommendation as needed.
 - Approved Without Objection.

Commissioner Proctor:

- *Commissioner Proctor moved, duly seconded by Chairman Maddox, approval for a Proclamation honoring Pastor Gloria McCrear, Walking By Faith Ministries, to be presented a February 18, 2018 event. Approved Without Objection.*
- *Commissioner Proctor moved, duly seconded by Chairman Maddox, approval for a Proclamation recognizing Roosevelt Wilson, author of the recently published "Agile, Mobile, Hostile: The Biography of Alonzo S. Jake Gaither". Approved Without Objection.*
- *Commissioner Proctor acknowledged the recent passing of Alfred Perry a long time Clerk employee and requested approval for a Proclamation recognizing his services to the citizens of Leon County. Approved Without Objection.*
- Expressed concerns over the potential relocation of the state capital that is being contemplated by the Constitutional Revision Commission (CRC) and possibly by the Florida Legislature. He suggested that the Board send a letter of opposition to the CRC, legislative delegation and legislative leaders from the County Commission.
 - Chairman Maddox confirmed that the County's Charter Review Committee had transmitted a letter in opposition to the move to the CRC and the legislative delegation.
 - Commissioner Lindley offered her support for the letter.
 - Commissioner Dozier stated that while she could support a letter; more disconcerting to her is the legislative attack on home rule authority. She requested staff provide an update on home rule issues to be discussed at the February 13, 2018 meeting.
 - Without Objection, the Board approved a letter under the Chairman's signature from the County Commission opposing the relocation of the State Capital and an agenda item update on home rule issues for the February 13, 2018 meeting.
- Relayed that Sharon Ofuani, who spoke earlier on the funding for Crime Stoppers, had just lost her brother and prayers and thoughts go out to her and her family.
- Recognized former aide Delane Adams.

Commissioner Dailey:

- No Items.

Commissioner Lindley:

- Clarified that the Board's support for reviewing the Residential Preservation land use designation should not be misconstrued by the public as a lack of faith in the validity of the Comprehensive Plan.

Commissioner Jackson:

- No Items

Chairman Maddox:

- Thanked the Board for its patience and attention during the public hearing process.
- Wished his wife a belated "Happy Birthday".

RECEIPT AND FILE:

- None.

ADJOURN:

There being no further business to come before the Board, the meeting was adjourned at 8:07 p.m.

LEON COUNTY, FLORIDA

ATTEST:

BY: _____

Nick Maddox, 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

February 27, 2018

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: Payment of Bills & Vouchers

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

Statement of Issue:

This agenda item requests Board approval of the payment of bills and vouchers submitted February 27, 2018 and pre-approval of payment of bills and vouchers for the period of February 28, 2018 through March 26, 2018.

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 February 27, 2018, and pre-approve the payment of bills and vouchers for the period of February 28, 2018 through March 26, 2018.

Report and Discussion

Background:

The Office of Financial Stewardship/Management and Budget (OMB) reviews the bills and vouchers printout, submitted for approval during the February 27th meeting, the morning of Monday, February 26, 2018. 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 March 27, 2018, it is advisable for the Board to pre-approve payment of the County's bills for February 28, 2018 through March 26, 2018 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 February 27, 2018, and pre-approve the payment of bills and vouchers for the period of February 28, 2018 through March 26, 2018.
2. Do not approve the payment of bills and vouchers submitted for February 27, 2018, and pre-approve the payment of bills and vouchers for the period of February 28, 2018 through March 26, 2018.
3. Board direction.

Recommendation:

Option #1.

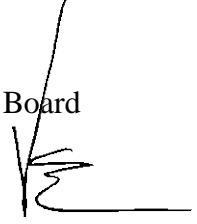
**Leon County
Board of County Commissioners
Notes for Agenda Item #3**

Leon County Board of County Commissioners

Agenda Item #3

February 27, 2018

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Memorandum of Understanding with the City of Tallahassee and the United Way of the Big Bend

Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Wanda Hunter, Assistant County Administrator Shington Lamy, Director, Human Services and Community Partnerships
Lead Staff/ Project Team:	Felisa Barnes, Financial Compliance Manager Tiffany Robinson, Human Services Analyst

Statement of Issue:

This agenda item seeks Board approval of a Memorandum of Understanding with the City of Tallahassee and the United Way of the Big Bend to ensure that ongoing coordination and collaboration will continue subsequent to the United Way disengaging from the existing Community Human Services Partnership (CHSP) in order to minimize the impact to human service agencies.

Fiscal Impact:

This item has no fiscal impact to the County.

Staff Recommendation:

Option # 1: Approve the Memorandum of Understanding with the City of Tallahassee and United Way of the Big Bend for the support of human services (Attachment #1), and authorize the County Administrator to execute.

Report and Discussion

Background:

In August 2016, the United Way of the Big Bend (UWBB) notified the County and the City of Tallahassee of its intent to disengage from the Community Human Services Partnership (CHSP) process effective FY 2019. Subsequent to the UWBB decision, on September 13, 2016, the Board directed staff to prepare a draft Memorandum of Understanding (MOU) between the County, City and UWBB to ensure continued collaboration in support of the CHSP funded agencies. Staff from the County, City and UWBB held several meetings over the past year to identify areas where the best interest of the CHSP agencies would be served by continued collaboration. On January 11, 2018, the UWBB Board approved the proposed MOU. The City Commission is expected to consider the MOU at its March 21, 2018 meeting. The partnership between the County and City will continue to be recognized and operate under the title of CHSP.

Analysis:

FY 2018 represents the final year of a joint funding process with UWBB. At the December 12, 2017 meeting, the Board approved a CHSP Memorandum of Understanding with the City of Tallahassee to ensure a smooth transition upon the UWBB's withdrawal. The County and City's CHSP process is underway for the current fiscal year. In addition to the County/City CHSP process, UWBB has now established an independent process for agency review and funding allocation. To minimize the impact to human service agencies, UWBB has worked with County and City staff to identify the following areas for continuing a collaborative relationship:

Coordination and Sharing of Resources in the Evaluation and Funding Processes

The CHSP and UWBB would continue to coordinate their respective schedules and share resources to accommodate human services agencies in the community. Since many human services agencies apply for funds through the CHSP and UWBB processes, application deadlines, site visit schedules and other timelines will continue to be coordinated. In preparation for the upcoming CHSP funding cycle, County and City staff met with UWBB staff in December 2017 to coordinate timelines for the respective application periods, agency site visits, and recruitment schedules for citizens to serve on Citizens Review Teams (CRTs). These efforts will reduce significant scheduling overlaps and the time commitment required for those human service agencies that participate in both the CHSP and the UWBB funding processes. In addition, coordinating time frames for soliciting volunteers to serve on citizens review teams and the agency site visit schedules provides interested citizens an opportunity to serve on a CHSP CRT and/or a UWBB review team.

With approval of the CHSP Memorandum of Understanding, the Board and City Commission directed staff to re-evaluate the current CHSP Human Services Categories following the completion of the current two-year cycle (FY 18/19 and FY 19/20). The revised CHSP Human Services Categories would be recommended for approval by the Board and City Commission in September 2019 in preparation for the next two year funding cycle (FY 20/21 and FY 21/22). In collaboration with the UWBB, staff will convene meetings of non-profits, healthcare providers, and educational institutions to provide input in evaluating revisions to the CHSP Human Service

Categories. In addition, the UWBB's Asset Limited, Income Constrained, Employed (ALICE) Report will also be used as part of the evaluation process.

The MOU also recognizes that the CHSP will utilize the currently established website and www.chspportal.org domain name. UWBB will establish a new domain name for its application and funding process. In an effort to ensure these independent processes remains as simple as possible for the human service agencies, a link to the UWBB website will be provided in the CHSP portal; likewise, the UWBB website will host a link to the CHSP portal.

Data Sharing

The MOU establishes a commitment between the CHSP and UWBB for the sharing of data to assist each agency in their respective funding evaluation processes. The data sharing will include funding requests and funding award amounts. Funding requests will be shared shortly after the application deadlines; for CHSP funding the deadline is March 8th and the application deadline for UWBB funding is February 28. Funding requests made to UWBB would be provided to the CRTs for consideration in their funding evaluation process. In addition, County and City staff intend to share UWBB's funding recommendations with the CRTs for consideration as a part of their funding evaluation process.

It should be noted that commencing with the upcoming cycle, CHSP is implementing a two-year funding process (FY 18/19 and FY 19/20) while UWBB will implement a one-year funding process. Subsequently UWBB intends to adopt a three-year funding cycle which will require revisiting the timing of information sharing. In light of this fact, CHSP and UWBB have not finalized the specific elements of the various programmatic data sets, such performance measures, program evaluations, and quarterly reports to be shared. CHSP and UWBB staff continue to identify the specific data to be shared for the current and future funding cycle. Additionally, staff anticipates that the data shared by UWBB will be used in reviewing the CHSP Human Service Categories and in determining future agency funding to meet the human services needs and gaps in the community.

Community Campaigns

The MOU contemplates the County and City's continued commitment to the UWBB annual fundraising campaigns. Each year County departments and divisions hold events such as bake sales, cook-outs, raffles and silent auctions to raise funds for the United Way. As part of the annual campaign, employees are made aware of the opportunity to donate to the UWBB. Independent of the annual fundraising campaign, employees can always support agencies in the community directly as well. By participating in the annual fund raising campaign, UWBB will continue its primary role of coordinating community wide charitable donations for community-based human services agencies.

County and City Continued Commitment to Consistent Communication

The County, City and UWBB commit to maintain regular communication. The County Administrator or designee, the City Manager or designee, and the UWBB President or designee would meet at least twice a year to discuss opportunities for process improvement and new or innovative ideas to address the human service needs in the community. Additionally, a County

staff representative continues to serve on the UWBB Board of Directors in support of the ongoing partnership and communication.

Next Steps

The MOU identifies the major components required to ensure that the County, City and UWBB can continue to operate with a shared commitment to provide human services for the community. As CHSP and UWBB initiate their new processes, modifications may be necessary to ensure a seamless transition in supporting human services agencies.

The UWBB Board of Directors tentatively approved the proposed MOU on January 11, 2018. The City Commission is expected to consider the MOU at its March 21, 2018 meeting. Should the Board approve the MOU, the County Administrator would execute the MOU following approval by the City Commission.

Options:

1. Approve the Memorandum of Understanding with the City of Tallahassee and United Way of the Big Bend for the support of human services (Attachment #1) and authorize the County Administrator to execute.
2. Do not approve the Memorandum of Understanding with the City of Tallahassee and United Way of the Big Bend for the support of human services.
3. Board direction.

Recommendation:

Option #1.

Attachment:

1. Proposed MOU between Leon County, City of Tallahassee, and United Way of the Big Bend

**MEMORANDUM OF UNDERSTANDING
BETWEEN
LEON COUNTY, THE CITY OF TALLAHASSEE, AND
UNITED WAY OF THE BIG BEND
IN SUPPORT OF HUMAN SERVICES**

This Memorandum of Understanding (MOU) is entered into on the ____ day of _____, 2018 by and between Leon County, Florida (the County), the City of Tallahassee (the City), and the United Way of the Big Bend (UWBB), collectively referred to as (the Parties), to express mutual support and commitment to meet the human services needs of Leon County citizens through the Community Human Services Partnership.

WHEREAS, the County, the City, and UWBB established the Community Human Services Partnership (CHSP) in 1997 to ensure cooperative and collaborative support in funding agencies that provide direct human services to the community in a manner that assures a balanced, effective and efficient delivery system; and

WHEREAS, in August 2016 the UWBB informed the County and City of its intent to adopt a process that continues a cooperative relationship with the City and County but establishes a parallel review and allocation process separate from that currently utilized by CHSP commencing in FY 2019; and

WHEREAS, the County and City Commissions and UWBB Board of Directors wish to memorialize the mutual commitment to coordinate and collaborate in the evaluation and funding of human services agencies where possible.

NOW THEREFORE, the Parties mutually agree to the following:

- I. Coordination and Sharing of Resources in the Evaluation and Funding Processes
 - A. The County and City, through the CHSP and UWBB agree to coordinate schedules and resources for the delivery of human services in the community.
 - B. The County and City, through the CHSP, and UWBB agree to work collaboratively, which may include, but shall not be limited to, jointly hosting community forums and listening sessions, sharing information gathered from funded agencies and consumers to identify and prioritize the human service needs in the community.
 - C. The County and City will continue to utilize the domain name www.chsportal.org for CHSP. UWBB will utilize a separate domain name and web-based process and system for its human services funding process.

II. Data Sharing

- A. The County and City agree to share with UWBB data on the CHSP including, but not limited to, human services funding, performance measures, human services categories, and programmatic evaluation.
- B. UWBB agrees to share with the County and City data on its human services funding process including, but not limited to, human services funding, performance measures, human services categories, and programmatic evaluation.

III. UWBB Community Campaigns

- A. Leon County and the City of Tallahassee will respectively coordinate with UWBB to run UWBB employee campaigns to benefit human services programs funded by UWBB for the benefit of Tallahassee-Leon County residents.

IV. Meetings

- A. The County Administrator, and/or designee, the City Manager, and/or designee, and the UWBB President/CEO, and/or designee shall meet at least semi-annually to discuss opportunities for process improvement, and new or innovative ideas to address human service needs in Tallahassee-Leon County.

V. Term/Termination

- A. This MOU will commence on the date set forth above and will continue until a party gives 30 days written notice of intent to terminate.

VI. Notices

- A. If written notice is required in this MOU, such notice shall be given by hand-delivery, recognized overnight delivery service, or by first class mail, registered and return receipt requested as follows:

To the County: Shington Lamy, Director
Office of Human Services & Community Partnerships
918 Railroad Avenue
Tallahassee, FL 32310

To the City: Michael Parker, Director
Office of Community Housing & Human Services
435 North Macomb Street
Tallahassee, FL 32301

To UWBB: Katrina Rolle, President & CEO
United Way of the Big Bend
307 East 7th Avenue
Tallahassee, FL 32303

INTENTIONALLY LEFT BLANK

For Leon County, Florida

Vincent S. Long, County Administrator

For City of Tallahassee

Reese Goad, Interim City Manager

ATTESTED BY:

Gwendolyn Marshall, Clerk of Court &
Comptroller, Leon County, Florida

James O. Cooke, IV, City Treasurer-Clerk

AS APPROVED TO FORM:

Herbert W.A. Thiele, County Attorney

Cassandra Jackson, Interim City Attorney

For United Way of The Big Bend

Katrina Rolle, President & CEO

**Leon County
Board of County Commissioners
Notes for Agenda Item #4**

Leon County Board of County Commissioners

Agenda Item #4

February 27, 2018

To: Honorable Chairman and Members of the Board

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

Title: Request to Schedule First and Only Public Hearing to Consider Adoption of Resolution Authorizing Road Improvements for Tower Oaks Subdivision, for March 27, 2018, at 6:00 p.m.

Review and Approval:	Vincent S. Long, County Administrator Herbert W.A. Thiele, County Attorney
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator Tony Park, P.E., Director of Public Works Charles Wu, P.E., Director of Engineering Services Scott Ross, Director, Office of Financial Stewardship
Lead Staff/ Project Team:	Daniel J. Rigo, Assistant County Attorney Mitzi McGhin, Real Estate Specialist

Statement of Issue:

This agenda item seeks the Board's approval to schedule the first and only public hearing on March 27, 2018, at 6:00 p.m., to consider the adoption of a resolution authorizing road improvements for the Tower Oaks Subdivision. These road improvements were requested by the Tower Oaks property owners in accordance with Ordinance No. 13-10, the 2/3 Ordinance.

Fiscal Impact:

This item has a fiscal impact. The initial cost estimate for the proposed road improvements is \$594,821, which will ultimately be borne by the property owners via a special assessment upon those abutting parcels that are determined to receive a special benefit from the improvements. The County will fund the cost until such time as the project is complete and the special assessments are levied, which will allow the property owners to pay for the improvements over a period of time. A resolution and budget amendment appropriating available fund balance in the Two-Thirds Special Assessment Fund will be prepared for the public hearing providing funding for the project.

Staff Recommendation:

Option #1: Schedule first and only public hearing to consider adoption of resolution authorizing road improvements for Tower Oaks Subdivision, for March 27, 2018, at 6:00 p.m.

Title: Request to Schedule First and Only Public Hearing to Consider Adoption of Resolution Authorizing Road Improvements for Tower Oaks Subdivision, for March 27, 2018, at 6:00 p.m.

February 27, 2018

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Report and Discussion

Background:

This agenda item seeks the Board's approval to schedule the first and only public hearing on March 27, 2018, at 6:00 p.m., to consider the adoption of a resolution authorizing road improvements for the Tower Oaks Subdivision. These road improvements were requested by the Tower Oaks property owners in accordance with Ordinance No. 13-10, the 2/3 Ordinance.

Pursuant to Chapter 16, Article II of the Code of Laws of Leon County, entitled "Improvements to Roads," the County received requests for road improvements from the owners of not less than two-thirds (67%) of the parcels in Tower Oaks Subdivision, an 81-lot single-family residential subdivision located in northwest Leon County along the north side of Tower Road. The requisite number of requests were compiled and delivered by the President of the Tower Oaks Subdivision Homeowners Association (Tower Oaks HOA), as the owners' designated representative. The proposed road improvements will consist of upgrades to the existing roads and replacement of the existing sidewalks, together with improvements to the stormwater control and drainage system associated with the roads. The initial cost estimate for the improvements is \$594,821, which will ultimately be borne by means of a special assessment upon those abutting parcels that are determined by the Board to receive a special benefit from the improvements. A Special Assessment Analysis was prepared by Diskin Property Research (Attachment #1) to assist the Board with its determination of special benefit received by the abutting parcels and, ultimately, the final special assessment amount.

In order to proceed with the design and construction of the project, a public hearing must be scheduled and appropriate notice provided. At the public hearing the Board may then reject the request for road improvements, or approve by resolution all or any part of the requested road improvements.

Analysis:

This is the first request for road improvements that the Board has received since the May 2013 adoption of Ordinance No. 13-10 (2/3 Ordinance), which substantially rewrote Chapter 16, Article II of the Code. A copy of the Board's May 14, 2013 public hearing is attached to provide the Board with a thorough background of the origination of the ordinance amendment and a detailed explanation of the changes (Attachment #2). By way of review, the more notable changes to the road improvements program are described below.

First, one hundred percent (100%) of all right-of-way that is needed for a road improvement project has to be donated to the County before the County will commence construction of the improvements. This means that any land, whether it be a strip of road frontage needed to widen an existing road or an entire parcel land needed to construct an associated stormwater management facility, must be conveyed by the parcel owners to the County as a gift before the County will begin construction of the improvements. These terms are specifically and clearly set

forth in the initial written request for road improvements that is executed by the parcel owners. The burden is on the owners, at the owners' expense, to provide good and marketable title to any needed right-of-way.

Second, if, at any time prior to the commencement of construction of the improvements the initial cost estimate increases by more than fifteen percent (15%), the project will cease. Written notification of the cost increase will be provided to the designated owners' representative, and before the project can proceed any further, the property owners will have to submit to the County new requests for improvements from the owners of no less than two-thirds of the parcels. Upon receipt of the requisite number of requests, the project can recommence upon approval by the Board.

As indicated previously, the County has received the requisite number of requests for road improvements for the Tower Oaks Subdivision. Specifically, the owners of 59 of the 81 parcels (72% of the parcels) located in Tower Oaks submitted their requests for road improvements, which satisfies the "not less than two-thirds" number of owners required for the Board to schedule a public hearing to consider the requested improvements. The proposed road improvements will consist of upgrades to the existing roads and replacement of the existing sidewalks, together with improvements to the stormwater control and drainage system associated with the roads. The initial cost estimate for the improvements is \$594,821, which will ultimately be borne by means of a special assessment upon those abutting parcels that are determined by the Board to receive a special benefit from the improvements.

According to the County's Special Assessment Analysis, the consultant concluded that the special assessment, which will allow the lot owners to fund the improvements without seeking other financing options, is a special benefit to the lot owners. The consultant further concluded that, because of the commonality of use of the 81 lots in the subdivision for single-family residences, the appropriate method of apportioning the special assessment in an equitable manner is the per-lot basis. The Special Assessment Analysis, therefore, clarifies the two issues needed to support a special assessment: (i) the lot owners abutting the roadways and associated stormwater drainage improvements will receive a special benefit if constructed in accordance with the initial cost estimate; and (ii) the method for apportioning the special assessment is justified. Finally, based on the information presented in the Analysis, the consultant concluded, based on the initial cost estimate amount, that the per lot special assessment for each of the 81 lots is as follows:

Initial Cost Estimate	<u>\$594,820.76</u>
Number of Residential Lots	81
Special Assessment per Lot	\$ 7,343.47

The County will fund the cost of the project until such time as the project is complete and the special assessments are levied at a second public hearing based on the actual project costs. The payment of the total special assessment levied against each lot is divided into a number of annual installments up to fifteen years, as determined by the Board. Pursuant to the Code, the annual

Title: Request to Schedule First and Only Public Hearing to Consider Adoption of Resolution Authorizing Road Improvements for Tower Oaks Subdivision, for March 27, 2018, at 6:00 p.m.

February 27, 2018

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installments are billed to the owners on their property tax bills as a non-ad valorem assessment. Once the improvements are completed, the County will maintain the roadways.

In preparation for presenting the project to the Board, a postcard invitation was mailed to each of the Tower Oaks owners inviting them to a community meeting hosted by County staff on February 7, 2018 at the Lake Jackson Community Center. Six of the owners, including the Tower Oaks HOA President, attended the meeting and were given updates on the initial cost estimate, the process by which the project would be presented to the Board, and the estimated project schedule. According to its President, the Tower Oaks HOA is prepared to donate the required rights-of-way for the project in accordance with the 2/3 Ordinance. In addition, the owners were also presented with preliminary estimates of the per lot annual installments for the special assessment based on the County's past practice in 2/3 projects of extending the payout over terms of eight, ten, or fifteen years. By way of example, the \$7,343.47 special assessment per lot, based on the initial cost estimate, amortized over fifteen years at an annual interest rate of 3.29% (based on the 10-year Treasury Note), would result in an annual non-ad valorem assessment of \$628.11.

In order to proceed with the road improvements project for Tower Oaks, a public hearing must be scheduled and held by the Board. Pursuant to Section 16-28 of the Code, notice of the public hearing must be published in the newspaper and mailed to the record owners of parcels at Tower Oaks Subdivision at least twenty (20) days in advance of the public hearing. At the public hearing the Board will hear all interested persons, and may then reject the request for road improvements or approve all or any part of the requested road improvements. If the Board approves the improvements, the Board will adopt a Resolution to include provisions that will: acknowledge that all procedural requirements have been met; order the improvements; require donations of all necessary right-of-way before commencing the project; find that the improvements will specially benefit the pertinent properties to the full extent of the costs; set forth the preliminary estimate of costs; apportion the costs; assess pending special assessment liens; and provide for recordation of the Resolution. Recordation of the Resolution will constitute a pending special assessment lien on the properties.

Assuming the Board adopts the proposed Resolution at the public hearing, the engineering design and permitting phase for the project will begin, to be followed by the bid process. Upon completion of the road improvements and determination of the total costs, the Board will then conduct a second public hearing to establish the special assessment liens and provide for collection of same.

Based on the County's receipt of the requisite number of request for road improvements from the Tower Oaks owners, and in accordance with the 2/3 Ordinance, staff recommends that the Board schedule the first public hearing as requested to consider adoption of a Resolution authorizing the requested road improvements for Tower Oaks Subdivision.

Title: Request to Schedule First and Only Public Hearing to Consider Adoption of Resolution Authorizing Road Improvements for Tower Oaks Subdivision, for March 27, 2018, at 6:00 p.m.

February 27, 2018

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Options:

1. Schedule first and only public hearing to consider adoption of resolution authorizing road improvements for Tower Oaks Subdivision, for March 27, 2018, at 6:00 p.m.
2. Do not schedule first and only public hearing to consider adoption of resolution authorizing road improvements for Tower Oaks Subdivision, for March 27, 2018, at 6:00 p.m.
3. Board direction.

Recommendation:

Option #1.

Attachments:

1. Special Assessment Analysis dated February 8, 2018 prepared by Diskin Property Research.
2. Public Hearing Agenda Item from May 14, 2013 to Consider Adoption of the 2/3 Ordinance.

**DISKIN PROPERTY RESEARCH
REAL ESTATE MARKET ANALYSTS
2938 WELLINGTON CIRCLE
TALLAHASSEE, FL 32309-6885**

BARRY A. DISKIN, Ph.D., MAI, CRE, AI-GRS CERT GEN RZ270
ROBERT M. KISSEL, MAI, CERT GEN RZ2479
SEAN P. RUANE CERT GEN RZ2867
JACK P. FRIEDMAN, Ph.D., MAI, CRE, CERT GEN RZ3514

Telephone (850) 893-2400
Fax (850) 893-9512
E-Mail-dpr@diskinproperty.com

SPECIAL ASSESSMENT ANALYSIS

TOWER OAKS SUBDIVISION

**PREPARED FOR THE
LEON COUNTY BOARD OF COUNTY COMMISSIONERS**

FEBRUARY 8, 2018

DISKIN PROPERTY RESEARCH
REAL ESTATE MARKET ANALYSTS
2938 WELLINGTON CIRCLE
TALLAHASSEE, FL 32309-6885

BARRY A. DISKIN, Ph.D., MAI, CRE, AI-GRS CERT GEN RZ270
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E-Mail-dpr@diskinproperty.com

February 8, 2018

Daniel Rigo, Esq.
County Attorney's Office
Leon County Courthouse, Suite 202
301 S. Monroe Street
Tallahassee, FL 32301

Re: Special Assessment Analysis - Tower Oaks

Dear Mr. Rigo:

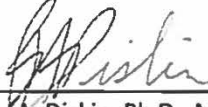
In keeping with our agreement, we submit an analysis concerning the special assessment for Tower Oaks subdivision. The information presented does not constitute an appraisal of the subdivision; instead our goal is to assist Leon County in determining if the proposed infrastructure improvements to Tower Oaks meets the threshold for the establishment of a special assessment, and, if so, how to equitably apportion the assessment between the 81 residential lots.

The scope of this assignment includes a review of the following information:

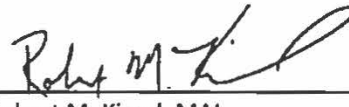
- engagement letter with Leon County;
- preliminary cost estimates provided by the Leon County Public Works and Engineering Departments for the infrastructure improvements;
- interviews with various organizations concerning specific construction materials;
- Leon County Code of Law and a description of the Two-Thirds program;
- recorded documents - subdivision plat and HOA agreement - for Tower Oaks, and
- discussions with representatives of Leon County government and Tower Oaks subdivision.

Following is our analysis concerning the special assessment for Tower Oaks. We appreciate the opportunity to provide you with this study.

Cordially,



Barry A. Diskin, Ph.D., MAI, CRE, AI-GRS
State-Certified General Real Estate Appraiser - RZ270



Robert M. Kissel, MAI
State-Certified General Real Estate Appraiser - RZ2479

DISKIN PROPERTY RESEARCH
Real Estate Market Analysts

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INTRODUCTION

Leon County engaged Diskin Property Research (DPR) to examine the feasibility of a proposed special assessment for infrastructure improvements to Tower Oaks subdivision as part of the Leon County Two-Thirds (2/3) Program. The engagement letter is included in an appendix to this report. This analysis is consistent with the requirements set forth in the Leon County Code of Laws, as well as being consistent with our understanding of Florida case law as it pertains to special assessments.

This study was precipitated by a request from Tower Oaks homeowners to transfer ownership and responsibility of the subdivision infrastructure to Leon County. For Leon County to consider this request, two-thirds of the property owners along the neighborhood roads must agree to this action, assume responsibility for a special assessment, and donate the necessary right-of-way to accomplish this action. Known as the Two-Thirds Program, the requirements are specified in the Code of Laws of Leon County, Chapter 16, Article II (Sec.16-26 through Sec. 16-37). In addition, the quality and construction of the roads and stormwater improvements must meet the current standards imposed by the county. Based on conversations with representatives from the Leon County Public Works Department, some of the infrastructure improvements are not in compliance with current Leon County standards. Improvements must be made to the stormwater drainage system prior to county's acceptance of this donation. The costs associated with these improvements are detailed later in the report.

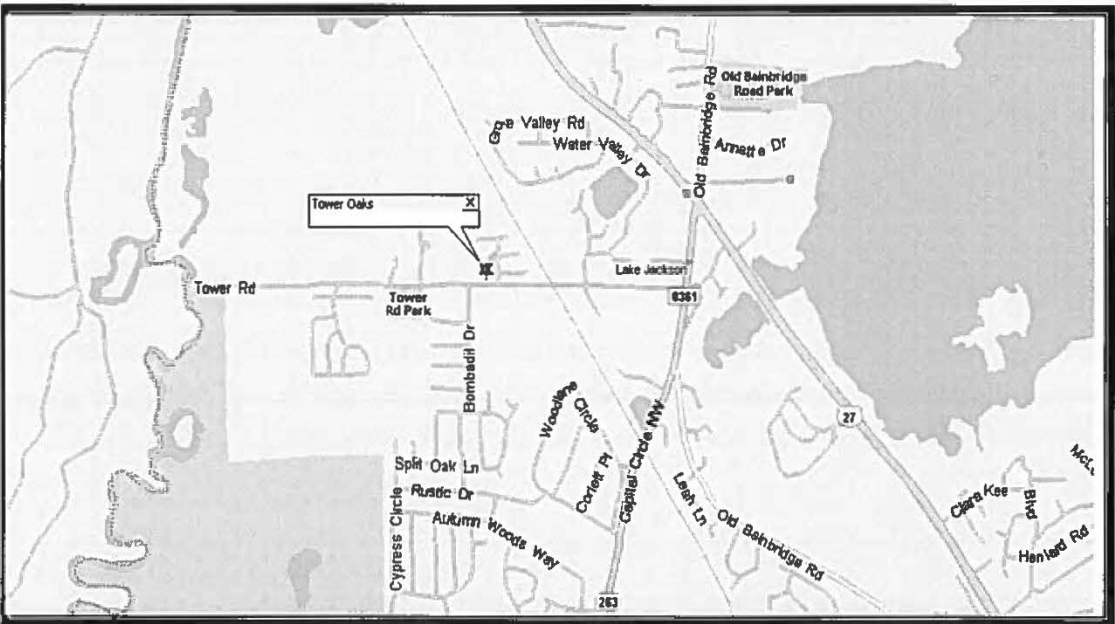
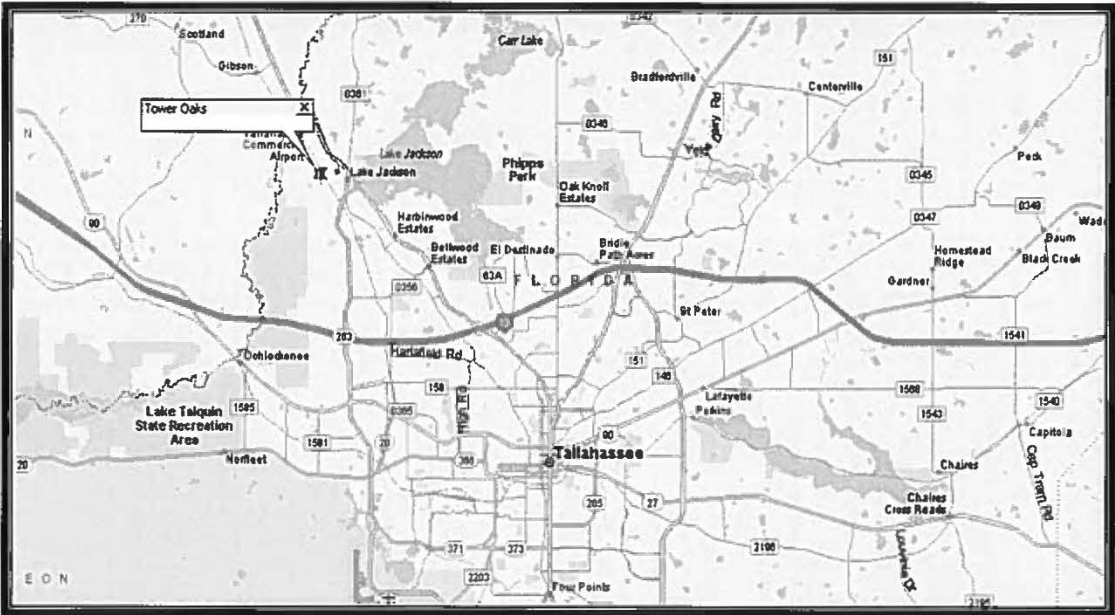
This analysis consists of the following three sections:

1. Description of Tower Oaks subdivision, including the internal roadway system and stormwater retention/drainage improvements;
2. Description and application of special assessments (as they pertain to the Leon County Code of Laws and Florida case law) to Tower Oaks subdivision; and
3. Equitable apportionment of the special assessment to the individual lot owners.

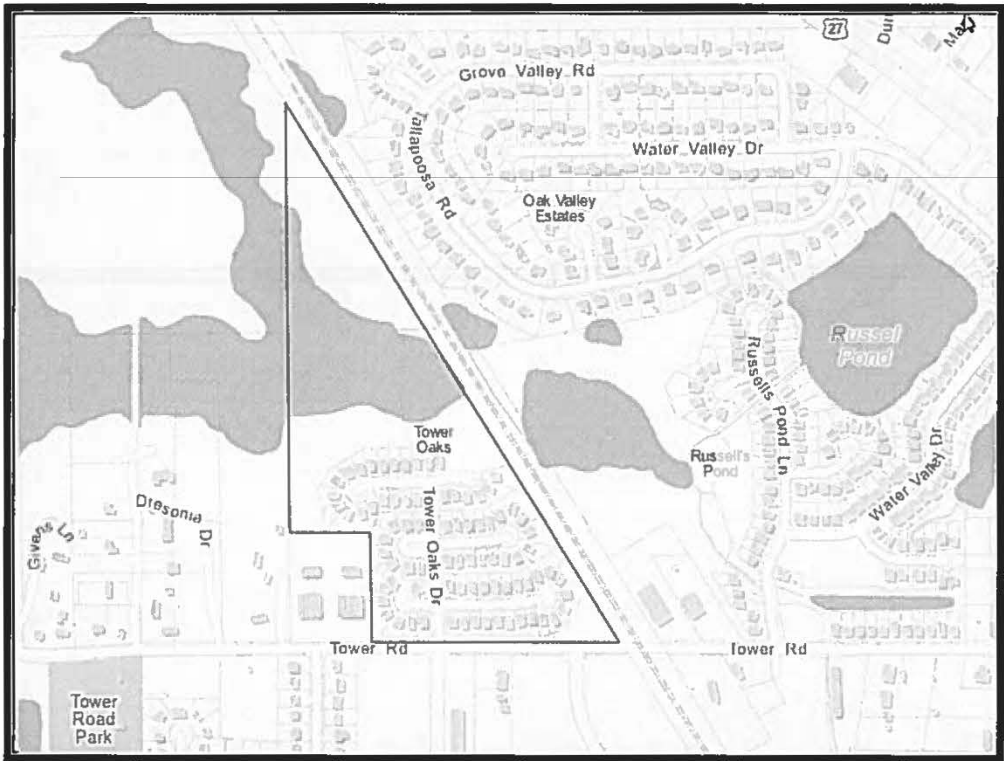
SECTION ONE - DESCRIPTION OF TOWER OAKS SUBDIVISION

Tower Oaks is located in northwest Leon County, along the north side of Tower Road and adjacent to the west side of a CSX railroad right-of-way; this property is outside the Tallahassee city limits. The 81-lot neighborhood is situated on 36.05 acres, of which the northern 15.95 acres is encumbered with a conservation easement and remains undeveloped. The subdivision was recorded in the Leon County public records in December 2001 in Plat Book 13 Page 26.

Tower Oaks Location Maps



Tower Oaks Plat and Aerial



Source: Leon County Property Appraiser's Office - GIS Mapping (www.tlcgis.org)



Source: Leon County Property Appraiser's Office - GIS Mapping (www.tlcgis.org)

Tower Oaks Homeowner's Association

As of the date of this report, the roadways, stormwater improvements, and other common areas are in the ownership of the Tower Oaks Subdivision H.O.A. The Declaration of Covenants is recorded in Official Records Book 2593/Pages 1972-1981; a copy is included in an appendix to this report. As it pertains to the subdivision infrastructure, the Covenants contain the following:

Article II, Section 1

The Association shall be responsible for the perpetual maintenance of the streets and roadways and stormwater facilities within the Subdivision, unless or until the appropriate government body accepts this responsibility from the Association as provided by law.

Article III (Assessments), Section 2

Specifically, but without limitation, the assessment (H.O.A. assessment) shall be used for the improvement and maintenance of the roadways, stormwater facilities, and common areas within the Subdivision, including but not limited to the payment of taxes, insurance, repair, replacement, maintenance and for the cost of labor, equipment, materials, management and supervision.

Article III, Section 3

The annual H.O.A. assessment shall begin within one year after construction of the private streets or roads and such other common facilities, which assessments shall include both maintenance costs and a reasonable contribution to a reserve account for future major repairs or replacement.

The owners of the 81 lots are responsible - through an annual payment of \$200 for H.O.A. dues - for the maintenance of the common areas, private roadways, and stormwater drainage improvements on the property in perpetuity. Based on a recent conversation with the current H.O.A. manager, Lisa Smith of Association Management, the annual fee collected for every lot is only enough to cover basic maintenance of the common areas, such as mowing. No reserve account exists to pay expenses associated with the future maintenance and repairs to the roadway and stormwater systems.

The Covenants offer a remedy to the property owners in the event they no longer wish to be responsible for the perpetual maintenance of the infrastructure.

Article VI - Common Areas, Section 3:

The rights of easements of enjoyment created hereby shall be subject to the right and obligation of the Association to dedicate to public use any street or road in the Subdivision whenever two-thirds of the owners of two-thirds of the property abutting such street or road present a signed petition proposing such dedication to the county or a successor local government and such local government agrees to accept for maintenance the subject street or road as a public right-of-way. Provided, however, that such dedication shall not be permitted unless such dedication is agreed to by two-thirds of the owners of two-thirds of the property abutting such street or road in a signed petition proposing such dedication which is presented to the county or a successor local government and such local government agrees to accept such dedication.

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General Infrastructure Description

As noted earlier, the roadways within Tower Oaks are privately maintained. The roads were designed to be inverted, meaning the outsides are higher than the middle, to work in conjunction with the stormwater drainage system. The roadways do not contain curbs and gutters, and there are no stormwater inlets along the existing roadways.

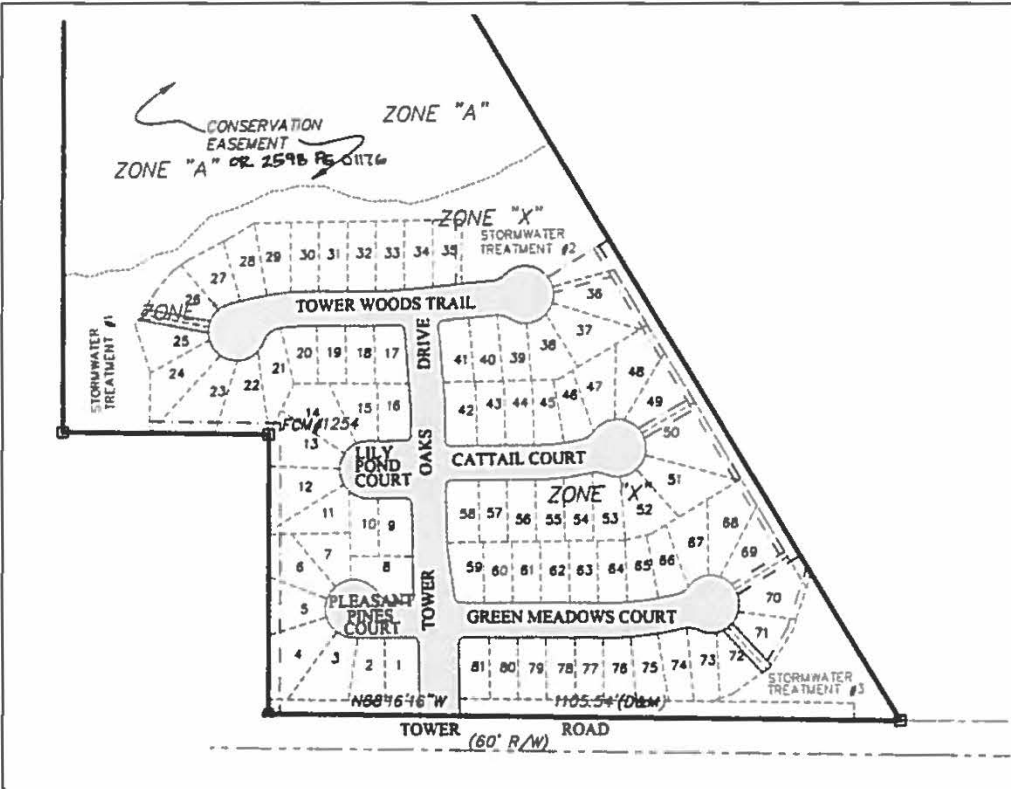
Roadway Description

There is one central road through the middle of the neighborhood (Tower Oaks Drive), with multiple side roads branching both east and west from this central stem. The names, lengths, and locations of these streets are presented in the following table and sketch:

Roadway Sizes

Roadway	Length (FT)
Tower Oaks Drive	700
Pleasant Pines Court	170
Green Meadows Court	500
Lily Pond Court	305
Cattail Court	360
Tower Wood Trail	600
Total	2,635

Source: Leon County Engineering Department Cost Estimate



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Tower Woods Trail - Looking West



Source: Photo by Rob Kissel on February 8, 2018

Lily Pond Court - Looking West



Source: Photo by Rob Kissel on February 8, 2018

Tower Oaks - Stormwater and Drainage Improvements

As noted earlier, Tower Oaks subdivision relies on an inverted road system to collect stormwater runoff. During rain events, stormwater is funneled to the middle of the roads, where gravity guides it to stormwater inlets located in grass islands at the end of the culs-de-sac. The inlets connect to one of three retention ponds with Hardie pipe, a composite cement material reinforced with fiber. The neighborhood retention ponds are located in the northeast, northwest, and southeast corners of the property. The ponds and drainage easements are highlighted on the following subdivision plat.

Drainage and Stormwater Treatment Ponds Map



The images on the following pages detail the roadway and stormwater improvements within Tower Oaks.

Drainage Inlet - Tower Woods Trail



Source: Photo by Rob Kissel on February 8, 2018

Stormwater Treatment Pond 2



Source: Photo by Rob Kissel on February 8, 2018

SECTION TWO - DESCRIPTION AND APPLICATION OF THE SPECIAL ASSESSMENT

The use and application of special assessments are outlined in the Leon County Code of Laws, more specifically in Chapter 16 (Streets, Roads, and Public Ways). Portions of this chapter are provided in an appendix to this report.

Important to these analyses are the definitions of road, special assessment, and special benefit.

Sec. 16-26. - Definitions

Road shall mean a privately owned way open to travel by the public, including, but not limited to, a street, highway, or alley. The term includes associated sidewalks, the roadbed, the right-of-way, and all culverts, drains, sluices, ditches, water storage areas, waterways, embankments, slopes, retaining walls, bridges, tunnels, and viaducts necessary for the maintenance of travel. If such privately-owned {sic} way does not directly connect to a publicly-maintained {sic} way, then the term road shall include any connecting privately-owned way, or ways, leading to a connection with a publicly-maintained {sic} way, as in the case of a private subdivision.

Special assessment shall mean a levy upon a parcel abutting a road improvements project to defray the cost thereof. A valid special assessment must satisfy a two-prong test: (i) the parcel burdened by the special assessment must derive a special benefit from the road improvements provided by such special assessment; and (ii) the special assessment must be properly apportioned among the parcels receiving such special benefit.

Special benefit shall mean the benefit derived by a parcel from an abutting road improvements project. In evaluating whether a parcel has derived a special benefit, the test is not whether such benefit derived by the abutting parcels is unique or is different in type or degree from the benefit provided to the community as a whole; rather the test is whether there is a logical relationship between the road improvements and the benefit derived therefrom by the abutting parcels.

The key to the definition of special assessment is the presentation of a two-prong test:

- (i) the parcel burdened by the special assessment must derive a special benefit from the local stormwater and drainage improvements provided by such special assessment; and
- (ii) the special assessment must be properly apportioned among the parcels receiving such special benefit.

Both portions of the test are described and analyzed in greater detail in the following sections.

Special Benefits

In contrast to the general benefits, the improvements proposed by Leon County to the roadways and stormwater drainage system create a special benefit to the individual

property owners within the Tower Oaks neighborhood. These special benefits are described below.

To understand the proposed infrastructure improvements to Tower Oaks, a meeting was held with representatives from the Leon County Public Works Department. They outlined three areas for which work would be performed: roadways, stormwater and drainage facilities, and sidewalks.

While the previously described road design will remain unchanged, the existing asphalt will be milled, the sub-base reconditioned, and a new layer of Superpave Asphalt Concrete added. This will be an upgrade over the existing roads. According to Chris Muehlemann, P.E., Chief of Engineering Design with Leon County Public Works, these improvements should extend the life expectancy of the roads by 20 to 30 years.

The stormwater and drainage improvements will consist of the excavation and replacement of non-compliant piping, as well as the replacement of stormwater sand filters. Infrastructure for this neighborhood was completed in 2001. At that time, Hardie brand piping was used to connect the stormwater inlets with the retention ponds. Hardie brand pipe, which is fiber reinforced concrete, was a common building product used in stormwater and drainage projects in the local market and around the state. Representatives from the city of Tallahassee (Jodi Cahoon, P.E.), Leon County (Chris Muehlemann, P.E.), and the Florida Department of Transportation (Miranda Glass, P.E.), were consulted concerning the use of Hardie brand piping for infrastructure projects. All three stated they no longer use this product because of its unreliability and high failure rate.

The status of the Hardie pipe in Tower Oaks is unknown at this time. Inspections of the material with remote cameras have not been performed to determine the structural soundness of the pipes. Because of their past experience with the product, the Leon County Public Works Department will not accept donation of these improvements unless the Hardie pipe is extracted and replaced with reinforced concrete piping. The design service life for reinforced concrete pipes is 50 years. Absent these improvements by Leon County, the Tower Oaks Homeowner's Association will be responsible for stormwater and drainage repairs in the event of a failure of the Hardie pipe.

In addition to the replacing the pipe, Leon County's cost estimate accounts for the replacement of the stormwater pond sand filters. This is recommended every five to seven years; it is unclear if or when the sand filters were last replaced in Tower Oaks. Donation of these improvements to the county will ensure that the sand filters are replaced on a regular schedule at no cost to the property owners.

Finally, the preliminary cost estimate includes money for the replacement of existing sidewalks with new, four-inch-thick concrete sidewalks.

A discussion with the property manager of Tower Oaks, Lisa Smith of Association Management Support and Services, revealed annual dues total \$200 for each lot owner. This fee is sufficient to cover the expense for the upkeep of the right-of-way areas (including the mowing of the retention ponds), but no money has been set aside for roadway re-finishing and/or repairs to the stormwater system in the event of a breakdown. The special assessment will allow the property owners to fund the necessary improvements and repairs without having to seek other financing options. This repayment plan is a special benefit to the Tower Oaks residents.

Proposed Assessment

As noted earlier, Leon County provided a cost estimate and description of the proposed improvements to Tower Oaks. Per the Leon County Code of Law, Leon County has the authority to provide these improvements and recoup the costs with a special assessment.

The preliminary cost estimate for this project is \$594,820.76. Detailed line-item costs are provided on the following page for the reader's convenience.

Board of County Commissioners
MEMORANDUM

DATE: January 25, 2018
TO: Felton Ard, PE., Senior Design Engineer
FROM: Dukens Methellus, Design Analyst
SUBJECT: Tower Oaks 2/3 Program - Proposed Road Improvements

PRELIMINARY ESTIMATE

The following is a pre-design construction cost estimate to improve/ upgrade the streets of the above subdivision for acceptance into County's maintenance system under the 2/3 Program. The general Construction design is to include asphalt milling, reconditioning subbase material, sidewalk replacement, stormwater sand filter replacing, and one inch of asphalt concrete pavement. Items that may become necessary for a comprehensive design estimate such as Easement Acquisition is not included.

Note: Unit Price Items are from FDOT average unit costs between 1/1/2017 & 12/31/2017 and latest County project bid prices.

STREET NAMES:	LENGTH (ft)	Area (SQ.Ft.) -Includes Cul-de-Sacs				
Tower Oaks Dr.	700	22,740.00				
Pleasant Pines Ct	170	6,339.00				
Green Meadows Ct	500	18,896.00				
Lily Pond Ct	305	6,885.00				
Cattail Ct	360	10,310.00				
Tower Wood Trl	600	18,148.00				
Total	2,835	83,318.00				
Roadway Typical: 20 ft. pavement						
DOT Pay Item#	Description	Unit	Quantity	Unit Price	Total Dollar	
101-1	MOBILIZATION	LS	1.00	\$30,682.00	\$28,086.60	
102-1	MAINTENANCE OF TRAFFIC	LS	1.00	\$3,000.00	\$3,000.00	
110-1-1	CLEARING AND GRUBBING (Pavement Removal)	AC	2.76	\$14,544.65	\$40,143.23	
120-5	CHANNEL EXCAVATION	CY	50.00	\$15.00	\$750.00	
120-6	EMBANKMENT	CY	50.00	\$15.00	\$750.00	
522-1	CONCRETE SIDEWALK, 4"	SY	1294.00	\$42.00	\$54,348.00	
285-704	OPTIONAL BASE GROUP 04	SY	78.00	\$8.60	\$670.80	
285-706	OPTIONAL BASE GROUP 06	SY	78.00	\$12.90	\$1,006.20	
327-70-1	MILLING EXIST ASPH PAVT, 1" AVG DEPTH	SY	9257.56	\$2.00	\$18,515.11	
334-1-13	SUPERPAVE ASPHALT CONC "C"	TN	509.17	\$91.00	\$46,334.07	
430-174-118	PIPE CULV (RCP, ROUND, 18") RCP	LF	640.00	\$70.00	\$44,800.00	
430-175-124	PIPE CULV (RCP, ROUND, 24") RCP	LF	650.00	\$92.00	\$59,800.00	
430-174-130	PIPE CULV (RCP, ROUND, 30") RCP	LF	100.00	\$94.00	\$9,400.00	
430-984-125	MITERED END SECTION (18")	EA	1.00	\$1,409.00	\$1,409.00	
430-984-129	MITERED END SECTION (24")	EA	1.00	\$1,893.00	\$1,893.00	
LC-003	STORMWATER SAND FILTER REPLACING	LS	1.00	\$11,700.00	\$11,700.00	
430611225	U-ENDWALL(18")	EA	3.00	\$2,913.00	\$8,739.00	
430611129	U-ENDWALL(24")	EA	1.00	\$2,300.00	\$2,300.00	
430611133	U-ENDWALL(30")	EA	1.00	\$3,981.00	\$3,981.00	
425-1521	INLETS, DT BOT, TYPE C, MODIFIED <10'	EA	10.00	\$3,491.00	\$34,910.00	
425-1541	INLETS, DT BOT, TYPE D, MODIFIED <10'	EA	2.00	\$3,898.00	\$7,796.00	
570-1-2	PERFORMANCE TURF, SOD	SY	720.00	\$2.50	\$1,800.00	
SUBTOTAL:					\$382,132.01	
Geotech/Testing			7%		\$26,749.24	
Surveying, including Drainage Easements and Permit Fees			20%		\$76,426.40	
Engineering Design			20%		\$76,426.40	
SUBTOTAL:					\$179,602.05	
Permit Application Fees (Based on the most current fee schedule and are subject to change in the future)						
Project Subtotal					\$581,734.08	
Contingency				5%	\$28,086.70	
Special Assessment Analysis				\$5,000	\$5,000.00	
Total (Preliminary Estimate):					\$594,820.78	

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SECTION THREE - APPORTIONMENT OF THE SPECIAL ASSESSMENT

Per the Leon County Code of Law, special benefits must be assessed in proportion to the benefit derived. As noted earlier in the definition of special assessment in Chapter 16:

Sec. 16-26 ...(ii) the special assessment must be properly apportioned among the parcels receiving such special *benefit*

Tower Oaks subdivision contains 81 lots, as well as common areas (road and stormwater improvements), and conservation areas. To equitably apportion the special benefits, several characteristics were analyzed for each lot, including number of front feet, total area or size, and property use. The three characteristics were analyzed to determine the unit of measure that is most equitable.

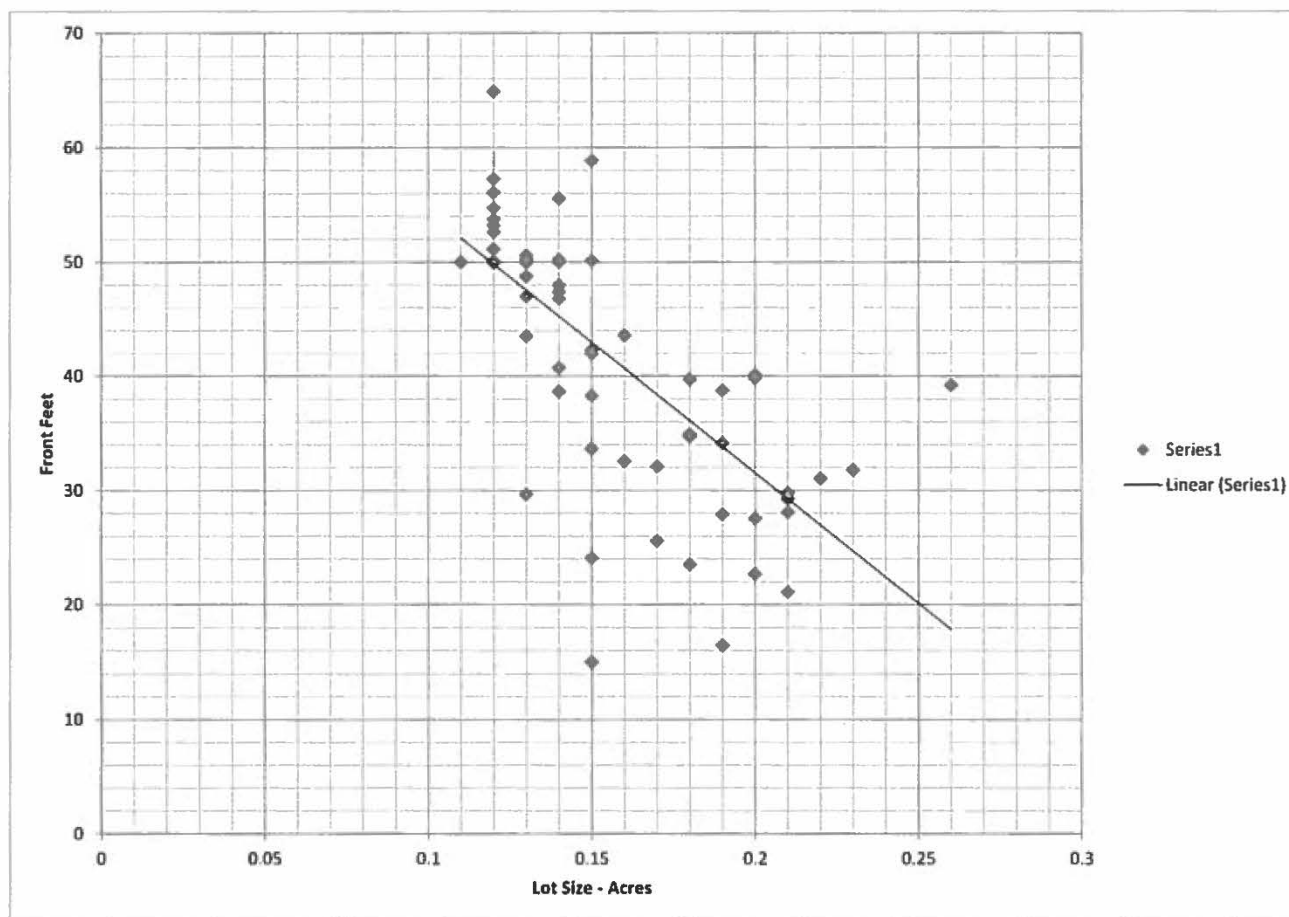
For purposes of report, we analyzed three units of measure to determine which one provided the most equitable apportionment of the special benefits. The results follow.

Unit of Measure - Front-Foot Analysis

In this neighborhood, the residential lots are not uniform in size. They range from 0.11 to 0.26 acre, with a mean and median of 0.15 and 0.14 acre. Likewise, the road front feet for each lot also spans a wide range, from 15 feet to 177 feet, with a mean and median of 55 and 50 feet. The eight corner lots contain considerably more front feet than the standard lots. To better understand these data, we created a scatter graph depicting the size (x-axis) and the road frontage (y-axis) for each of the lots. Because the eight corner lots severely skewed the data, they were eliminated from this analysis; the remaining 73 lots, which are more uniform in size, were studied. The results showed that the smaller lots typically had *more* front feet than the larger lots (see the exhibit on the following page). The larger lots are typically located in culs-de-sac and are pie shaped, with the smallest point on the road, then widening out as they extend away from the road. The front-foot method does not appear to be an equitable way to apportion the special assessment.

The scatter graph on the following page depicts the relationship between lot size and front feet for these lots.

Lot Size to Front Feet Analysis



Unit of Measure - Lot-Size Method

Given the inequity described in the front-foot methodology, the remaining two methods were analyzed for equitable apportionment of the special assessment. The lot size method is described below.

Lots in Tower Oaks range in size from 0.11 to 0.26 acre, with a mean and median of 0.15 and 0.14 acre. The lot-size method is actually the inverse of the front-foot method. Logic dictates that larger lots should have more road frontage than smaller lots. The opposite is true for Tower Oaks subdivision. The recorded plat was examined and the road frontages were measured for each lot. As described earlier, the larger lots are located in the culs-de-sac. The portion fronting the roadway is narrow for these lots, while the wider portion is farthest from the street; the lots are pie shaped.

In this instance, the owners of larger lots with less (and in some instances, significantly less) road frontage would be required to pay a larger portion of the special assessment under the per-lot-size unit of measure. Like the front-foot analysis, this would result in an inequitable distribution of the special assessment for those properties on the larger end of the lot-size spectrum.

Instead, we studied a third option for measuring the equitable apportionment of the special assessment.

Unit of Measure - Per-Lot Method

Ultimately, the one constant throughout the 81 lots is their use; each contains a single-family residence. All 81 lots were improved with a house in the years 2002 or 2003. The residences range in size from 970 square feet to 1,338 square feet; there is, however, only one house with 970 square feet. The next smallest house size is 1,066 square feet. Eliminating the one outlier from this group, the single-family improvements range from 1,066 to 1,388 square feet, with mean and median sizes of 1,245 and 1,338 square feet.

This commonality of use - one single-family residence per lot - is the most appropriate measure for apportioning the special assessment in an equitable fashion. Using this method, the special assessment would be apportioned on a per-lot basis as follows:

Preliminary Cost Estimate ÷ Number of Lots \$594,820 ÷ 81

Cost Estimate per Lot \$7,343.47

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CONCLUSION

This study clarified the two issues needed to support a special assessment:

1. The property owners abutting the roadways and stormwater drainage improvements in Tower Oaks will receive a special benefit if Leon County constructs the proposed improvements outlined in this study.
2. A method for equitably apportioning the special assessment was justified.

Based on the information presented in this study, it is our opinion that the per-lot special assessment for each of the 81 lots in the Tower Oaks subdivision is:

\$7,343.47

APPENDIX - ENGAGEMENT LETTER



Leon County Board of County Commissioners

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

County Attorney's Office
301 S. Monroe Street, Suite 202
Tallahassee, FL 32301
(850) 606-2500 (Telephone)
(850) 606-2501 (Telefax)

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

April 5, 2017

Barry A. Diskin MAI
Diskin Property Research
2938 Wellington Circle
Tallahassee, FL 32309-6885

Re: Special Assessment Study;
Tower Oaks Subdivision Paving and Drainage Improvements;
Leon County Code, Chapter 16, Article II ("2/3 Program")

Dear Barry:

This letter addresses the scope of your assignment regarding the above-referenced matter. As we have discussed, the County is moving forward with a petition received from the requisite number of owners from the Tower Oaks subdivision requesting that the County, pursuant to its 2/3 Program, construct road and drainage improvements and assume perpetual maintenance responsibility of such improvements. At completion of construction, the County will impose special assessments in order to recover some or all of the project costs.

Your assignment is to: (i) examine whether the road and drainage improvements will confer a special benefit upon the abutting property to be assessed for the cost of such improvements; (ii) recommend a method for apportioning the assessments in a fair and reasonable manner, and (iii) examine whether the amount proposed to be assessed against each property will not exceed the special benefit conferred upon such property. As defined in the 2/3 Program, the term "special benefit" means, "the benefit derived by a parcel from an abutting improvements project." The definition goes on to state that, "in evaluating whether a parcel has derived a special benefit, the test is not whether such benefit derived by the abutting parcels is unique or is different in type or degree from the benefit provided to the community as a whole; rather the test is whether there is a logical relationship between the road improvements and the benefit derived therefrom by the abutting parcels." You should consider this definition in your analysis as well as the various relevant Florida cases that we have previously discussed.

In order to complete your assignment, the County will provide you with its preliminary cost estimates and a description of the proposed improvements.

"People Focused. Performance Driven."

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Barry A. Diskin MAJ
April 5, 2017
Page 2 of 2

For purposes of your analysis, you are to assume that, absent the 2/3 Program, it would be necessary for the same project improvements, as proposed by the County, to eventually be constructed and maintained by the Tower Oaks subdivision owners, at their cost and expense. Your report should be prepared in a format that can be utilized as a template for special assessment studies in future improvement projects involving the 2/3 Program.

You are to proceed with this assignment in accordance with the Agreement between your firm and the County dated February 18, 2015. The rates to be paid for your services are as set forth in the attached Not-to-Exceed Estimate. If you have any questions concerning this matter, please contact our office.

Sincerely,

COUNTY ATTORNEY'S OFFICE
LEON COUNTY, FLORIDA



Daniel J. Rigo
Assistant County Attorney

DJR:dr

cc: Charles Wu, P.E., Director of Engineering Services
Mitzi McGhin, Real Estate Specialist

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Not-to-Exceed Estimate

Principal \$225
Sr. Appraiser \$200
Appraiser \$150

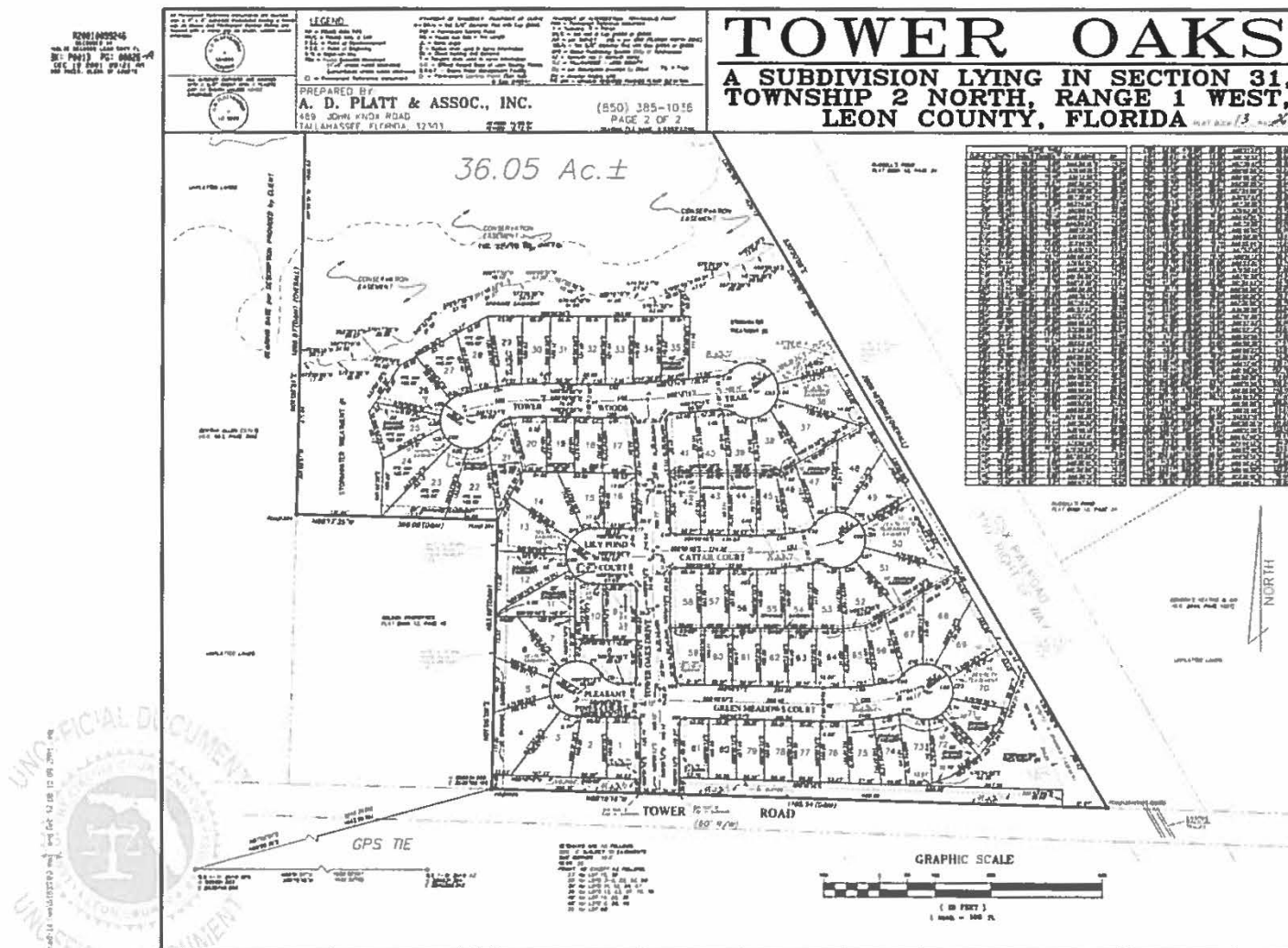
Rates based on
contract with
Leon County

Action	Principal			Senior Appraiser			Appraiser			Line Item Total
	Hours	Rate	Total	Hours	Rate	Total	Hours	Rate	Total	
Meetings/Phone Calls	12	\$225	\$2,700	12	\$200	\$2,400	0	\$150	\$0	\$5,100
Research/Reading	16	\$225	\$3,600	20	\$200	\$4,000	25	\$150	\$3,750	\$11,350
Report/Presentation	16	\$225	\$3,600	20	\$200	\$4,000	0	\$150	\$0	\$7,600
Testimony/Hearings/Prep	14	\$225	\$3,150	0	\$200	\$0	0	\$150	\$0	\$3,150
Contingency	5	\$225	\$1,125	5	\$200	\$1,000	4	\$150	\$600	\$2,725
Sub total	83	\$225	\$14,175	57	\$200	\$11,400	29	\$150	\$4,350	

Total Hours	142
Total Fee	\$22,925

APPENDIX - TOWER OAKS RECORDED PLAT

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Real Estate Market Analysis



APPENDIX - TOWER OAKS H.O.A. COVENANTS

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THIS INSTRUMENT PREPARED BY

BRUCE I WIENER, Attorney
Gardner, Duggar, Best & Wiener, P.A.
1300 Thomaswood Drive
Tallahassee, FL 32308
(850) 385-0070
Matter No : 01-2606 & 00-2534

DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS
OF TOWER OAKS

LINDERAND INVESTMENT CORP., a Florida corporation, is the owner of the property described in Exhibit "A" located in Leon County, Florida. By this instrument, the owner imposes upon the land described in Exhibit "A" for the benefit of the present and the future owners of the land, the following conditions, restrictions and limitations which shall be covenants running with the land, binding upon the owner, its heirs and assigns, and all persons claiming any right, title or interest in the land and all subsequent purchasers of the land, their heirs, personal representatives and assigns.

ARTICLE I - DEFINITIONS

1. "Declarant" shall mean and refer to LINDERAND INVESTMENT CORP., the owner of the property described in Exhibit "A" and the developer of the Subdivision. Upon conveyance of the property described on the attached Exhibit "A" to B.T.D.R.Y.D., INC., a Florida corporation ("BTDRYD, Inc."), BTDRYD, Inc. shall become the Declarant under this Declaration.

2. "Association" shall mean and refer to TOWER OAKS SUBDIVISION HOMEOWNERS ASSOCIATION, INC., a Florida non-profit corporation.

3. "Lot": The property described in Exhibit "A" has been divided into parcels for sale by the Declarant. The plat of the Subdivision either has or will be recorded in the Public Records of Leon County, Florida. Each subdivided parcel as shown on the recorded plat shall be known as a "lot".

4. "Maintenance" shall mean the exercise of reasonable care to keep the roads, landscaping, drainage, storm water facilities and other related improvements in good and functioning condition.

5. "Member" shall mean every person or entity that holds membership in the Association.

6. "Subdivision" shall mean the property described in Exhibit "A" as divided into lots as shown on the plat recorded in the Public Records of Leon County, Florida.

7. "Owner" shall mean the record owner, whether one (1) or more persons or entities, of a legal or beneficial interest in a lot, but shall not include those holding title as security for the performance of an obligation.

8. "Improvement" shall mean all buildings, outbuildings, sheds, driveways, parking areas, fences, lights and utility pole lines and any other structure of any type or kind. Improvements to be placed on any lot require the approval of the Committee.

9. "Committee" shall mean the Architectural Control Committee as defined below:

10. "Living Area" shall mean those heated and airconditioned areas which are completely finished as a living area and shall not include garages, carports, porches, patios or storage

- 1 -

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areas.

11. "Common Area" shall mean any land or facilities which the Association owns or maintains, including the roadways and stormwater facilities within the Subdivision and any easements for drainage and storm water drainage and treatment reserved to the Association.

ARTICLE II - TOWER OAKS SUBDIVISION HOMEOWNERS ASSOCIATION, INC.

Section 1. General: Declarant has deemed it desirable for the efficient preservation of the values and amenities in the Subdivision to create an agency to which should be delegated and assigned the powers of maintaining and administering the common areas; administering and enforcing these covenants and restrictions; collecting and disbursing the assessments and charges hereinafter established; and for the purpose of promoting the common interest of the owners in the Subdivision. Declarant has filed with the Secretary of State of Florida, TOWER OAKS SUBDIVISION HOMEOWNERS ASSOCIATION, INC., a non-profit corporation. The Association shall have such powers in the furtherance of its purposes as are set forth in its Articles of Incorporation and Bylaws and may include, but shall not be limited to, maintenance of roads, stormwater facilities, common areas, easements and security systems. The Association may engage in any other activity or assume any responsibility that the Association may consider desirable to promote common interests of the residents of the Subdivision.

The Association shall operate and maintain at its cost, and for the use and benefit of the owners of lots in the Subdivision, all land owned by the Association. The Association shall be responsible for the perpetual maintenance of the streets and roadways and stormwater facilities within the Subdivision, unless or until the appropriate governmental body accepts this responsibility from the Association as provided by law.

Section 2. Membership in the Association: Any person who owns a lot within the Subdivision that is subject to these restrictions shall automatically be a member of the Association, provided, however, that where any lot is owned by more than one (1) person, one (1) of the owners shall be designated to cast the vote on matters to come before the Association on behalf of all of the owners of the lot. In the event the owner of a lot is a corporation or partnership, a partner or corporate officer shall be designated to cast the vote on behalf of the partnership or corporation.

Section 3. Voting Rights: The Association shall have two (2) classes of voting members as follows:

"Class A" - Class A membership shall be all owners with the exception of the Declarant, and shall be entitled to one (1) vote for each lot owned.

"Class B" - Class B membership shall be the Declarant, who shall be entitled to exercise two (2) votes for each lot owned. The Class B membership shall cease and be converted to Class A membership when Seventy-Five percent (75%) of the lots are owned by persons or entities other than the Declarant, or when Declarant elects to terminate Class B membership, whichever occurs first.

Section 4. Directors: Notwithstanding anything to the contrary herein, the owners of lots in the Subdivision shall be allowed to elect all directors of the Association on one-vote-per-lot basis and the first election shall be held before more than 50 percent of the lots have been sold or deeded away by the Declarant.

ARTICLE III - ASSESSMENTS

Section 1. Creation of Lien and Owners' Obligation: Each owner of a lot within the Subdivision by acceptance of a Deed to the lot, whether or not it is expressed in the Deed or other

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conveyance, covenants and agrees to pay to the Association, annual assessments and special assessments to be fixed, established and collected from time to time as provided for in these restrictions. The annual and special assessments, together with such interest thereon, and costs of collection as provided for herein, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with such interest and cost of collection as herein provided shall also be a perpetual obligation of the person which is the record owner of the lot at the time when the assessment becomes due.

Section 2. Purpose of Assessment: The assessments levied by the Association shall generally be used for the purpose of promoting the recreation, health, safety and welfare of the residents of the Subdivision. Specifically, but without limitation, the assessments shall be used for the improvement and maintenance of the roadways, stormwater facilities and common areas within the Subdivision, including but not limited to, the payment of taxes, insurance, repair, replacement, maintenance and for the cost of labor, equipment, materials, management and supervision.

Section 3. Annual Assessments: Until changed by the Board of Directors of the Association, the annual assessments per lot shall be One Hundred Fifty Dollars and No Cents (\$150.00). The annual assessment may be increased or decreased by the Board not more frequently than annually. The annual assessments shall begin within one year after construction of the private streets or roads and such other common facilities, which assessments shall include both maintenance costs and a reasonable contribution to a reserve account for future major repairs or replacement.

Section 4. Change in Maximum Annual Assessment: The Association may change the maximum amount of the annual assessment fixed by Section 3. above prospectively for any annual period, provided that any such change shall be approved by two-thirds (2/3) of the votes of Class A members who are voting in person or by proxy at a meeting duly called for such purpose, written notice of which shall be sent to all members at least thirty (30) days in advance of said meeting and which notice shall set forth the purpose of the meeting.

Section 5. Special Assessments: In addition to the annual assessments authorized by Section 3. above, the Association may levy in any assessment year, a special assessment, applicable to that year only. The special assessment shall be for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a capital improvement on the common areas, including any necessary fixtures and personal property relating thereto, and any extraordinary expense of operation or maintenance, provided that any such assessment shall have the consent of a majority of the votes of Class A members who are voting in person or by proxy at a meeting duly called for this purpose. Written notice of a meeting to determine special assessments shall be sent to all members at least thirty (30) days in advance of the meeting. The notice shall set forth the purpose of the meeting.

Section 6. Quorum: The quorum required for any action authorized by Sections 4. and 5. above shall be as follows: At the first meeting called, as provided in Sections 4. and 5. hereof, the presence at the meeting of members, or of proxies, entitled to cast sixty percent (60%) of all votes of the membership shall constitute a quorum. If the required quorum is not forthcoming at said meeting, another meeting may be called, subject to the notice requirement set forth in Sections 4. and 5. hereof, and the required quorum at any such subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting.

Section 7. Effect of Nonpayment of Assessments and Remedies of the Association: Any assessment not paid within sixty (60) days after the date that such assessment is due as determined by the Board, shall be deemed in default and shall bear interest from the due date at the rate of twelve percent (12%) per annum. The Association may bring an action at law against the owner personally obligated to pay the same, or may foreclose the lien against the property. No owner may waive or otherwise escape liability for assessment provided for herein by abandonment of his lot.

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Section 8. Subordination of Assessment Lien: The assessment liens provided for herein shall be subordinate to the lien of any first mortgage. A sale or transfer of a lot shall not affect the assessment lien. However, the sale or transfer of any lot pursuant to a mortgage foreclosure or any proceeding in lieu thereof shall extinguish the assessment lien as to the payments which became due prior to such sale or transfer. No sale or transfer shall relieve such lot from liability for any assessments thereafter becoming due.

Section 9. Right of Declarant: Notwithstanding anything contained herein to the contrary, Declarant shall be exempt from the payment of assessments against lots owned by Declarant and held for sale in the normal course of business; provided, however, lots owned by Declarant shall be subject to that portion of the annual assessment representing maintenance costs when more than 50 percent of the lots have been sold or transferred by the Declarant and to that portion of the annual assessment representing the contribution to a reserve account when more than 75 percent of the lots have been sold or transferred by the Declarant.

ARTICLE IV - ARCHITECTURAL CONTROL COMMITTEE

Section 1. Membership: The Committee shall consist of three (3) members appointed by the Board of Directors of the Association.

Section 2. Purpose: No building, fence, structure, alteration, addition or improvement of any kind, other than interior alterations not affecting the external appearance of a building or structure shall be commenced, erected, placed or maintained upon any portion of any lot unless and until the plans and specifications therefore shall have been approved in writing by the Committee in its sole discretion as to harmony of external design and location in relation to surrounding structures and topography and as to aesthetic quality and as to consistency with these Declarations.

Section 3. Approval Procedures: Any approval requested of the Committee shall be requested in writing and shall be submitted to the Committee at the principal office of the Association. In the event the Committee fails to approve or disapprove such plans and specifications within thirty (30) days after the same have been submitted to it, approval shall be deemed to have been given if written notice by the applicant has been given to the Committee stating that no action was taken for thirty (30) days and requesting immediate action within ten (10) days, and the Committee fails to approve or disapprove within said ten (10) day period.

ARTICLE V - USE RESTRICTIONS

The Subdivision shall be occupied and the lots within the Subdivision shall be used only as follows:

Section 1. Each lot shall be used as a residence for a single family and for no other purpose.

Section 2. No lot within the Subdivision shall be further subdivided.

Section 3. No mobile homes shall be allowed on any lot in the Subdivision.

Section 4. No building on any lot shall be located on the site nearer to the front property line, rear property line, interior property line or nearer to the side street line than the minimum building set back lines specified on the recorded plat of the Subdivision. No driveway shall be located nearer than one (1) foot to an interior property line.

Section 5. No dwelling shall be constructed that contains less than 1000 square feet of living area, exclusive of porches and garages. Once construction starts, work shall be pursued diligently until completed.

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Section 6. No trailer, travel trailer, motor home, basement, tent, shack, garage, barn or other outbuilding shall be at any time used as a residence, temporarily or permanently, nor shall any structure of a temporary character be located on any building site at any time. Boats, trailers, campers or other recreational vehicles shall be parked or stored within the garage or placed behind the residence and shall not be visible from the street which runs in front of the lot.

Section 7. No mailbox, paper box or other receptacle of any kind for use in the delivery or mail, newspapers, magazines or similar materials shall be erected or located on any lot unless and until the size, location, design and type of material for said boxes or receptacle shall have been approved in writing by the Committee.

Section 8. No business, trade or commercial activity shall be conducted on any building site.

Section 9. No sign of any kind shall be displayed to the public view on any lot except one (1) sign of not more than five (5) square feet advertising the property for sale or rent.

Section 10. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose. Any animal creating a nuisance or annoyance in the neighborhood shall constitute a nuisance and shall result in the Association taking whatever action is appropriate to remove such nuisance.

Section 11. No noxious or offensive activity shall be carried on upon any building site, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood or tend to damage or destroy either private or public property.

Section 12. There shall be no on street parking whatsoever of any vehicles including, but not limited to, boats, motor homes, automobiles or trailers.

Section 13. All personal property kept on a lot shall be either kept and maintained in a proper storage facility or shall be stored at the rear of the home. However, nowhere on the property shall this provision be construed to permit junk cars, old appliances or the like from being kept anywhere on the property, including in the front, on the side or to the rear of the property. Any personal property, if it is to be stored on the lot, is to be stored in a completely enclosed structure approved by the Committee. Among other remedies and after thirty (30) days' notice to owner, the Association may come upon the lot to remove property being stored in violation of this provision, all at the expense of the owner, which shall constitute a lien against said property. An automobile or other vehicle shall be considered a "junk car" under this provision if it is immobile for a period of thirty (30) days or longer or does not have a current license tag.

ARTICLE VI - COMMON AREAS

Section 1. Members' Easements of Enjoyment: Subject to the provisions of Section 3. hereof, every member shall have a right and easement of enjoyment in and to the common areas and such easement shall be appurtenant to and shall pass with the title to every lot. Each owner shall have a perpetual easement for ingress over and across all roads located within the Subdivision.

Section 2. Title to Common Areas: The Declarant shall convey the legal title to the common areas free and clear of any liens within sixty (60) days from the date of these Declarations. The common areas cannot be mortgaged or conveyed without the consent of at least two-thirds (2/3) of the members.

Section 3. Extent of Members' Easements: The rights of easements of enjoyment created hereby shall be subject to the right and obligation of the Association to dedicate to public

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use any street or road in the Subdivision whenever two-thirds of the owners of two-thirds of the property abutting such street or road present a signed petition proposing such dedication to the county or a successor local government and such local government agrees to accept for maintenance the subject street or road as a public right-of-way. Provided, however, that such dedication shall not be permitted unless such dedication is agreed to by two-thirds of the owners of two-thirds of the property abutting such street or road in a signed petition proposing such dedication which is presented to the county or a successor local government and such local government agrees to accept such dedication.

Section 4. Maintenance: The Association shall maintain all common areas within the Subdivision, including specifically all roads, stormwater facilities and entrance areas.

ARTICLE VII - UTILITY EASEMENTS

Declarant reserves unto itself, a perpetual and alienable easement and right on, over and under each lot to erect, maintain and use pipes, wires, cables, conduits, water mains and other suitable equipment for the conveyance and use of electricity, telephone equipment, gas, sewer, water drainage facilities or other public conveniences or utilities on, in or over those portions of each lot or the common areas as may be reasonably required for utility line purposes; provided, however, that no such easement shall be applicable to any portion of such lot as may (i) have been used prior to the installation of such utilities for construction of a building whose plans were approved pursuant to this Declaration, or (ii) such portion of a lot as may be designated as the site for a building on a plot plan for erection of a building which has been approved in writing. These easements and rights expressly include the right to cut any trees, bushes or shrubbery, make any gradings of the soil, or to take any other similar action reasonably necessary to provide economical and safe utility installation and to maintain reasonable standards of health, safety and appearance. Such rights may be exercised by any licensee of Declarant, but this reservation shall not be considered an obligation of Declarant to provide or maintain any such utility or service.

ARTICLE VIII - ENFORCEMENT

All covenants contained in this Declaration concerning the collection of assessments may be enforced only by the Association or Declarant by action at law or in equity to enforce the personal obligation of an owner for the payment of delinquent assessments or foreclosure of the lien against the lot; provided, however, that any such action taken by Declarant shall be commenced in the name of the Association and on its behalf and all recovery of property or money damages shall be for the benefit of the Association. All remaining covenants and restrictions herein contained may be enforced by the Association. Declarant or any owner in any judicial proceeding seeking any remedy provided herein or recognizable at law or in equity, including damages, injunction or any other appropriate form of relief against any person violating any covenant, restriction or provision hereunder. The failure by any party to enforce any such covenant, restriction or provision herein contained shall in no event be deemed a waiver of the same or of the right of such party to thereafter enforce the same. The party bringing any such action to enforce the covenants, restrictions or provisions hereof shall, if said party prevails, be entitled to all costs thereof, including, but not limited to, reasonable attorneys' fees. No liability shall attach to Declarant for the failure to enforce the terms of this Declaration.

ARTICLE IX - DECLARANT'S DEVELOPMENT RIGHTS

Nothing contained in this Declaration shall be interpreted or construed to prevent Declarant, its transferees, or its or their contractors or subcontractors from doing or performing on all or any part of the Subdivision actually owned or controlled by Declarant or its transferees or upon the common areas, whatever it determines to be reasonably necessary or advisable in connection with the completion of the development of the property, including, without limitation:

A. Erecting, constructing and maintaining thereon such structures and vehicles as

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may be reasonably necessary for the conduct of Declarant's business of completing and establishing the property as a residential community and disposing of the same in lots by sale, lease or otherwise;

B. Conducting thereon its business of completing and establishing the property as a residential community and disposing of the property in lots;

ARTICLE X - AMENDMENTS

Section 1. By Declarant: Until Declarant's Class B membership in the Association is terminated as herein provided, all amendments or modification shall only be made by Declarant without the requirement of the Association's consent or the consent of the owners' provided, however, that the Association shall, forthwith upon request of Declarant, join in any such amendments or modifications and execute such instruments to evidence such joinder and consent as Declarant shall, from time to time, request. Declarant specifically reserves the right to amend or modify this Declaration (i) to conform to the requirements of the Federal Home Loan Mortgage Corporation, Federal National Mortgage Association, Department of Veteran Affairs, Department of Housing and Urban Development, or any other generally recognized institution involved in the purchase and sale of home loan mortgages, or (ii) to conform to the requirements of institutional mortgage lenders or title insurance companies, (iii) to protect, clarify, or make internally consistent the provisions herein; and (iv) for any other purpose so long as a member's voting rights are not diluted and its assessments not increased except as provided herein, and so long as its rights to the use and enjoyment of his/her/their lot is not materially altered. Additionally, until Declarant's Class B membership is terminated, Declarant may waive or grant variances from any of the covenants and restrictions, other than those regarding payment of assessments, as to any lot, if the Declarant, in its sole judgment, determines such variance to be a minor or insubstantial violation. After termination of Declarant's Class B membership in the Association, the right to grant such variances shall be exercised by the Architectural Control Committee.

Section 2. By Owners: Except as provided in Section 3. of this Article, after termination of Class B membership in the Association, this Declaration may be amended by the consent of the owners of at least two-thirds (2/3) of all lots. The aforementioned consent of the owners may be evidenced by a writing signed by the required number of owners or by the affirmative vote of the required number of owners at any regular or special meeting of the Association called and held in accordance with the Bylaws and evidenced by a certificate of the Secretary or an assistant secretary of the corporation.

Section 3. Scrivener's Errors and Nonmaterial Changes: Amendments for correction of scrivener's error or other nonmaterial changes may be made by Declarant alone until his Class B membership is terminated and by the Board thereafter and without the need of any consent of the owners.

ARTICLE XI - MISCELLANEOUS

Section 1. Severability: In the event any of the provisions of this Declaration shall be deemed invalid by a court of competent jurisdiction, said judicial determination shall in no way affect any of the other provisions hereof, which shall remain in full force and effect, and any provisions of this Declaration deemed invalid by a court of competent jurisdiction by virtue of the term or scope thereof shall be deemed limited to the maximum term and scope permitted by law. Further, the invalidation of any of the covenants or restrictions or terms and conditions of this Declaration or reduction in the scope or term of the same by reason of judicial application of the legal rules against perpetuities or otherwise, shall in no way affect any other provisions which shall remain in full force and effect for such period of time and to such extent as may be permitted by law.

Section 2. Notices: Any notice required to be sent to any member or owner under the provisions of this Declaration shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person who appears as member or owner on the records of the

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Association at the time of such mailing.

Section 3. Interpretation of Declaration: The Board shall have the right and responsibility to determine all questions arising in connection with this Declaration and to construe and interpret the provisions of this Declaration in good faith. All such interpretations shall be binding on the owners.

Section 4. Captions, Headings and Titles: Article and paragraph captions, headings and titles inserted throughout this Declaration are intended as a matter of convenience only, and in no way shall such captions, headings or titles define, limit or in any way affect the subject matter or any of the terms and provisions thereunder nor the terms and provisions of this Declaration.

Section 5. Context: Whenever the context so requires or admits, any pronoun used herein may be deemed to mean the corresponding masculine, feminine or neuter form thereof, and the singular form of any nouns and pronouns herein may be deemed to mean the corresponding plural form thereof, and vice versa.

Section 6. Attorneys' Fees: Any provision in this Declaration for the collection or recovery of attorneys' fees shall be deemed to include, but not be limited to, attorneys' fees for the attorneys' services at all trial and appellate levels and, unless the context clearly indicates a contrary intention, whether or not suit is instituted.

Section 7. Declarant Obligations: The prevailing party in any litigation involving the obligations of the Declarant to incorporate the Association for the Subdivision or to perform any other action or obligation imposed on the Declarant pursuant to this Declaration of Covenants, Conditions, Restrictions and Easements shall be entitled to recover its reasonable attorneys fees and costs from the non-prevailing party.

Section 8. Leon County: In addition to the requirements provided herein, the provisions required by Subsections 10-1560, i.(a) through i.(m) of the Leon County Land Development Code shall not be amended without the written consent and joinder of Leon County, which consent and joinder may be given by the county attorney provided the minimum requirements of said sections have been fully complied with.

Section 9. FHA/VA Approval: As long as there is a Class B membership and there are outstanding any mortgages insured or guaranteed by the Federal Housing Administration or the Veterans Administration, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, dedication of Common Area, and amendment of this Declaration.

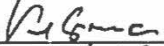
IN WITNESS WHEREOF, this instrument has been executed by Declarant on this 6th day of September, 2001.

WITNESS:


Print Name: Bruce L. Linder


Print Name: CHRISTOPHER L. SCHUFF

LINDERAND INVESTMENT CORP., a
Florida corporation

By: 
Print Name: Jack Green II
Its President

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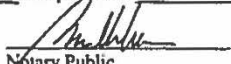
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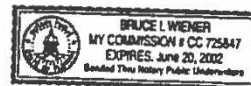
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STATE OF FLORIDA.
COUNTY OF LEON.

The foregoing instrument was acknowledged before me this 6th day ^{of December} ~~October~~, 2001,
by Jack M. Green, II as President of Linderand Investment Corp., a Florida corporation, on behalf
of the corporation. He is personally known to me or produced _____ as
identification.

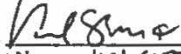

Notary Public
My Commission Expires:



ACKNOWLEDGEMENT

TOWER OAKS SUBDIVISION HOMEOWNERS ASSOCIATION, INC., by its
President, hereby acknowledges the above Declaration and consents to the obligations of the
Association as specified therein.

TOWER OAKS SUBDIVISION HOMEOWNERS
ASSOCIATION, INC.

By: 
Print Name: Jack Green II
Its President



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EXHIBIT A.

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Commence at an iron pipe marking the Northeast corner of Section 31, Township 2 North, Range 1 West, Leon County, Florida, and run North 88 degrees 25 minutes 04 seconds West 1322.88 feet to a concrete monument marking the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 31, thence North 88 degrees 24 minutes 05 seconds West 279.38 feet to a concrete monument on the Southwesterly right of way boundary of State Road No. 63 (U. S. Highway No. 27), thence North 88 degrees 52 minutes 17 seconds West 2352.94 feet, thence run South 01 degrees 48 minutes 48 seconds West 249.84 feet to a concrete monument, thence South 00 degrees 02 minutes 31 seconds East 49.62 feet to a concrete monument on the Westerly right of way boundary of the Seaboard Coast Line Railroad (150 feet right of the way) for the POINT OF BEGINNING. From said POINT OF BEGINNING run thence South 30 degrees 20 minutes 08 seconds East along said right of way boundary 2809.10 feet to a concrete monument on the North boundary of the South Half of said Section 31, thence North 88 degrees 16 minutes 16 seconds West along the said North boundary 1105.54 feet to a concrete monument, thence leaving said North boundary run North 01 degrees 06 minutes 06 seconds East 483.98 feet to a concrete monument, thence North 88 degrees 17 minutes 35 seconds West 360.08 feet to a concrete monument, thence North 01 degrees 06 minutes 51 seconds East 1896.87 feet to the POINT OF BEGINNING; Containing 36.05 acres, more or less.



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**APPENDIX - LEON COUNTY CODE OF LAWS -
CHAPTER 16 - SEC. 16-26 - 16-37**

ARTICLE II. - IMPROVEMENTS TO ROADS⁽²⁾

Footnotes:

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Editor's note— Section 1 of Ord. No. 13-10, adopted May 14, 2013, amended art. II, improvements, in its entirety to read as herein set out. Former art. II, §§ 16-26—16-37, pertained to similar subject matter, and derived from the 1980 Code, §§ 20-18—20-29; and Ord. No. 92-17, § 1, adopted Sept. 22, 1992.

Sec. 16-26. - Definitions.

The following words and phrases when used in this article shall have the following meaning, except in those instances where the context clearly indicates a different meaning:

Board shall mean the Board of County Commissioners of Leon County, Florida.

County shall mean, as indicated by the context used, either Leon County, Florida, as a geographic location, or Leon County, Florida, a charter county and political subdivision of the State of Florida, as a legal entity.

County staff shall mean the staff employed by the county in the real estate division of the department of facilities management.

Donation shall mean a conveyance by gift to the county of good and marketable title to real property or any interest therein. Such title shall be free from encumbrances and material defects, except those deemed by the county to be acceptable, shall be free from any doubt as to its validity, and shall make it reasonably certain that such title will not be called into question in the future so as to subject the county to litigation with regard thereto.

Non-ad valorem assessment shall mean a special assessment which is not based upon millage and which can become a lien against a homestead as permitted in Section 4, Article X, Florida Constitution.

Owner shall mean any part owner, joint owner, tenant in common, tenant in partnership, joint tenant, or tenant by the entirety, of the whole or a part of parcel.

Parcel shall mean any piece of real property in the unincorporated area of the county that has a single parcel identification number assigned to it by the county property appraiser; provided, however, that if such parcel identification number is associated with multiple pieces of real property as depicted on the cadastral map maintained by the county property appraiser, each one of such multiple pieces shall be deemed to be a separate parcel unless otherwise determined by county staff.

Pending special assessment shall mean a special assessment in a pending amount, with such amount to be determined by the Board in accordance with this article, after the completion of the requested road improvements.

Request for road improvements shall mean a written request, in a form approved by county staff, properly executed by the requisite number of parcel owners requesting the Board to consider making road improvements abutting their parcels. A request for road improvements shall provide the name and contact information of a designated representative of such parcel owners, describe the proposed road improvements, identify all of the parcels that abut the proposed road improvements, and contain a clear and plain statement that the parcel owners, by executing such request, acknowledge that the conveyance to the county of any right-of-way needed for the road improvements shall be by donation.

Right-of-way shall mean land in which the county owns the fee or has an easement devoted to or required for use in constructing and maintaining a road.

Road shall mean a privately-owned way open to travel by the public, including, but not limited to, a street, highway, or alley. The term includes associated sidewalks, the roadbed, the right-of-way, and all culverts, drains, sluices, ditches, water storage areas, waterways, embankments, slopes, retaining walls, bridges, tunnels, and viaducts necessary for the maintenance of travel. If such privately-owned way does not directly connect to a publicly-maintained way, then the term road shall include any connecting privately-owned way, or ways, leading to a connection with a publicly-maintained way, as in the case of a private subdivision.

Road improvements shall mean any improvements to roads undertaken by the Board including, but not limited to, paving, repaving, curbing, draining, retention, detention or constructing sidewalks and bikewalks or any combination thereof.

Special assessment shall mean a levy upon a parcel abutting a road improvements project to defray the cost thereof. A valid special assessment must satisfy a two-prong test: (i) the parcel burdened by the special assessment must derive a special benefit from the road improvements provided by such special assessment; and (ii) the special assessment must be properly apportioned among the parcels receiving such special benefit.

Special benefit shall mean the benefit derived by a parcel from an abutting road improvements project. In evaluating whether a parcel has derived a special benefit, the test is not whether such benefit derived by the abutting parcels is unique or is different in type or degree from the benefit provided to the community as a whole; rather the test is whether there is a logical relationship between the road improvements and the benefit derived therefrom by the abutting parcels.

(Ord. No. 13-10, § 1, 5-14-13)

Sec. 16-27. - Provisions cumulative.

This article is declared to provide a supplemental and alternative method of making local road improvements in the unincorporated areas of the county and shall not operate to repeal any existing law.

(Ord. No. 13-10, § 1, 5-14-13)

Sec. 16-28. - Request for road improvements; donation of right-of-way.

Upon receipt by county staff of a request for road improvements from the owners of not less than two-thirds of the parcels abutting on any road, or any continuous portion thereof, or any group of roads, the Board shall, in accordance with requirements in this article, consider the request for road improvements at a public hearing during a regular meeting of the Board and consider the extent to which the abutting parcels would derive a special benefit from the requested road improvements.

The request for road improvements shall contain in a clear and plain statement the requirement that any right-of-way needed for the road improvements shall be conveyed to the county by donation.

If, upon the withdrawal of an owner's name from the request for road improvements, the number of owners on such request for road improvements falls below the requisite two-thirds of the abutting parcels, the road improvements project shall cease. The road improvements project may be recommenced with the addition to the original request for road improvements of an owner of a parcel abutting the road improvements project; provided, however, that such addition must be made no later than 20 days after the road improvements project ceased, and the additional owner must be associated with a parcel not included in the original request for road improvements.

(Ord. No. 13-10, § 1, 5-14-13)

Sec. 16-29. - Notice to public; first public hearing; resolution.

Prior to the public hearing to consider a request for road improvements, the Board shall publish a notice, at least once, in a newspaper of general circulation in the county, stating that at a regular meeting of the Board on a date and time certain, to be held at least 20 days after the date of first publication, the Board will conduct a public hearing to hear all interested persons on the requested road improvements.

The notice shall further state in general terms a description of the proposed road improvements, and the location thereof, the initial cost estimate thereof, a description of the abutting parcels against which a special assessment is proposed to be made, and a statement that a donation of real property from the owners of such abutting parcels may be necessary for the county to acquire the right-of-way needed to complete the road improvements. A copy of the notice shall be mailed by certified mail to the record owners of such abutting parcels at the address shown on the most recent county property appraiser's ad valorem tax assessment roll, such notice to be mailed at least 20 days prior to the public hearing.

At the time designated in the notice, the Board shall hear all interested persons, and may then or thereafter reject the request for road improvements or, by resolution, approve all or any part of the

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requested road improvements and direct that a pending special assessment lien be imposed upon each of the abutting parcels that derive a special benefit from the requested road improvements.

The resolution shall contain the name of each owner of each parcel upon which the pending special assessment lien is imposed, along with a description of each such parcel. Such resolution shall also contain Board direction that prohibits the road improvements from being commenced until the donations of all needed right-of-way have been obtained, and further that, if such donations cannot be obtained within 180 days after the documentation identifying the needed right-of-way is provided to county staff, the road improvements project shall be terminated. The burden shall be on the owner, at the owner's expense, to provide good and marketable title to the needed right-of-way including, but not limited to, curing any material defects deemed by the county to be unacceptable. The 180-day deadline for obtaining such donations may be extended for good cause at the discretion of the county administrator.

An executed copy of such resolution shall, no later than ten days after its adoption, be recorded in the official records of the county in a manner that will allow the discovery of the resolution through a search of any of the owners' names contained therein. Upon such recordation, the resolution shall thereafter constitute a pending special assessment lien on each such parcel contained therein. The failure to timely record the resolution shall not be deemed to invalidate such resolution.

(Ord. No. 13-10, § 1, 5-14-13)

Sec. 16-30. - Significant cost increase; special assessment roll; second public hearing; resolution.

If, at any time prior to commencing construction of the road improvements, the initial cost estimate for the road improvements increases by more than 15 percent, the road improvements project shall thereafter cease upon the delivery to the designated owners' representative, in person or by certified mail, of written notification of such increase. Any recommencement of such road improvements project shall require the receipt by county staff of a new request for road improvements from the owners of not less than two-thirds of the parcels abutting such road improvements. Such new request for road improvements shall be delivered to county staff no later than 30 days after the road improvements project ceases, and shall thereafter be presented to the Board for reconsideration on the general business agenda during a regular meeting of the Board. At least 20 days prior to such reconsideration by the Board, a letter shall be mailed by regular mail to the record owners of the parcels against which a pending special assessment lien was imposed at the address shown on the most recent county property appraiser's ad valorem tax assessment roll, notifying such owners of the increased cost estimate for the road improvements project and that at a regular meeting of the Board, on the date and time to be provided in such letter, the Board will hear all interested persons on the reconsideration of the requested road improvements project. At such designated date and time, after hearing all interested persons, the Board may, by resolution, authorize the recommencement of the project by approving the new request for road improvements, reject the new request for road improvements and terminate the project, or take such other action it deems appropriate.

Within such time as the Board may determine following the completion of the road improvements and the determination of the total cost thereof, county staff shall prepare a special assessment roll containing the parcel descriptions, the amount of the special benefit to each parcel, and the amount of the special assessment to be imposed against each parcel abutting such road improvements or otherwise deriving a special benefit therefrom. In addition, if such special assessment is to be paid in installments, the special assessment roll shall contain the number of annual installments into which the special assessment is to be divided.

Upon completion of the special assessment roll, the Board shall publish a notice, at least once, in a newspaper of general circulation in the county, stating that such special assessment roll has been completed and is on file and open to public inspection, and that at a regular meeting of the Board on a date and time certain, to be held at least 20 days after the date of first publication, the Board will conduct a public hearing to hear all interested persons on the proposed special assessments.

Such notice shall further state in brief and general terms a description of the road improvements and the location thereof. A copy of the notice shall be mailed by certified mail to the record owners of such parcels at the address shown on the most recent county property appraiser's ad valorem tax assessment roll, such notice to be mailed at least 20 days prior to the public hearing.

At such public hearing or at a definite time thereafter announced at such hearing, the Board shall hear all interested persons, and may then or thereafter annul, sustain or modify, in whole or in part, the special assessment roll according to the Board's determination of the special benefits derived by each parcel from such road improvements.

The Board may apportion the costs of such road improvements as a special assessment based on the front or square footage of each parcel or on an alternative methodology, provided the amount of the special assessment for each parcel is not in excess of the proportional special benefits as compared to the special assessments on the other parcels contained in such special assessment roll.

Upon the Board's acceptance and approval of the special assessment roll, it shall adopt a resolution which establishes the amount of the special assessment liens against those parcels contained in the approved special assessment roll, and which authorizes the issuance of special assessment lien certificates as hereinafter provided.

Such resolution shall include the name of each owner of each parcel subject to the special assessment lien, along with a description of the parcel and the amount of the special assessment lien, as set forth in the approved special assessment roll. It shall also state that all such special assessment liens shall become due and payable at the office of the county tax collector on a date as determined by the Board, which date shall not be before 30 days after the recording of such resolution in the official records of the county, and that the amount not paid within such period shall become payable in equal annual installments for a period of years, and at a rate of interest, as determined by the Board; provided, however, that any special assessment lien becoming so payable in installments may be paid at any time together with any accrued interest. Such resolution shall also state that such special assessment liens are subject to modification in accordance with the provisions of this article.

An executed copy of such resolution shall, no later than ten days after its adoption, be recorded in the official records of the county in a manner that will allow the discovery of the resolution through a search of any of the owners' names contained therein. Upon such recordation, the resolution shall thereafter constitute a special assessment lien on each such parcel contained therein, which lien shall supersede, cancel, and replace the pending special assessment lien imposed pursuant to section 16-29 of this article.

(Ord. No. 13-10, § 1, 5-14-13)

Sec. 16-31. - Collection; uniform method for the levy, collection, and enforcement of non-ad valorem assessments.

The collection of any special assessments imposed pursuant to this article shall be accomplished by the uniform method for the levy, collection, and enforcement of non-ad valorem assessments, as set forth in F.S. § 197.3632, or as such Section may hereinafter be amended. This section shall not be deemed to prohibit the Board from ordering, by resolution, an alternative method for the collection of special assessments.

(Ord. No. 13-10, § 1, 5-14-13)

Sec. 16-32. - Lien for preliminary costs when road improvements not constructed.

If for any reason, prior to adopting the resolution establishing the amount of the special assessment liens pursuant to section 16-30 of this article including, but not limited to, the Board's annulment of a special assessment roll or the failure to obtain the donations of all needed right-of-way, it is determined that the road improvements will not be constructed, the incidental costs associated with the road improvements project, including but not limited to preliminary and other surveys, preparation of plans, specifications, and estimates, printing and publishing of notice and proceedings, authorization of special assessment lien certificates, legal services, engineering services, right-of-way transaction and closing fees, and any other expenses necessary or proper in connection therewith, may be imposed as a special assessment against the parcels contained in the resolution that ordered such road improvements to proceed as requested. The imposition of such special assessments shall be subject to, and shall satisfy, the same requirements and conditions as set forth in sections 16-29 through 16-30 of this article with regard to special assessments for road improvements, and the special assessment liens created thereby shall be of the same nature as set forth in section 16-34 of this article.

(Ord. No. 13-10, § 1, 5-14-13)

Sec. 16-33. - Donation of right-of-way; costs of acquisition.

If, to construct the requested road improvements, it is necessary to acquire right-of-way such acquisition shall be by donation to the county. Upon preparation of the special assessment roll, county staff shall include in the total costs for the road improvements any and all incidental costs incurred by the county to complete such donation of right-of-way, including but not limited to the costs for title insurance, documentary stamp tax, recording, miscellaneous closing fees, and any attorney's fees and court costs for quieting title to such right-of-way.

(Ord. No. 13-10, § 1, 5-14-13)

Sec. 16-34. - Nature of special assessment liens.

All special assessments imposed under the provisions of this article shall constitute liens upon the parcels contained in the resolutions imposing such special assessments from the date of the recordation of such resolutions in the official records of the county, and shall be of the same nature and to the same extent as liens for general county taxes, and shall be collectible in the same manner with the same fees, interest and penalties for default in payment, and under the same provisions as to sale and forfeiture as apply to general county taxes. If the Board, by resolution, decides to not use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments, an alternative method for collection of special assessment liens, with such interest and penalties and with a reasonable attorney's fee, may also be by suit for foreclosure, and it shall not be unlawful to join in any such suit for foreclosure any one or more parcels, by whomsoever owned, upon which such special assessment liens are delinquent, if imposed for road improvements made under the provisions of this article.

In such instances when the Board, by resolution, decides to not use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments, the failure to pay any installment of principal or interest of any special assessment lien when such installment becomes due shall, without notice or other proceedings, cause all installments of principal remaining to be forthwith due and payable with interest due thereon at the date of default; but if, before the sale of the parcel for delinquent special assessment lien payments, the amount of such delinquency is paid, together with all penalties, interest, costs and attorney's fees, any further installments of principal shall cease to become due and payable and shall be due and payable at the times at which the same would be due if no such default had occurred.

(Ord. No. 13-10, § 1, 5-14-13)

Sec. 16-35. - Sale of special assessment liens certificates.

For the purpose of financing any of the road improvements authorized under the provisions of this article, the Board may sell any or all of the special assessment liens imposed against the parcels deriving a special benefit from such road improvements. Such special assessment liens shall be evidenced by special assessment lien certificates signed by the Chairman of the Board and attested to by its clerk or deputy clerk. The clerk, as directed by the Board, may sell, dispose of or assign any such certificate to any person offering to buy same; such sale, however, is to be made at not less than par of the principal of such certificate or certificates remaining then unpaid, together with accrued interest accumulated and computed to the date of sale or assignment. All payments on such special assessment lien certificates shall be made directly to the county and the responsibility for enforcement of such liens may be that of the holder of the certificate or that of the Board in the manner provided herein, as determined by resolution of the Board. The holders of such special assessment lien certificates may sue in their own name or on behalf of the county to enforce such liens. Nothing in this article shall be deemed to prohibit the Board from appointing an officer of the county to serve as paying agent and/or registrar with respect to any special assessment lien certificates issued pursuant hereto.

(Ord. No. 13-10, § 1, 5-14-13)

Sec. 16-36. - Labor and loans.

The Board may furnish the services, labor, material and equipment necessary for the road improvements to be made, or it may contract therefor with private parties. The Board may pay out of its general funds or out of any special fund that may be provided for that purpose such portion of the cost of any road improvements as it may deem proper. The Board is authorized to borrow from any available source such sums of money as are necessary to defray the entire cost of such road improvements; provided, however, the only security for such loan shall be the assignment of the special assessment lien certificates to be issued for such road improvements.

(Ord. No. 13-10, § 1, 5-14-13)

Sec. 16-37. - Error on special assessment roll.

In case of any omission, error or mistake in the special assessment roll, imposing special assessment liens, or in issuing special assessment lien certificates, the Board may, at any time, correct such omission, error or mistake by resolution, upon its own motion, provided such correction does not impose a greater special assessment lien on any such parcel. Any correction which increases any special assessment lien on any parcel or which adds any special assessment lien on any additional parcels shall, in the absence of written consent by the owners of the parcels involved in such correction, be made only by reaccomplishing each and every procedural requirement of this article subsequent to the occurrence of such omission, error or mistake. Such procedure shall be required with regard only to those parcels for which a special assessment lien is increased or initially established.

(Ord. No. 13-10, § 1, 5-14-13)

Secs. 16-38—16-55. - Reserved.

APPENDIX - QUALIFICATIONS OF THE ANALYSTS

Qualifications of BARRY A. DISKIN

EDUCATION

- B.A. Economics, Georgia State University, 1971
- M.B.A. Finance, Georgia State University, 1974
- Ph.D. Land Economics & Real Estate, Georgia State University, 1982
Dissertation topic: "The Condominium Conversion Process: A Study of Market Characteristics, Physical Factors, and Locational Attributes Contributing to the Rate of Tenant Absorption"

PROFESSIONAL EXPERIENCE—Employment

- September 1980-May 2015:* College of Business, Florida State University
Member of the Real Estate faculty (final rank: Professor)
- August 1991–August 1993:* College of Business, Florida State University
Chairman of the Faculty
- August 1984–1997:* Real Estate Research Center, Florida State University
Director
- September 1985-Present:* Principal in the firm, Diskin Property Research
- January 2015-Present:* Board Member and Chair – Audit and Tax Compliance Committee of the National Stormwater Trust
- December 2016-Present:* Member of the teaching faculty of the Appraisal Institute

PROFESSIONAL HONORS AND ACTIVITIES

- Professor Emeritus in the College of Business, Florida State University (Fall 2015-Present)
- The Ernst & Young Inclusive Excellence Award for Accounting and Business School Faculty 2009 Honors
- Francis J. Nardozza Scholar, College of Business, Florida State University, 2007-2015
- University Teaching Award, Florida State University, 2000
- Teacher Incentive Award, Florida State University, 1994
- Real Estate Issues* (Journal of the Counselors of Real Estate), Member of the Editorial Board
- Journal of Financial Services*, Member of Editorial Board, 1995–2007
- Journal of Real Estate Literature*, Member of the Editorial Board 1996–1998
- Postdoctoral Award, Homer Hoyt Institute, 1985
- First Place, National Dissertation Competition, American Real Estate and Urban Economics Association, 1982
- Omicron Delta Epsilon (Honor Society in Economics)
- Beta Gamma Sigma (Honor Society in Business)

AFFILIATIONS

- American Real Estate and Urban Economics Association
- American Real Estate Society
- Appraisal Institute
- Counselors of Real Estate
- Real Estate Counselors Group of America (Shareholder)
- National Association of Realtors

LICENSES AND CERTIFICATIONS

MAI—Member of the Appraisal Institute
AI-GRS—Appraisal Institute General Review Specialist
CRE—Counselor of Real Estate
Florida Real Estate Broker's License
Florida State-Certified General Real Estate Appraiser—RZ270
Georgia Certified Real Estate Appraiser—002369
School of Mortgage Banking, Mortgage Bankers Association of America

PROFESSIONAL PUBLICATIONS, PRESENTATIONS, AND RESEARCH GRANTS — Partial Listing

- "Watch Your Real Estate Language," With Jack P. Friedman and Jack C. Harris, *Real Estate Issues*, Volume 39, Number 1, 2014
- "Advertising and Promotion of Expert Services," With Jack P. Friedman and Nicholas Ordway, *Real Estate Issues*, Volume 38, Number 1, 2013.
- Real Estate Handbook*. Eighth edition. With Jack P. Friedman and Jack C. Harris. Hauppauge, NY: Barron's Educational Series, 2013.
- "Marketing Yourself as an Expert Witness," With Jack P. Friedman and Nicholas Ordway, *Right of Way*, July/August 2013.
- "Valuing Commercial Properties by Brand," Presentation before the Florida United Tax Managers Association (FUTMA), May 23, 2012.
- "The Effect of Natural Gas Pipelines on Residential Value," With Jack P. Friedman, Spero C. Peppas, and Stephanie R. Peppas, *Right of Way*, January/February 2011.
- Real Estate Handbook*. Seventh edition. With Jack P. Friedman and Jack C. Harris. Hauppauge, NY: Barron's Educational Series, 2009.
- "A Better Understanding of Appraisals and Appraisers – Part 1," With Jack P. Friedman. *CPA Wealth Builder*, October 2008
- "Nuclear Waste Disposal: A Taxing Real Estate Issue." With Jack P. Friedman. *Real Estate Issues*, Summer 2006.
- "Taxation of 'Branding' Leasehold Improvements." With Jack P. Friedman. *Property Tax Alert*, March 2006.
- "Inventory Valuation," With Jack P. Friedman. *Property Tax Alert*, September 2006.
- "A Survey of Practices for the Assessment of Nuclear Waste in Dry Storage," *Journal of Property Tax Assessment and Administration*, Volume 2, Issue 3, 2005. With Jack P. Friedman
- Real Estate Handbook*. Sixth edition. With Jack P. Friedman and Jack C. Harris. Hauppauge, NY: Barron's Educational Series, 2005.
- "Questioning the Property Tax Division's Ratio Studies." With Jack P. Friedman and George Kimeldorf. Paper presented at Texas Association of Property Tax Professionals 16th Annual Conference, September 2003.
- "Questioning the Property Tax Division of the State Comptroller's Office: Do Appraisals Adequately Represent Sales?" With Jack P. Friedman and George Kimeldorf. *Assessment Journal*, Spring 2003.
- "A Corridor Within a Corridor: A Case Study of Fiber Optics Corridor Valuation." With Liz W. Citron. *Journal of Property Valuation and Taxation*, Fall 2002.

- "Some Issues in the Appraisal of Public Utility Property for Ad Valorem Tax Purposes." With Jack P. Friedman. *Journal of Property Valuation and Taxation*, Fall 2001.
- "Codes of Ethics in Business: An Attitudinal Snapshot of Millennial Professionals." With Spero C. Peppas. *International Journal of Business Disciplines*, Summer 2001.
- "Fully Depreciated Assets in the Appraisal of Public Utility Property for Ad Valorem Tax Purposes." With Jack P. Friedman. *Journal of Property Tax Management*, Winter 2001.
- "College Courses in Ethics: Do They Really Make a Difference?" With Spero C. Peppas, World Association for Case Method Research and Application. Paper presented at International Conference in Creative Teaching, January 2001
- "College Courses in Ethics: Do They Really Make a Difference?" With Spero C. Peppas. *The International Journal of Educational Management*, Volume 15, Numbers 6 and 7 (2001).
- "Public Utility Property Ad Valorem Taxation: Regulatory Formulas Prevail over Economics." With Jack P. Friedman. *Journal of Property Tax Management*, Fall 2000.
- "A New Guide for Home Buyers." With Professor H. Glenn Boggs. Grant from the Florida Real Estate Commission Education Trust Fund. The project was completed in July 2000.
- "Use of the Income Approach for Valuation of Agricultural Lands." Presentation to the American Law Institute/American Bar Association, January 6, 2000, San Francisco, California.
- "Ethical Perspectives: Are Future Marketers Any Different?" With Spero C. Peppas. *Teaching Business Ethics*, February 2000.
- Presentation to the American Law Institute/American Bar Association meeting in Tampa, Florida, on October 28, 1999. My paper was on the influence of the Internet on the appraisal process.
- "Predisposition Toward Moral Hazard: The Case for Real Estate." With Spero C. Peppas, *The Ethics and Critical Thinking Journal*, March 1999.
- "Advances in Private Property Protection Rights: States in the Vanguard." With Frank Vickory. *American Business Law Journal*, Volume 34, Number 4 (Summer 1997).
- Testimony before the Mobile Home Study Commission of the Florida Legislature on October 11, 1996. My purpose was to explain the concept of Neighborhood Effect to the legislators and commissioners.
- Presentation to the Eminent Domain Committee of the Florida Bar Association in July 1996, Orlando. My topic was "The Significance of the Appropriate Unit of Comparison in Condemnation Suits."
- Presentation for the Conflict Resolution Consortium of The Florida State University College of Law. I taught the land economics unit to the participants of the seminar on the new Private Property Protection Rights law. To date I have made this presentation three times, including August 1995, December 1995, and September 1996.
- "Property Tax Inequities: An Examination of Major Florida Metropolitan Areas." With Stacy Sirmans. A study sponsored by The Education and Research Foundation of The Florida Real Estate Commission, November 1993.
- "Vertical Inequity in the Taxation of Real Property." With Stacy Sirmans. *National Tax Journal*, March 1995.
- "The Effect of Anchor Tenant Loss on Shopping Center Rents." With Dean Gatzlaff and Stacy Sirmans. *The Journal of Real Estate Research*, Volume 9, Number 1 (1994): 99–110.

- "An Examination of the Earnings of Real Estate Appraisers." With Dean Gatzlaff. *The Journal of Real Estate Research*, Volume 9, Number 1 (1994): 507-524.
- "Tenant Loss and Shopping Center Rents." With G. Stacy Sirmans and Dean Gatzlaff. In *Megatrends in Shopping Centers*, ed. John D. Benjamin. 1995
- "The Impact of Ground Subsidence (Sinkholes) on Real Property Values." With Dean Gatzlaff, Patrick Maroney, Ann Butler, Claude Lilly, Richard Corbett, and Kevin Eastman. A study conducted for the Florida Department of Insurance funded by the Florida Legislature, December 1992.
- "Insurance Agent Computer Usage," With Steven M. Cassidy. *The CPCU Journal*, Volume 44, Number 2 (1991): 108-113.
- "The Influence of Hazardous Materials on the Insurance Industry." With Steven M. Cassidy and Patrick Maroney. Paper presented at the annual meeting of the American Risk and Insurance Association, August 1991, San Diego, California.
- "Lender Perceptions of Value Influences of Asbestos Contamination in Income-Producing Buildings." With Joel B. Haynes and Michael A. McElveen. *Assessment Digest*, November/December 1990.
- "Valuation of Anchor Department Stores." With Michael A. McElveen. *Assessment Digest*, September/October 1990.
- "Valuation of Anchor Department Stores." With Michael A. McElveen. Paper presented before the annual meeting of the International Association of Assessment Officers (IAAO) in Fort Worth, Texas, September 1989, and at the meeting of the Shopping Center Assessment Network in Milwaukee in March 1990.
- "Identifying Sources of Bias in Appraisal Values of Properties Held in Pooled Real Estate Funds." With Stuart Fletcher. Paper presented at the annual meeting of the American Real Estate Society in Lake Tahoe, Nevada, March 29, 1990.
- "Manufactured Housing: An Alternative to Site-Built Homes." With Karen Lahey and Michael Lahey. *The Real Estate Appraiser and Analyst*, Winter 1989.
- "Portfolio Allocations for Apartment Owners." With Karen Lahey and Michael Lahey. *The Journal of Real Estate Appraisal and Economics*, Fall 1989.
- "Student Perceptions of Real Estate Investment." With Steven A. Cassidy. *The Journal of Real Estate Appraisal and Economics*, Spring 1990.
- "Multi-family Housing Bonds: A Primer." With Margaret M. Joslin, Esq., and Joel B. Haynes. *Real Estate Review*, Summer 1988.
- "Tort Reform and Real Estate Professionals." With Patrick F. Maroney and Harold P. Tuttle. *The Appraisal Journal*, October 1988.
- "Tax-Exempt Bonds and Residential Rental Property after the Tax Reform Act of 1986." With Margaret M. Joslin, Esq., and Joel B. Haynes. *Journal of Real Estate Finance*, Winter 1988.
- "Tax-Exempt Multi-family Housing Bonds." With Margaret M. Joslin, Esq., and Joel B. Haynes. *Real Estate Accounting and Taxation*, Winter 1988.
- "Computer Acceptance and Implementation by Professional Appraisers." With Karen E. Lahey and V. Michael Lahey. *The Appraisal Review*, 34 (October 1987).
- "Professional Appraisers' Use of Computer Technology." With V. Michael Lahey and Karen E. Lahey. *The Appraisal Journal*, April 1988.
- "Appraisers' Perspectives on Industry Regulation: Is It Time?" With Patrick Maroney and Frank Vickory. *The Appraisal Journal*, July 1987.

- "The Relationship between Educational Achievement and Violations of the Florida Real Estate License Law." With Patrick F. Maroney. Paper presented at the national meeting of the National Association of Real Estate Educators, May 21, 1987, Chicago, Illinois.
- "Computer Usage by Real Estate Appraisers." With V. Michael Lahey and Karen E. Lahey. Paper presented at the national meeting of the American Real Estate Society, April 1987, Orlando, Florida.
- "The Need to Regulate Real Estate Appraisers." With Patrick Maroney and Frank Vickory. *The Real Estate Appraiser and Analyst*, Summer 1986.
- "The Need for Regulation of Appraisers." With Patrick Maroney and Frank Vickory. Paper presented at the annual meeting of the Southwest Pacific Business Law Conference, April 1986, Los Angeles, California.
- "Space Rental Perceptions and Problems in Mobile Home Parks: The Florida Experience." With Joel B. Haynes. *The Appraisal Journal*, October, 1985.
- "Is the Appraiser to Blame?" With Dennis Tosh. *Real Estate Appraiser and Analyst*, June 1985.
- "The Use of Computer Technology by Members of the Appraisal Profession." With James R. DeLisle. *Appraisal Journal*, April 1985. This study was funded partially by the American Institute of Real Estate Appraisers.
- "Application of Logit Analysis to the Determination of Tenant Absorption in Condominium Conversion." With Armen Tashchian. *Journal of the American Real Estate and Urban Economics Association*, Summer 1984.
- "Satellite Teleconferencing: A Revolutionary Communications System for Businesses." With Ellen Thrower. *Business*, Summer 1984.
- "Lender Reaction to Proposed Rent Control Legislation in Florida Mobile Home Parks." With Joel B. Haynes. *Journal of Property Management*, January 1984.
- "Condominium Conversion: Factors Leading to High Pre-sale Rates." With Joseph Rabianski. *The Real Estate Securities Journal*, 5, no. 3 (1984).
- "The Impact of Condominium Conversion on the Rental Market of Metropolitan Atlanta, Georgia." With Joseph Rabianski. Contract Study for the United States Department of Housing and Urban Development (July 1982).

PROFESSIONAL EXPERIENCE—Selected Assignments

March 2016: Appraisals for Relocation Project for Florida Gas Transmission – Broward and Miami-Dade Counties. FGT asked to move natural gas pipeline out of the right-of-way of the Florida Turnpike

March 2016–Present: Appraisal for Property Tax Challenge for Universal Studios

May-July 2016: Review for case involving the effect of mercaptan on property value for Florida Gas Transmission and Southern Natural Gas.

January 2014–Present: Three-county assignment for Florida Southeast Connection. The project involves natural gas pipeline routing and the subsequent taking of easements across Osceola, Polk, and Okeechobee Counties.

February 2015–May 2016: Appraisal services to Nestle Waters of America for a property tax challenge at its water-bottling plant in Madison County, Florida.

Spring 2012–Fall 2013: Contract with Florida Power and Light to analyze and testify before the Florida Division of Administrative Hearings concerning the effect of high voltage transmission lines on property values.

Summer 2013–Winter 2014: Appraised nuclear power plant and accompanying corridors for Duke Energy at its facility in Crystal River, Florida.

Winter 2013–September 2014: Analysis and appraisal for the Town of Ponce Inlet in an eminent domain lawsuit following a remand by the 5th DCA of Florida.

September 2011–2012: Under contract with FDIC to review various appraisals and reviews for potential litigation involving the mortgage crisis.

January 2011–2012: Appraisal services and testifying to defend property tax challenge on various fractured condominiums in Florida.

September 2010–2012: Under Contract with Florida Gas Transmission Company to appraise easements for right-of-way across a sixty-parcel project in Miami-Dade County.

October 2008–May 2012: Under contract to review the methods employed by various County Property Appraisers involving property tax challenges for a major chain drugstore.

January 2008–2014: Contract with Florida Gas Transmission Company to appraise easements for right-of-way across 15 counties in the Florida Panhandle.

August 2004–September 2006: Appraisal services to Dollar General Corporation for a property tax challenge at its distribution center in Alachua County, Florida.

May 2006–2009: Market analysis for Transwestern Pipeline in three Arizona counties. The analysis concerns 260 miles of pipeline. Construction began in 2007.

July 2005–Spring 2006: Appraisal services to Nestle Waters of America for a property tax challenge at its water-bottling plant in Madison County, Florida.

Spring 2001–October 2004: Consultant and appraiser for Florida Power and Light. Provided testimony and/or research for tax assessment challenge in Okeechobee County, Florida.

SAMPLE of SIGNIFICANT ASSIGNMENTS

Summer 2013–Winter 2014: Appraised nuclear/coal power plant and accompanying corridors for Duke Energy at its facility in Crystal River, Florida.

December 2003–February 2005: Appraisal services to Maine Yankee Atomic Power Company for a property tax challenge at its decommissioned nuclear power plant in Wiscasset, Maine.

Summer 2001–Summer 2002: Consultant to Florida Department of Revenue. Assisted in rewriting guidelines for elected property appraisers in Florida.

November 1999–June 2001: Analysis of over 700 miles of fiber optic easements in a class action lawsuit. Represented a class of 8,000 people.

February 1999–November 1999: Valuation of Miami Circle. This case achieved national attention because of the discovery of Tequesta Indian artifacts. I assisted in the eventual settlement of the dispute, which involved Governor Bush and his staff.

QUALIFICATIONS OF Robert M. Kissel, MAI

Professional License

Florida Real Estate Appraisal
State-Certified General Real Estate Appraiser - RZ2479
Licensure Date - June 24, 2000

Professional Affiliations

Appraisal Institute – MAI Designation - Member Number 12306
Designation Date - April 21, 2005

Member of the Appraisal Institute's Florida Gulf Coast Chapter
Past President - Northwest Florida Chapter 2008

International Right-of-Way Association – Past Member Number 8358
Right-of-Way/Appraisal Certified (R/W-AC) Designation – July 2002
International Right-of-Way Association Chapter 77 – Education Chairman 2001-2003

Professional Experience

Appraisal Consultant, Diskin Property Research – February 1997- Present
Property Manager/Leasing Agent – Ross Realty Group – May 1996 – January 1997
Property Manager – Trammell Crow Company – March 1995 – April 1996
Gadsden County Property Appraiser's Office – November 1993 – February 1995

Education

Bachelor of Science Degree in Business/Real Estate, Florida State University - May 1993

Continuing Education

The continuing education requirement for my State of Florida real estate appraiser's license is current. Requirements include 30 hours of classroom education every two years.
I am current on the continuing education program of the Appraisal Institute.

Appraisal Institute - Fulfilled MAI Designation Requirements

Appraisal Institute Course - 510 Advanced Income Capitalization - 40 hours
Appraisal Institute Course - 520 Highest and Best Use and Market Analysis - 40 hours
Appraisal Institute Course - 530 Advanced Sales Comparison & Cost Approaches - 40 hours
Appraisal Institute Course - 540 Report Writing and Valuation Analysis - 40 hours
Appraisal Institute Course - 550 Advanced Applications - 40 hours

Passed a four-module, 16-hour comprehensive exam

Submitted over 4,500 hours of appraisal experience for review by the Appraisal Institute.
Passed the experience review and interview by the Appraisal Institute.

Passed a review of a demonstration appraisal report.

Appraising/Consulting Expertise – Selected Examples

September 2017 - Appraised two parcels for the East Flagler Mosquito Control District in Flagler County, Florida.

May 2017 - Assisted in the preparation of a special assessment analysis for a residential subdivision on behalf of the Leon County Board of County Commissioners.

March 2017 - May 2017 - Assisted in the preparation of a databook and appraisals for Florida Power & Light in St. Johns County, Florida.

November 2016 - Assisted in the preparation of a databook and appraisals for Florida Power & Light in Baker County, Florida.

June 2016 – Present – Assisted in a property tax challenge on behalf of Universal Studios in Orange County, Florida.

April 2016 - Appraised a commercial and residential parcel for the City of Tallahassee for a future road expansion in Leon County, Florida.

August - October 2015 - Assisted in the review of 125 appraisals for the Sabal Trail natural gas pipeline project in north Florida.

January 2014 – 2016 – Assisted in a five-county assignment for Florida Southeast Connection. The project involved a databook and appraisals concerning natural gas pipeline routing and the subsequent taking of easements.

Summer 2013 – Spring 2014 – Assisted in the preparation of a databook and appraisals for Duke Energy at its facility in Crystal River, Florida.

July 2013 – Present – Assisted with appraisals of multiple parcels involving the Lonnblad Road Widening Project for the City of Tallahassee.

Winter 2013 – Present – Assisted in the analysis and appraisal of property for the Town of Ponce Inlet involving an eminent domain lawsuit.

October 2011 – 2012 – Assisted in the valuation of seven parcels in Miami-Dade County, Florida, for a Florida Gas Transmission Company natural-gas pipeline project.

October 2010 – 2012 – Assisted in the valuation of 60 parcels in Miami-Dade County, Florida, for a Florida Gas Transmission Company natural-gas pipeline project.

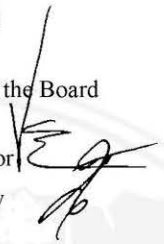

July 2010 – 2012 - Assisted in the valuation of 25 parcels in Alachua County, Florida, for a Florida Gas Transmission Company natural-gas pipeline project.

January 2008 - 2013 – Assisting in the valuation of 1,200 parcels in Escambia, Okaloosa, Santa Rosa, Walton, Washington, Bay, Jackson, Liberty, Gadsden, Leon, Jefferson, Madison, Taylor, and Lafayette Counties for the proposed Phase VIII Expansion Project by Florida Gas Transmission Company.

Leon County
Board of County Commissioners
Cover Sheet for Agenda #23

May 14, 2013

To: Honorable Chairman and Members of the Board

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

Title: First and Only Public Hearing to Consider a Proposed Ordinance Amending the Leon County Code of Laws at Chapter 16, Article II, Regarding Improvements to Streets , Roads and Public Ways; Chapter 18, Article II, Division 2, Regarding Improvements to Water and Sewage Disposal Systems; and Chapter 18, Article IV, Division 2, Regarding Improvements to Stormwater Control and Drainage Systems

County Administrator Review and Approval	Vincent S. Long, County Administrator
County Attorney Review and Approval:	Herbert W.A. Thiele, County Attorney
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Tony Park, P.E., Director of Public Works & Community Development Kathy Burke, P.E., Director of Engineering Services Tom Brantley, P.E., Director of Facilities Management
Lead Staff/ Project Team:	Graham Stewart, Real Estate Manager Mitzi McGhin, Real Estate Specialist Kimberly Wood, P.E., Chief of Engineering Coordination Jim Pilcher, PSM, Chief of ROW and Survey Daniel J. Rigo, Assistant County Attorney

Fiscal Impact:

This item has no fiscal impact.

Staff Recommendation:

Option #1: Conduct public hearing and adopt the Proposed Ordinance amending the Leon County Code of Laws at Chapter 16, Article II, Regarding Improvements to Streets, Roads and Public Ways; Chapter 18, Article II, Division 2, Regarding Improvements to Water and Sewage Disposal Systems; and Chapter 18, Article IV, Division 2, Regarding Improvements to Stormwater Control and Drainage Systems (Attachment #1).

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Posted at 7:15 p.m. on May 6, 2013

Title: First and Only Public Hearing to Consider a Proposed Ordinance Amending the Leon County Code of Laws at Chapter 16, Article II, Regarding Improvements to Streets , Roads and Public Ways; Chapter 18, Article II, Division 2, Regarding Improvements to Water and Sewage Disposal Systems; and Chapter 18, Article IV, Division 2, Regarding Improvements to Stormwater Control and Drainage Systems
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Report and Discussion

Background:

This agenda item requests the Board to conduct a public hearing to consider a proposed Ordinance that would make amendments to the County's three capital improvement programs involving the imposition of special assessments. The three programs are contained in the Code of Laws and include the road improvements program, found in Chapter 16, and the water and sewer improvements program and stormwater and drainage programs, both found in Chapter 18. The programs have been referred to historically as the 2/3 Programs to reflect the requisite 2/3 of the affected owners needed in the initial petition, although it should be noted that the initial petition for the stormwater and drainage program requires only sixty percent of the affected owners.

The consideration of the amendments in the Proposed Ordinance originated from the Board's direction given at its January 18, 2011 Workshop regarding the County's 2/3 Program for road improvements and other related issues. As ratified on February 22, 2011, the Board directed that the 2/3 Program for road improvements be revised to require (i) that one hundred percent of all right-of-way needed for an improvements project be donated; and (ii) that if, prior to the commencement of construction, the original estimate of the special assessment amount increases by fifteen percent or more, the neighborhood representatives would have to resubmit a new petition from the requisite number of owners to be reconsidered by the Board before the road improvement project could proceed to construction.

At its April 23, 2013 regular meeting, in addition to requesting that this public hearing be scheduled, staff recommended to the Board that, even though the Board's direction involved changes to only the 2/3 Program for road improvements, the same changes should be made to the other 2/3 Programs for water and sewer improvements and for stormwater and drainage improvements. The same issues which led to the Board's decision to make changes to the road improvements 2/3 Program are also present in those other two special assessment improvements programs. By making similar changes to all three of the 2/3 Programs, they can be implemented with consistent procedures and will result in a greater efficiency from staff and less confusion among the general public seeking to utilize the programs. The Board accepted staff's recommendation and scheduled this public hearing to consider the Proposed Ordinance.

Analysis:

The Proposed Ordinance makes changes to all three of the 2/3 Programs to provide consistency of terms and phrasing between the programs and to allow them all to be implemented using the same procedures. As such, the changes described below are the same for each of the three 2/3 Programs included in the Proposed Ordinance. The primary amendments involve the addition of two requirements: (i) that one hundred percent of all right-of-way needed for an improvements project be donated; and (ii) that if, prior to the commencement of construction, the original estimate of the special assessment amount increases by fifteen percent or more, the neighborhood representatives would have to resubmit a new petition from the requisite number of owners to be reconsidered by the Board before the improvements project could proceed to construction.

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These amendments are described in more detail as follows.

Donation of Right-of-Way

The Proposed Ordinance establishes the requirement in each of the three 2/3 Programs that if, to construct the requested improvements, it is necessary to acquire right-of-way, such acquisition shall be by donation to the County. The Proposed Ordinance provides clarity with regard to the donation process with the addition of several provisions including the following:

- The term right-of-way has been defined as land in which the County owns the fee or has an easement devoted to or required for use in constructing and maintaining the improvements. This definition clarifies that any land required for constructing the improvements must be donated to the County regardless of whether it is a strip of road frontage needed to widen the existing road or an entire parcel needed for a stormwater management facility.
- The term donation has been defined as a conveyance by gift to the County of good and marketable title to real property or any interest therein. Such title shall be free from encumbrances and material defects, except those deemed by the County to be acceptable, shall be free from any doubt as to its validity, and shall make it reasonably certain that such title will not be called into question in the future so as to subject the County to litigation with regard thereto. This definition makes it clear that the County will require clear title to the donated property before it can accept it for construction of the improvements.
- The parcel owners' initial written request for improvements must contain a clear and plain statement that the parcel owners, by executing such request, acknowledge that the conveyance to the County of any right-of-way needed for the improvements shall be by donation. This requirement assures that the parcel owners are aware from the start of the process that there may be the need for a donation of right-of-way to the County.
- The improvements project is prohibited from commencing until the donations of all needed right-of-way have been obtained and, if such donations cannot be obtained within 180 days after the documentation identifying the needed right-of-way is provided to County staff, the improvements project shall be terminated. The burden shall be on the owner, at the owner's expense, to provide good and marketable title to the needed right-of-way including, but not limited to, curing any material defects deemed by the County to be unacceptable. The 180-day deadline for obtaining such donations may be extended for good cause at the discretion of the County Administrator.
- All incidental costs incurred by the County to complete the donations of right-of-way, including but not limited to the costs for title insurance, documentary stamp tax, recording, miscellaneous closing fees, and any attorney's fees and court costs for quieting title to such right-of-way, shall be included in the calculation for the total costs for the improvements project.

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- If the improvements project ceases due to the failure to obtain the donations of all the needed right-of-way, the incidental costs associated with the right-of-way transaction and closing fees may be imposed as a special assessment against the parcels contained in the resolution that ordered the improvements project to proceed as requested.

Significant Cost Increase

The Proposed Ordinance establishes the requirement in each of the three 2/3 Programs that if, at any time prior to commencing construction of the improvements project, the initial cost estimate for the improvements project increases by more than fifteen percent, the improvements project shall thereafter cease upon the delivery to the designated owners' representative, in person or by certified mail, of written notification of such increase. The Proposed Ordinance provides for the recommencement of the improvements project subject to the following conditions:

- Any recommencement of the improvements project shall require the receipt by County staff of a new request for improvements from no less than the requisite number of parcel owners required in the initial request.
- The new request shall be delivered to County staff no later than 30 days after the improvements project ceases, and shall thereafter be presented to the Board for reconsideration on the general business agenda during a regular meeting of the Board.
- At least 20 days prior to such reconsideration by the Board, a letter shall be mailed by regular mail to the record owners of the parcels against which a pending special assessment lien was imposed at the time the improvements project was initially approved by the Board, notifying such owners of the increased cost estimate for the improvements project and that at a regular meeting of the Board, on the date and time to be provided in such letter, the Board will hear all interested persons on the reconsideration of the requested improvements project.
- At such designated date and time, after hearing all interested persons, the Board may, by resolution, authorize the recommencement of the improvements project by approving the new request for improvements, reject the new request for improvements and terminate the project, or take such other action it deems appropriate.

Other Notable Changes

The Proposed Ordinance provides for other notable changes, as follows:

- It establishes the staff of the Real Estate Division as the department responsible for implementing the 2/3 Programs.
- It requires the improvements project to cease if, upon the withdrawal of an owner's name from the request for improvements, the number of owners on such request for improvements falls below the requisite number. However, the improvements project may be recommenced with the addition to the original request for improvements of an owner of a parcel abutting or served by the improvements project; provided, however, that such addition must be made no later than 20 days after the improvements project ceased, and the additional owner must be associated with a parcel not included in the original request for road improvements.

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Posted at 7:15 p.m. on May 6, 2013

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- It requires that the Board's resolutions imposing the special assessment liens be recorded in the official records of the County in a manner that will allow the discovery of the resolution through a search of any of the owners' names contained therein. This assures that the lien would be discovered in any owner title search associated with a future sale of the parcel.
- It clarifies that the collection of the special assessments imposed pursuant to the 2/3 Programs shall be by the Board's established manner of collection by the uniform method for the levy, collection, and enforcement of non-ad valorem assessments, as set forth in Section 197.3632, Florida Statutes. However, it also provides that there is no prohibition from the Board ordering, by resolution, an alternative method for the collection of special assessments.

The County Attorney's Office worked with staff from the Public Works Department and Real Estate Division to thoroughly review and revise the 2/3 Programs to accomplish the Board's directives with regard to the donation of right-of-way and the handling of significant cost increases. In addition, the three 2/3 Programs have been updated to provide for more clarification and to establish a consistency in the implementation of the three 2/3 Programs. For these reasons, staff recommends that the Board adopt the Proposed Ordinance.

Notice of this public hearing has been timely advertised pursuant to Section 125.66, Florida Statutes (Attachment #2).

Options:

1. Conduct public hearing and adopt the proposed Ordinance amending the Leon County Code of Laws at Chapter 16, Article II, Regarding Improvements to Streets, Roads and Public Ways; Chapter 18, Article II, Division 2, Regarding Improvements to Water and Sewage Disposal Systems; and Chapter 18, Article IV, Division 2, Regarding Improvements to Stormwater Control and Drainage Systems.
2. Conduct public hearing and do not adopt the proposed Ordinance.
3. Board direction.

Recommendation:

Option #1.

Attachments:

1. Proposed Ordinance
2. Notice of Public Hearing

1 assistance of special assessments imposed against those properties that derive a special benefit
2 from such improvements; and

3 WHEREAS, the Board has also recognized that it is equally important to keep the
4 amount of such special assessments at a reasonably affordable level by reducing the costs of such
5 improvements through any means available; and

6 WHEREAS, the Board has found that the costs of such improvements is significantly
7 increased when it is required to purchase the needed right-of-way from those property owners
8 who are unwilling to donate such right-of-way; and

9 WHEREAS, the costs of such improvements would be significantly reduced if all needed
10 right-of-way was required to be donated; and

11 WHEREAS, the Board has found that it is not uncommon for the final cost of such
12 improvements to significantly exceed the initial cost estimates, thereby resulting in special
13 assessment amounts that were higher than expected at the time when the Board initially
14 considered the proposed improvements; and

15 WHEREAS, in such instances when significant cost increases occur, it would be prudent
16 for the Board to require that it be given another opportunity to reconsider going forward with the
17 proposed improvements at such increased costs; and

18 WHEREAS, the Board desires to enact an ordinance amending the Leon County Code of
19 Laws at Chapter 16, Article II, regarding improvements to streets, roads, and public ways, at
20 Chapter 18, Article II, Division 2 regarding improvements to public water and sewage disposal
21 systems, and at Chapter 18, Article IV, Division 2 regarding improvements to stormwater control
22 and drainage improvements to provide for changes associated with the costs of making such
23 proposed improvements as recited hereinabove.

1 BE IT ORDAINED by the Board of County Commissioners of the County of Leon,
2 Florida, as follows, that:

3 **Section 1.** Article II, of Chapter 16 of the Code of Laws of Leon County, Florida, is hereby
4 amended to read as follows:

5 **Article II. Improvements to Roads**

6 **Sec. 16-26. – Definitions.**

7 The following words and phrases when used in this article shall have the
8 following meaning, except in those instances where the context clearly indicates a
9 different meaning:

10 Board shall mean the Board of County Commissioners of Leon County,
11 Florida.

12 County shall mean, as indicated by the context used, either Leon County,
13 Florida, as a geographic location, or Leon County, Florida, a charter county and
14 political subdivision of the state of Florida, as a legal entity.

15 County staff shall mean the staff employed by the county in the Real Estate
16 Division of the Department of Facilities Management.

17 Donation shall mean a conveyance by gift to the county of good and
18 marketable title to real property or any interest therein. Such title shall be free from
19 encumbrances and material defects, except those deemed by the county to be
20 acceptable, shall be free from any doubt as to its validity, and shall make it reasonably
21 certain that such title will not be called into question in the future so as to subject the
22 county to litigation with regard thereto.

1 Non-ad valorem assessment shall mean a special assessment which is not
2 based upon millage and which can become a lien against a homestead as permitted in
3 Section 4, Article X, Florida Constitution.

4 Owner shall mean any part owner, joint owner, tenant in common, tenant in
5 partnership, joint tenant, or tenant by the entirety, of the whole or a part of parcel.

6 Parcel shall mean any piece of real property in the unincorporated area of the
7 county that has a single parcel identification number assigned to it by the county
8 property appraiser; provided, however, that if such parcel identification number is
9 associated with multiple pieces of real property as depicted on the cadastral map
10 maintained by the county property appraiser, each one of such multiple pieces shall be
11 deemed to be a separate parcel unless otherwise determined by county staff.

12 Pending special assessment shall mean a special assessment in a pending
13 amount, with such amount to be determined by the Board in accordance with this
14 article, after the completion of the requested road improvements.

15 Request for road improvements shall mean a written request, in a form
16 approved by county staff, properly executed by the requisite number of parcel owners
17 requesting the Board to consider making road improvements abutting their parcels. A
18 request for road improvements shall provide the name and contact information of a
19 designated representative of such parcel owners, describe the proposed road
20 improvements, identify all of the parcels that abut the proposed road improvements,
21 and contain a clear and plain statement that the parcel owners, by executing such
22 request, acknowledge that the conveyance to the county of any right-of-way needed
23 for the road improvements shall be by donation.

1 Right-of-way shall mean land in which the county owns the fee or has an
2 easement devoted to or required for use in constructing and maintaining a road.

3 ~~Road shall mean any road, street or right of way which is open for vehicular~~
4 ~~traffic for use by the general travelling public regardless of the ownership of such road~~
5 ~~or right of way a privately-owned way open to travel by the public, including, but not~~
6 limited to, a street, highway, or alley. The term includes associated sidewalks, the
7 roadbed, the right-of-way, and all culverts, drains, sluices, ditches, water storage areas,
8 waterways, embankments, slopes, retaining walls, bridges, tunnels, and viaducts
9 necessary for the maintenance of travel. If such privately-owned way does not
10 directly connect to a publicly-maintained way, then the term road shall include any
11 connecting privately-owned way, or ways, leading to a connection with a publicly-
12 maintained way, as in the case of a private subdivision.

13 Road improvements shall mean any improvements to roads undertaken by the
14 Board including, but not limited to, paving, repaving, curbing, draining, retention,
15 detention or constructing sidewalks and bikewalks or any combination thereof.

16 Special assessment shall mean a levy upon a parcel abutting a road
17 improvements project to defray the cost thereof. A valid special assessment must
18 satisfy a two-prong test: (i) the parcel burdened by the special assessment must derive
19 a special benefit from the road improvements provided by such special assessment;
20 and (ii) the special assessment must be properly apportioned among the parcels
21 receiving such special benefit.

22 Special benefit shall mean the benefit derived by a parcel from an abutting road
23 improvements project. In evaluating whether a parcel has derived a special benefit, the

1 test is not whether such benefit derived by the abutting parcels is unique or is different
2 in type or degree from the benefit provided to the community as a whole; rather the
3 test is whether there is a logical relationship between the road improvements and the
4 benefit derived therefrom by the abutting parcels.

5 **Sec. 16-27. – Provisions cumulative.**

6 This article is declared to provide ~~an additional and a supplemental remedy in~~
7 ~~respect to the subject matter hereof~~ and alternative method of making local road
8 improvements in the unincorporated areas of the county and shall not operate to repeal
9 any existing law.

10 **Sec. 16-28. —~~Petition; generally~~ Request for road improvements; donation of right-**
11 **of-way.**

12 ~~Whenever~~ Upon receipt by county staff of a request for road improvements
13 from the owners of not less than two-thirds of the ~~owners of two-thirds of the property~~
14 parcels abutting on any road, or any continuous portion thereof, or any group of roads
15 ~~within the unincorporated area of the county, shall present to the Board of County~~
16 ~~Commissioners a petition signed by them requesting that their properties be especially~~
17 ~~benefitted by the acquisition of additional right-of-way or by such roads or drainage~~
18 ~~facilities being improved by paving, repaving, curbing, draining, retention, detention~~
19 ~~or constructing sidewalks and bikewalks or any combination thereof, the Board of~~
20 ~~County Commissioners shall consider such petition , and if the Board of County~~
21 ~~Commissioners determines that the properties will be especially benefitted to the~~
22 ~~extent of the liens for such special improvements as is hereinafter provided, it may~~
23 ~~approve the petition, order such special improvements to be made and assess liens~~

1 ~~equitably against the property abutting such roads or drainage facilities for the cost of~~
2 ~~such special improvements, together with all administrative and funding costs incurred~~
3 ~~in connection therewith, the Board shall, in accordance with requirements in this~~
4 ~~article, consider the request for road improvements at a public hearing during a regular~~
5 ~~meeting of the Board and consider the extent to which the abutting parcels would~~
6 ~~derive a special benefit from the requested road improvements.~~

7 The request for road improvements shall contain in a clear and plain statement
8 the requirement that any right-of-way needed for the road improvements shall be
9 conveyed to the county by donation.

10 If, upon the withdrawal of an owner's name from the request for road
11 improvements, the number of owners on such request for road improvements falls
12 below the requisite two-thirds of the abutting parcels, the road improvements project
13 shall cease. The road improvements project may be recommenced with the addition to
14 the original request for road improvements of an owner of a parcel abutting the road
15 improvements project; provided, however, that such addition must be made no later
16 than 20 days after the road improvements project ceased, and the additional owner
17 must be associated with a parcel not included in the original request for road
18 improvements.

19 **Sec. 16-29. – Notice to public; first public hearing; resolution.**

20 ~~Upon presentation of a petition under this article Prior to the public hearing to~~
21 ~~consider a request for road improvements, the Board of County Commissioners shall~~
22 ~~publish a notice, at least once, in a newspaper of general circulation in the county, a~~
23 ~~notice stating that at a regular meeting of the Board of County Commissioners on a~~

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1 ~~date and time certain day and hour~~, to be held at least ~~ten~~ 20 days after the date of first
2 publication, the Board of County Commissioners will conduct a public hearing to hear
3 all interested persons on the ~~special~~ requested road improvements ~~proposed in the~~
4 petition.

5 _____ The notice shall further state in general terms a description of the proposed
6 ~~special road~~ improvements, and the location thereof, the ~~estimated~~ initial cost estimate
7 thereof, ~~and the~~ a description of the property specially benefitted abutting parcels
8 against which ~~the~~ a special assessment is proposed to be made, and a statement that a
9 donation of real property from the owners of such abutting parcels may be necessary
10 for the county to acquire the right-of-way needed to complete the road improvements.
11 A copy of the notice shall be mailed by certified mail to the record ~~title holders~~ owners
12 of such ~~property~~ abutting parcels at the address shown on the most recent county
13 property appraiser's ad valorem tax assessment roll, such notice to be mailed at least
14 ~~14~~ 20 days prior to the public hearing.

15 _____ At the time designated in the notice, the Board of County Commissioners
16 shall hear all interested persons, and may then or thereafter reject the ~~petition~~, request
17 for road improvements or ~~order~~, by resolution, approve all or any part of the ~~special~~
18 requested road improvements ~~sought by such petition as hereinabove provided and the~~
19 ~~levy of the~~ direct that a pending special assessment lien be imposed upon the property
20 ~~specially benefitted~~ each of the abutting parcels that derive a special benefit from the
21 requested road improvements.

22 _____ The resolution shall contain the ~~description of the property name of each~~
23 owner of each parcel upon which the pending special assessment lien is imposed,

1 along with a description of each such parcel. Such resolution shall also contain Board
2 direction that prohibits the road improvements from being commenced until the
3 donations of all needed right-of-way have been obtained, and further that, if such
4 donations cannot be obtained within 180 days after the documentation identifying the
5 needed right-of-way is provided to county staff, the road improvements project shall
6 be terminated. The burden shall be on the owner, at the owner's expense, to provide
7 good and marketable title to the needed right-of-way including, but not limited to,
8 curing any material defects deemed by the county to be unacceptable. The 180-day
9 deadline for obtaining such donations may be extended for good cause at the
10 discretion of the county administrator.

11 An executed copy of such resolution shall, no later than ten days after its
12 adoption, be recorded in the official records of the county in a manner that will allow
13 the discovery of the resolution through a search of any of the owners' names contained
14 therein. Upon such recordation, the resolution shall thereafter constitute a pending
15 special assessment lien on each such parcel contained therein. The failure to timely
16 record the resolution shall not be deemed to invalidate such resolution.

17 **Sec. 16-30. – Significant cost increase; ~~S~~special assessment roll; second public**
18 **hearing; resolution.**

19 If, at any time prior to commencing construction of the road improvements, the
20 initial cost estimate for the road improvements increases by more than fifteen percent,
21 the road improvements project shall thereafter cease upon the delivery to the
22 designated owners' representative, in person or by certified mail, of written
23 notification of such increase. Any recommencement of such road improvements

1 project shall require the receipt by county staff of a new request for road
2 improvements from the owners of not less than two-thirds of the parcels abutting such
3 road improvements. Such new request for road improvements shall be delivered to
4 county staff no later than 30 days after the road improvements project ceases, and shall
5 thereafter be presented to the Board for reconsideration on the general business agenda
6 during a regular meeting of the Board. At least 20 days prior to such reconsideration
7 by the Board, a letter shall be mailed by regular mail to the record owners of the
8 parcels against which a pending special assessment lien was imposed at the address
9 shown on the most recent county property appraiser's ad valorem tax assessment roll,
10 notifying such owners of the increased cost estimate for the road improvements
11 project and that at a regular meeting of the Board, on the date and time to be provided
12 in such letter, the Board will hear all interested persons on the reconsideration of the
13 requested road improvements project. At such designated date and time, after hearing
14 all interested persons, the Board may, by resolution, authorize the recommencement of
15 the project by approving the new request for road improvements, reject the new
16 request for road improvements and terminate the project, or take such other action it
17 deems appropriate.

18 Within such time as the Board ~~of County Commissioners~~ may determine
19 following the completion of the ~~special road~~ improvements and the determination of
20 the total cost thereof, ~~they~~ county staff shall prepare a special ~~improvement~~ assessment
21 roll containing ~~property~~ the parcel descriptions ~~and~~, the amount of the special benefit
22 to each parcel, and the amount of the special assessments ~~of cost~~ to be imposed against
23 each ~~lot or~~ parcel of land abutting such ~~special road~~ improvements or otherwise

1 deriving a special benefit therefrom. In addition, if such special assessment is to be
2 paid in installments, the special assessment roll shall contain the number of annual
3 installments into which the special assessment is to be divided.

4 _____ Upon completion ~~thereof~~ of the special assessment roll, the Board of County
5 Commissioners shall publish a notice, at least once, in a newspaper of general
6 circulation in the county ~~a notice~~, stating that such special ~~improvement~~ assessment
7 roll has been completed, ~~and is on file in an office designated by them, is and~~ open to
8 public inspection, and that at a regular meeting of the Board of County Commissioners
9 on a ~~date and time~~ certain ~~day and hour~~, to be held at least ~~ten~~ 20 days after the date of
10 first publication, the Board of County Commissioners will conduct a public hearing to
11 hear all interested persons on the proposed special assessments.

12 _____ Such notice shall further state in brief and general terms a description of the
13 special road improvements and the location thereof. A copy of the notice shall be
14 mailed by certified mail to the record owners of such parcels at the address shown on
15 the most recent county property appraiser's ad valorem tax assessment roll, such notice
16 to be mailed at least 20 days prior to the public hearing.

17 _____ At such public hearing or at a definite time thereafter announced at such
18 hearing, the Board of County Commissioners shall hear all interested persons, and
19 may then or thereafter ~~by majority vote~~ annul, sustain or modify, in whole or in part,
20 the special ~~improvement~~ assessment roll according to the Board's determination of the
21 special benefits ~~which the Board of County Commissioners determines~~ derived by
22 each ~~lot or parcel of land has received by virtue of~~ from such special road
23 improvements.

1 The Board may apportion the costs of such road improvements as a special
2 assessment based on the front or square footage of each parcel or on an alternative
3 methodology, provided the amount of the special assessment for each parcel is not in
4 excess of the proportional special benefits as compared to the special assessments on
5 the other parcels contained in such special assessment roll.

6 Upon the Board's acceptance and approval of the special assessment roll, it
7 shall adopt a resolution which establishes the amount of the special assessment liens
8 against those parcels contained in the approved special assessment roll, and which
9 authorizes the issuance of special assessment lien certificates as hereinafter provided.

10 Such resolution shall include the name of each owner of each parcel subject to
11 the special assessment lien, along with a description of the parcel and the amount of
12 the special assessment lien, as set forth in the approved special assessment roll. It shall
13 also state that all such special assessment liens shall become due and payable at the
14 office of the county tax collector on a date as determined by the Board, which date
15 shall not be before 30 days after the recording of such resolution in the official records
16 of the county, and that the amount not paid within such period shall become payable in
17 equal annual installments for a period of years, and at a rate of interest, as determined
18 by the Board; provided, however, that any special assessment lien becoming so
19 payable in installments may be paid at any time together with any accrued interest.
20 Such resolution shall also state that such special assessment liens are subject to
21 modification in accordance with the provisions of this article.

22 An executed copy of such resolution shall, no later than ten days after its
23 adoption, be recorded in the official records of the county in a manner that will allow

1 the discovery of the resolution through a search of any of the owners' names contained
2 therein. Upon such recordation, the resolution shall thereafter constitute a special
3 assessment lien on each such parcel contained therein, which lien shall supersede,
4 cancel, and replace the pending special assessment lien imposed pursuant to section
5 16-29 of this article.

6 **Sec. 16-31. ~~Special assessment lien; generally~~ Collection; Uniform method for the**
7 **levy, collection, and enforcement of non-ad valorem assessments.**

8 ~~Immediately after the determination of the assessments as hereinbefore~~
9 ~~provided, the special improvement assessment roll as sustained or modified shall be~~
10 ~~filed in the office of the clerk of the Board of County Commissioners and such~~
11 ~~determination of assessments shall be final and conclusive, except as hereinafter~~
12 ~~provided. The Board of County Commissioners shall adopt a resolution establishing~~
13 ~~the amount of the special improvement assessment liens against all such lots or parcels~~
14 ~~of land in accordance with the final assessment roll theretofore adopted, and~~
15 ~~authorizing the issuance of special improvement lien certificates as hereinafter~~
16 ~~provided. Such resolution shall include the legal description of each lot or parcel of~~
17 ~~land subject to such special improvement assessment lien, together with the amount of~~
18 ~~such lien according to the special improvement assessment roll, and an executed copy~~
19 ~~of such resolution shall be recorded in the public records of the county not later than~~
20 ~~ten days after its adoption. Such resolution shall also state that such assessment liens~~
21 ~~are subject to modification in accordance with the provisions of this article. Notice~~
22 ~~shall be given that all such assessment liens shall become due and payable at the office~~
23 ~~of the tax collector of the county on a date to be determined by the Board of County~~

Commissioners, which date shall not be before 30 days after the recording of such resolution in the public records of the county. The amount not paid within such period shall become payable in equal annual installments for a period of years, and with interest at a rate, established by the Board of County Commissioners at a public hearing; provided, however, any assessment lien becoming so payable in installments may be paid at any time together with interest accrued thereon to the date of payment.

The collection of any special assessments imposed pursuant to this article shall be accomplished by the uniform method for the levy, collection, and enforcement of non-ad valorem assessments, as set forth in Section 197.3632, Florida Statutes, or as such Section may hereinafter be amended. This section shall not be deemed to prohibit the Board from ordering, by resolution, an alternative method for the collection of special assessments.

Sec. 16-32. - Lien for preliminary costs when road improvements not constructed.

If for any reason, prior to adopting the resolution establishing the amount of the special ~~assessments~~ assessment liens against benefitted properties in accordance ~~with the final assessment roll~~ pursuant to section 16-30 of this article including, but not limited to, the Board's annulment of a special assessment roll or the failure to obtain the donations of all needed right-of-way, it is determined that the road improvements ~~shall~~ will not be constructed, the incidental costs associated with the road improvements project, including but not limited to ~~preparation of the preliminary special improvement assessment roll, including~~ preliminary and other surveys, preparation of plans, specifications, and estimates, printing and publishing of notice and proceedings, authorization of special assessment lien certificates, legal services,

1 engineering services, right-of-way transaction and closing ~~and fiscal fees, abstracts~~
2 and any other expenses necessary or proper in connection therewith, ~~shall~~ may be
3 ~~assessed~~ imposed as a special assessment against the ~~lots which would have been~~
4 ~~improved if the improvements had been constructed~~ parcels contained in the resolution
5 that ordered such road improvements to proceed as requested. ~~An assessment roll~~
6 ~~assessing such costs on a prorata basis shall be prepared and, following a public~~
7 ~~hearing in accordance with the notice provisions set forth hereinabove, the Board of~~
8 ~~County Commissioners shall adopt a resolution imposing liens against all such lots or~~
9 ~~parcels and authorizing the issuance of special lien certificates as hereinafter provided.~~
10 ~~The lien for such costs~~ The imposition of such special assessments shall be subject to,
11 and shall satisfy, the same requirements and conditions as set forth in sections 16-29
12 through 16-30 of this article with regard to special assessments for road
13 improvements, and the special assessment liens created thereby shall be of the same
14 nature as set forth below in section 16-34 of this article.

15 **Sec. 16-33. --~~Acquisition cost of additional~~ Donation of right-of-way; costs of**
16 **acquisition.**

17 If, to construct the requested road improvements, it is necessary to acquire
18 ~~additional rights-of-way or drainage easements, which cannot be acquired by gift,~~
19 ~~bequest or devise, the Board of County Commissioners is hereby authorized to include~~
20 ~~in the costs assessed against the benefitted properties~~ such acquisition shall be by
21 donation to the county. ~~all costs of the acquisition of such additional rights of way or~~
22 ~~easements, including but not limited to, land acquisition, interest, attorney's fees and~~
23 ~~court costs~~ Upon preparation of the special assessment roll, county staff shall include

1 in the total costs for the road improvements any and all incidental costs incurred by the
2 county to complete such donation of right-of-way, including but not limited to the
3 costs for title insurance, documentary stamp tax, recording, miscellaneous closing
4 fees, and any attorney's fees and court costs for quieting title to such right-of-way.

5 **Sec. 16-34. - Nature of special assessment liens.**

6 All special assessments for any special improvements made imposed under the
7 provisions of this article shall constitute liens upon the ~~property especially improved~~
8 and assessed parcels contained in the resolutions imposing such special assessments
9 from the date of the ~~filing~~ recording of such resolutions in the ~~public official~~ records
10 of the county ~~of the resolution adopted by the Board of County Commissioners~~
11 imposing special improvement assessment liens, and shall be of the same nature and to
12 the same extent as liens for general county taxes, and shall be collectible in the same
13 manner with the same fees, interest and penalties for default in payment, and under the
14 same provisions as to sale and forfeiture as apply to general county taxes. If the Board,
15 by resolution, decides to not use the uniform method for the levy, collection, and
16 enforcement of non-ad valorem assessments, Collection of such an alternative method
17 for collection of special ~~improvement~~ assessment liens, with such interest and
18 penalties and with a reasonable attorney's fee, may also be ~~made~~ by suit for
19 foreclosure in a court of equity, and it shall not be unlawful to join in any such suit for
20 foreclosure any one or more ~~lots or parcels of land~~, by whomsoever owned, upon
21 which such special assessment liens are delinquent, if ~~assessed~~ imposed for ~~special~~
22 road improvements made under the provisions of this article;

1 In such instances when the Board, by resolution, decides to not use the uniform
2 method for the levy, collection, and enforcement of non-ad valorem assessments,
3 ~~provided that~~ the failure to pay any installment of principal or interest of any special
4 assessment lien when such installment ~~shall~~ becomes due shall, without notice or other
5 proceedings, cause all installments of principal remaining to be forthwith due and
6 payable with interest due thereon at the date of default; but if, before the sale of the
7 ~~property parcel~~ for delinquent special assessment lien payments, the amount of such
8 delinquency ~~shall be~~ is paid, together with all penalties, interest, costs and attorney's
9 fees, any further installments of principal shall cease to become due and payable and
10 shall be due and payable at the times at which the same would be due if no such
11 default had occurred.

12 **Sec. 16-35. - Sale of special assessment liens certificates.**

13 For the purpose of financing any of the ~~special road improvements made~~
14 authorized under the provisions of this article, the Board of County Commissioners
15 may sell any or all of the special assessment liens ~~assessed imposed~~ against the
16 ~~property benefitted~~ parcels deriving a special benefit from such road improvements.
17 Such special assessment liens shall be evidenced by special ~~improvement assessment~~
18 lien certificates signed by the ~~e~~Chairman of the Board of County Commissioners and
19 attested to by its clerk or deputy clerk. The clerk, as directed by the Board of County
20 Commissioners, may sell, dispose of or assign any such certificate to any person
21 offering to buy same; such sale, however, is to be made at not less than par of the
22 principal of such certificate or certificates remaining then unpaid, together with
23 accrued interest accumulated and computed to the date of sale or assignment. All

1 payments on such special assessment lien certificates shall be made directly to the
2 county and the responsibility for enforcement of such liens may be that of the holder
3 of the certificate or that of the Board ~~of County Commissioners~~ in the manner
4 provided herein, as determined by resolution of the Board ~~of County Commissioners~~.
5 The holders of such special ~~improvement~~ assessment lien certificates may sue in their
6 own name or on behalf of the county to enforce such liens. Nothing in this article shall
7 be deemed to prohibit the Board ~~of County Commissioners~~ from appointing an officer
8 of the county to serve as paying agent and/or registrar with respect to any special
9 ~~improvement~~ assessment lien certificates issued pursuant hereto.

10 **Sec. 16-36. - Labor and loans.**

11 The Board ~~of County Commissioners~~ may furnish the services, labor, material
12 and equipment necessary for the ~~special road~~ improvements to be made, or it may
13 contract therefor with private parties. The Board may pay out of its general funds or
14 out of any special fund that may be provided for that purpose such portion of the cost
15 of any road improvements as it may deem proper. The Board ~~of County~~
16 ~~Commissioners~~ is authorized to borrow from any available source such sums of
17 money as are necessary to defray the entire cost of such road improvements; provided,
18 however, the only security for such loan shall be the assignment of the special
19 ~~improvement~~ assessment lien certificates to be issued for such ~~special road~~
20 improvements.

21 **Sec. 16-37. - Error on special assessment roll.**

22 In case of any omission, error or mistake in the special assessment roll,
23 imposing special ~~improvement~~ assessment liens, or in issuing special ~~improvement~~

1 assessment lien certificates, the Board of County Commissioners may, at any time,
2 correct such omission, error or mistake by resolution, upon its own motion, provided
3 such correction does not impose a greater special-improvement assessment lien on any
4 such ~~lot or parcel of land~~. Any ~~such~~ correction which increases any ~~such improvement~~
5 special assessment lien on any ~~lot or parcel of land~~ or which adds any special
6 assessment lien on any additional lots or parcels of land shall, in the absence of written
7 consent by the ~~property owners involved of the parcels involved in such correction~~, be
8 made only by reaccomplishing each and every procedural requirement of this article
9 subsequent to the occurrence of such omission, error or mistake. Such procedure shall
10 be required with regard only to those ~~lots or~~ parcels for which a special assessment
11 lien is increased or initially established.

12 **Secs. 16-38 - 16-55. - Reserved.**

13 **Section 2.** Division 2, of Article II, of Chapter 18 of the Code of Laws of Leon County,
14 Florida, is hereby amended to read as follows:

15 **DIVISION 2. IMPROVEMENTS TO WATER AND SEWAGE DISPOSAL**
16 **SYSTEMS**

17 **Sec. 18-46. – Definitions.**

18 The following words and phrases when used in this division shall have the
19 following meaning, except in those instances where the context clearly indicates a
20 different meaning:

21 Board shall mean the Board of County Commissioners of Leon County,
22 Florida.

1 County shall mean, as indicated by the context used, either Leon County,
2 Florida, as a geographic location, or Leon County, Florida, a charter county and
3 political subdivision of the state of Florida, as a legal entity.

4 County staff shall mean the staff employed by the county in the Real Estate
5 Division of the Department of Facilities Management.

6 Donation shall mean a conveyance by gift to the county of good and
7 marketable title to real property or any interest therein. Such title shall be free from
8 encumbrances and material defects, except those deemed by the county to be
9 acceptable, shall be free from any doubt as to its validity, and shall make it reasonably
10 certain that such title will not be called into question in the future so as to subject the
11 county to litigation with regard thereto.

12 Non-ad valorem assessment shall mean a special assessment which is not
13 based upon millage and which can become a lien against a homestead as permitted in
14 Section 4, Article X, Florida Constitution.

15 Owner shall mean any part owner, joint owner, tenant in common, tenant in
16 partnership, joint tenant, or tenant by the entirety, of the whole or a part of parcel.

17 Parcel shall mean any piece of real property in the unincorporated area of the
18 county that has a single parcel identification number assigned to it by the county
19 property appraiser; provided, however, that if such parcel identification number is
20 associated with multiple pieces of real property as depicted on the cadastral map
21 maintained by the county property appraiser, each one of such multiple pieces shall be
22 deemed to be a separate parcel unless otherwise determined by county staff.

1 Pending special assessment shall mean a special assessment in a pending
2 amount, with such amount to be determined by the Board in accordance with this
3 division, after the completion of the requested water and sewer improvements.

4 Request for water and sewer improvements shall mean a written request, in a
5 form approved by county staff, properly executed by the requisite number of parcel
6 owners requesting the Board to consider making water and sewer improvements that
7 would serve their parcels. A request for water and sewer improvements shall provide
8 the name and contact information of a designated representative of such parcel
9 owners, describe the proposed water and sewer improvements, identify all of the
10 parcels that would be served by the proposed water and sewer improvements, and
11 contain a clear and plain statement that the parcel owners, by executing such request,
12 acknowledge that the conveyance to the county of any right-of-way needed for the
13 water and sewer improvements shall be by donation.

14 Right-of-way shall mean land in which the county owns the fee or has an
15 easement devoted to or required for use in constructing and maintaining water and
16 sewer improvements.

17 Serve, or served, shall mean the act of providing availability to a parcel for
18 obtaining service from adjacent water and sewer improvements, regardless of whether
19 such parcel is directly connected to such water and sewer improvements.

20 Special assessment shall mean a levy upon a parcel served by a water and
21 sewer improvements project to defray the cost thereof. A valid special assessment
22 must satisfy a two-prong test: (i) the parcel burdened by the special assessment must
23 derive a special benefit from the water and sewer improvements provided by such

1 special assessment; and (ii) the special assessment must be properly apportioned
2 among the parcels receiving such special benefit.

3 Special benefit shall mean the benefit derived by a parcel from being served by
4 a water and sewer improvements project. In evaluating whether a parcel has derived a
5 special benefit, the test is not whether such benefit derived by the served parcels is
6 unique or is different in type or degree from the benefit provided to the community as
7 a whole; rather the test is whether there is a logical relationship between the water and
8 sewer improvements and the benefit derived therefrom by the served parcels.

9 Water and sewer improvements shall mean the construction or installation of a
10 water system or a sewage disposal system, as those terms are defined in division 1 of
11 this article, or any combination of a water system and sewage disposal system,
12 undertaken by the Board.

13 **Sec. 18-47. – Provisions cumulative.**

14 This division is declared to provide ~~an additional and~~ a supplemental remedy
15 ~~in respect to the subject matter hereof and~~ alternative method of making local water
16 and sewer improvements in the unincorporated areas of the county and shall not
17 operate to repeal any existing law.

18 **Sec. 18-4718-48. —~~Petition; generally~~ Request for water and sewer improvements;**
19 **donation of right-of-way.**

20 ~~Whenever~~ Upon receipt by county staff of a request for water and sewer
21 improvements from the owners of not less than two-thirds of the parcels that would be
22 served by a water and sewer improvements project being proposed by such owners of
23 ~~two-thirds of the property within a subdivision or residential tract of property in the~~

1 ~~unincorporated area of the county shall present to the Board of County Commissioners~~
2 ~~a petition signed by them requesting that their properties be especially benefited by the~~
3 ~~acquisition of additional right of way, utility easements, or by the installation of a~~
4 ~~potable water system or sanitary sewer system or any combination thereof, the Board~~
5 ~~of County Commissioners shall consider such petition, and if the Board of County~~
6 ~~Commissioners determines that the properties will be especially benefited to the extent~~
7 ~~of the liens for such special improvements as is hereinafter provided, it may approve~~
8 ~~the petition, order such special improvements to be made and assess liens equitably~~
9 ~~against the property for the cost of such special improvements, together with all~~
10 ~~administrative and funding costs incurred in connection therewith, the Board shall, in~~
11 accordance with requirements in this division, consider the request for water and
12 sewer improvements at a public hearing during a regular meeting of the Board and
13 consider the extent to which the served parcels would derive a special benefit from the
14 requested water and sewer improvements.

15 The request for water and sewer improvements shall contain in a clear and
16 plain statement the requirement that any right-of-way needed for the water and sewer
17 improvements shall be conveyed to the county by donation.

18 If, upon the withdrawal of an owner's name from the request for water and
19 sewer improvements, the number of owners on such request for water and sewer
20 improvements falls below the requisite two-thirds of the served parcels, the water and
21 sewer improvements project shall cease. The water and sewer improvements project
22 may be recommenced with the addition to the original request for water and sewer
23 improvements of an owner of a parcel served by the water and sewer improvements

1 project; provided, however, that such addition must be made no later than 20 days
2 after the water and sewer improvements project ceased, and the additional owner must
3 be associated with a parcel not included in the original request for water and sewer
4 improvements.

5 **Sec. 48-4818-49. – Notice to public; first public hearing; resolution.**

6 Upon presentation of a petition under this article Prior to the public hearing to
7 consider a request for water and sewer improvements, the Board of County
8 Commissioners shall publish a notice, at least once, in a newspaper of general
9 circulation in the county, a notice stating that at a regular meeting of the Board of
10 County Commissioners on a date and time certain day and hour, to be held at least ten
11 20 days after the date of first publication, the Board of County Commissioners will
12 conduct a public hearing to hear all interested persons on the special requested water
13 and sewer improvements proposed in the petition.

14 _____The notice shall further state in general terms a description of the proposed
15 special water and sewer improvements, and the locations thereof, the estimated initial
16 cost estimate thereof, and the a description of the property specially benefited served
17 parcels against which the a special assessment is proposed to be made, and a statement
18 that a donation of real property from the owners of such served parcels may be
19 necessary for the county to acquire the right-of-way needed to complete the water and
20 sewer improvements. A copy of the notice shall be mailed by certified mail to the
21 record title holders owners of such property served parcels at the address shown on the
22 most recent county property appraiser's ad valorem tax assessment roll, such notice to
23 be mailed at least 14 20 days prior to the public hearing.

Attachment #1
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1 At the time designated in the notice, the Board ~~of County Commissioners~~
2 shall hear all interested persons, and may then or thereafter reject the ~~petition, request~~
3 ~~for water and sewer improvements or order,~~ by resolution, approve all or any part of
4 ~~the special requested water and sewer improvements sought by such petition as~~
5 ~~hereinabove provided and the levy of the~~ direct that a pending special assessment lien
6 ~~be imposed upon the property specially benefited~~ each of the served parcels that derive
7 a special benefit from the requested water and sewer improvements.

8 The resolution shall contain the ~~description of the property name of each~~
9 owner of each parcel upon which the pending special assessment lien is imposed,
10 along with a description of each such parcel. Such resolution shall also contain Board
11 direction that prohibits the water and sewer improvements from being commenced
12 until the donations of all needed right-of-way have been obtained, and further that, if
13 such donations cannot be obtained within 180 days after the documentation identifying
14 the needed right-of-way is provided to county staff, the water and sewer improvements
15 project shall be terminated. The burden shall be on the owner, at the owner's expense,
16 to provide good and marketable title to the needed right-of-way including, but not
17 limited to, curing any material defects deemed by the county to be unacceptable. The
18 180-day deadline for obtaining such donations may be extended for good cause at the
19 discretion of the county administrator.

20 An executed copy of such resolution shall, no later than ten days after its
21 adoption, be recorded in the official records of the county in a manner that will allow
22 the discovery of the resolution through a search of any of the owners' names contained
23 therein. Upon such recordation, the resolution shall thereafter constitute a pending

1 special assessment lien on each such parcel contained therein. The failure to timely
2 record the resolution shall not be deemed to invalidate such resolution.

3 **Sec. 18-4918-50. – Significant cost increase; Special assessment roll; second public**
4 **hearing; resolution.**

5 If, at any time prior to commencing construction of the water and sewer
6 improvements, the initial cost estimate for the water and sewer improvements
7 increases by more than fifteen percent, the water and sewer improvements project
8 shall thereafter cease upon the delivery to the designated owners' representative, in
9 person or by certified mail, of written notification of such increase. Any
10 recommencement of such water and sewer improvements project shall require the
11 receipt by county staff of a new request for water and sewer improvements from the
12 owners of not less than two-thirds of the parcels served by such water and sewer
13 improvements. Such new request for water and sewer improvements shall be
14 delivered to county staff no later than 30 days after the water and sewer improvements
15 project ceases, and shall thereafter be presented to the Board for reconsideration on the
16 general business agenda during a regular meeting of the Board. At least 20 days prior
17 to such reconsideration by the Board, a letter shall be mailed by regular mail to the
18 record owners of the parcels against which a pending special assessment lien was
19 imposed at the address shown on the most recent county property appraiser's ad
20 valorem tax assessment roll, notifying such owners of the increased cost estimate for
21 the water and sewer improvements project and that at a regular meeting of the Board,
22 on the date and time to be provided in such letter, the Board will hear all interested
23 persons on the reconsideration of the requested water and sewer improvements

1 project. At such designated date and time, after hearing all interested persons, the
2 Board may, by resolution, authorize the recommencement of the project by approving
3 the new request for water and sewer improvements, reject the new request for water
4 and sewer improvements and terminate the project, or take such other action it deems
5 appropriate.

6 Within such time as the Board ~~of County Commissioners~~ may determine
7 following the completion of the ~~special~~ water and sewer improvements and the
8 determination of the total cost thereof, ~~they~~ county staff shall prepare a special
9 ~~improvement~~ assessment roll containing property the parcel descriptions and, the
10 amount of the special benefit to each parcel, and the amount of the special assessments
11 of cost to be imposed against each lot or parcel of land abutting served by such special
12 water and sewer improvements or otherwise deriving a special benefit therefrom. In
13 addition, if such special assessment is to be paid in installments, the special
14 assessment roll shall contain the number of annual installments into which the special
15 assessment is to be divided.

16 _____ Upon completion thereof of the special assessment roll, the Board of County
17 ~~Commissioners~~ shall publish a notice, at least once, in a newspaper of general
18 circulation in the county ~~a notice,~~ stating that such special ~~improvement~~ assessment
19 roll has been completed and is on file and open to public inspection ~~in the public~~
20 ~~works department. The notice shall further state, and~~ that at a regular meeting of the
21 ~~Board of County Commissioners~~ on a date and time certain day and hour, to be held at
22 ~~least ten~~ 20 days after the date of first publication, the Board ~~of County~~

1 ~~Commissioners~~ will conduct a public hearing to hear all interested persons on the
2 proposed special assessments.

3 Such notice shall further state in brief and general terms a description of the
4 special water and sewer improvements and the location thereof. A copy of the notice
5 shall be mailed by certified mail to the record owners of such parcels at the address
6 shown on the most recent county property appraiser's ad valorem tax assessment roll,
7 such notice to be mailed at least 20 days prior to the public hearing.

8 At such public hearing or at a definite time thereafter to be announced at such
9 hearing, the Board of County Commissioners shall hear all interested persons, and
10 may then or thereafter by majority vote annul, sustain or modify, in whole or in part,
11 the special improvement assessment roll according to the Board's determination of the
12 special benefits which the Board of County Commissioners determines derived by
13 each lot or parcel of land has received by virtue of from such special water and sewer
14 improvements.

15 The Board may apportion the costs of such water and sewer improvements as a
16 special assessment based on the front or square footage of each parcel or on an
17 alternative methodology, provided the amount of the special assessment for each
18 parcel is not in excess of the proportional special benefits as compared to the special
19 assessments on the other parcels contained in such special assessment roll.

20 Upon the Board's acceptance and approval of the special assessment roll, it
21 shall adopt a resolution which establishes the amount of the special assessment liens
22 against those parcels contained in the approved special assessment roll, and which
23 authorizes the issuance of special assessment lien certificates as hereinafter provided.

1 Such resolution shall include the name of each owner of each parcel subject to
2 the special assessment lien, along with a description of the parcel and the amount of
3 the special assessment lien, as set forth in the approved special assessment roll. It shall
4 also state that all such special assessment liens shall become due and payable at the
5 office of the county tax collector on a date as determined by the Board, which date
6 shall not be before 30 days after the recording of such resolution in the official records
7 of the county, and that the amount not paid within such period shall become payable in
8 equal annual installments for a period of years, and at a rate of interest, as determined
9 by the Board; provided, however, that any special assessment lien becoming so
10 payable in installments may be paid at any time together with any accrued interest.
11 Such resolution shall also state that such special assessment liens are subject to
12 modification in accordance with the provisions of this division.

13 An executed copy of such resolution shall, no later than ten days after its
14 adoption, be recorded in the official records of the county in a manner that will allow
15 the discovery of the resolution through a search of any of the owners' names contained
16 therein. Upon such recordation, the resolution shall thereafter constitute a special
17 assessment lien on each such parcel contained therein, which lien shall supersede,
18 cancel, and replace the pending special assessment lien imposed pursuant to section
19 18-49 of this division.

20 **Sec. 18-5018-51. --Special assessment lien; generally Collection; Uniform method for**
21 **the levy, collection, and enforcement of non-ad valorem assessments.**

22 ~~Immediately after the determination of the assessments as hereinabove~~
23 ~~provided, the special improvement assessment roll as sustained or modified shall be~~

1 ~~filed in the office of the clerk of the Board of County Commissioners and such~~
2 ~~determination of assessments shall be final and conclusive, except as hereinafter~~
3 ~~provided. The Board of County Commissioners shall adopt a resolution establishing~~
4 ~~the amount of the special improvement assessment liens against all such lots or parcels~~
5 ~~of land in accordance with the final assessment roll theretofore adopted, and~~
6 ~~authorizing the issuance of special improvement lien certificates as hereinafter~~
7 ~~provided. Such resolution shall include the legal description of each lot or parcel of~~
8 ~~land subject to such special improvement assessment lien, together with the amount of~~
9 ~~such lien according to the special improvement assessment roll. An executed copy of~~
10 ~~such resolution shall be recorded in the public records of the county not later than ten~~
11 ~~days after its adoption. Such resolution shall also state that such assessment liens are~~
12 ~~subject to modification in accordance with the provisions of this article. Notice shall~~
13 ~~be given that all such assessment liens shall become due and payable at the office of~~
14 ~~the tax collector of the county on a date to be determined by the Board of County~~
15 ~~Commissioners, which date shall not be before 30 days after the recording of such~~
16 ~~resolution in the public records of the county. The amount not paid within such period~~
17 ~~shall become payable in equal annual installments for a period of years, with interest~~
18 ~~at a rate, established by the Board of County Commissioners at a public hearing;~~
19 ~~provided, however, any assessment lien becoming so payable in installments may be~~
20 ~~paid at any time together with interest accrued thereon as of the date of payment.~~

21 The collection of any special assessments imposed pursuant to this division
22 shall be accomplished by the uniform method for the levy, collection, and enforcement
23 of non-ad valorem assessments, as set forth in Section 197.3632, Florida Statutes, or

1 as such Section may hereinafter be amended. This section shall not be deemed to
2 prohibit the Board from ordering, by resolution, an alternative method for the
3 collection of special assessments.

4 **Sec. ~~48-51~~18-52. - Lien for preliminary costs when water and sewer improvements**
5 **not constructed.**

6 If for any reason, prior to adopting the resolution establishing the amount of
7 the special assessment liens against benefited properties in accordance with the final
8 assessment roll pursuant to section 18-50 of this division including, but not limited to,
9 the Board's annulment of a special assessment roll or the failure to obtain the
10 donations of all needed right-of-way, it is determined that the water and sewer
11 improvements shall will not be constructed, the incidental costs associated with the
12 water and sewer improvements project, including but not limited to preparation of the
13 preliminary special improvement assessment roll, including preliminary and other
14 surveys, preparation of plans, specifications, and estimates, printing and publishing of
15 notice and proceedings, authorization of special assessment lien certificates, legal
16 services, engineering services, right-of-way transaction and closing and fiscal fees,
17 abstracts and any other expenses necessary or proper in connection therewith, shall
18 may be assessed imposed as a special assessment against the lots which would have
19 been improved if the improvements had been constructed parcels contained in the
20 resolution that ordered such water and sewer improvements to proceed as requested.
21 An assessment roll assessing such costs on a pro rata basis shall be prepared and,
22 following a public hearing in accordance with the notice provisions set forth
23 hereinabove, the Board of County Commissioners shall adopt a resolution imposing

1 ~~liens against all such lots or parcels and authorizing the issuance of special lien~~
2 ~~certificates as hereinafter provided. The lien for such costs. The imposition of such~~
3 ~~special assessments shall be subject to, and shall satisfy, the same requirements and~~
4 ~~conditions as set forth in sections 18-49 through 18-50 of this division with regard to~~
5 ~~special assessments for water and sewer improvements, and the special assessment~~
6 ~~liens created thereby shall be of the same nature as set forth in Section 18-53, Leon~~
7 ~~County Code of Laws section 18-54 of this division.~~

8 **Sec. 18-5218-53. --Acquisition costs of additional Donation of right-of-way; costs of**
9 **acquisition.**

10 If ~~to~~ construct the requested water and sewer improvements, it is necessary to
11 ~~acquire additional rights-of-way or utility easements, which cannot be acquired by~~
12 ~~gift, bequest or devise, the Board of County Commissioners is hereby authorized to~~
13 ~~include in the costs assessed against the benefited properties such acquisition shall be~~
14 ~~by donation to the county. all costs of the acquisition of such additional rights of way~~
15 ~~or easements, including but not limited to, land acquisition, interest, attorney's fees~~
16 ~~and court costs. Upon preparation of the special assessment roll, county staff shall~~
17 ~~include in the total costs for the water and sewer improvements any and all incidental~~
18 ~~costs incurred by the county to complete such donation of right-of-way, including but~~
19 ~~not limited to the costs for title insurance, documentary stamp tax, recording,~~
20 ~~miscellaneous closing fees, and any attorney's fees and court costs for quieting title to~~
21 ~~such right-of-way.~~

1 **Sec. 18-5318-54. - Nature of special assessment liens.**

2 All special assessments for any special improvements made ~~imposed~~ under the
3 provisions of this ~~article~~ division shall constitute liens upon the ~~property especially~~
4 ~~improved and assessed~~ parcels contained in the resolutions imposing such special
5 assessments from the date of the ~~filing~~ recording of such resolutions in the ~~public~~
6 official records of the county ~~of the resolution adopted by the Board of County~~
7 ~~Commissioners imposing special improvement assessment liens~~, and shall be of the
8 same nature and to the same extent as liens for general county taxes, and shall be
9 collectible in the same manner with the same fees, interest and penalties for default in
10 payment, and under the same provisions as to sale and forfeiture as apply to general
11 county taxes. If the Board, by resolution, decides to not use the uniform method for
12 the levy, collection, and enforcement of non-ad valorem assessments, Collection of
13 such an alternative method for collection of special-improvement ~~assessment~~ liens,
14 with such interest and penalties and with a reasonable attorney's fee, may also be ~~made~~
15 by suit for foreclosure in a court of equity, and it shall not be unlawful to join in any
16 such suit for foreclosure any one or more ~~lots or parcels of land~~, by whomsoever
17 owned, upon which such special assessment liens are delinquent, ~~if assessed imposed~~
18 ~~for special water and sewer improvements made under the provisions of this article;~~
19 division.

20 In such instances when the Board, by resolution, decides to not use the uniform
21 method for the levy, collection, and enforcement of non-ad valorem assessments,
22 ~~provided that~~ the failure to pay any installment of principal or interest of any special
23 assessment lien when such installment shall becomes due shall, without notice or other

1 proceedings, cause all installments ~~or of~~ principal remaining to be forthwith due and
2 payable with interest due thereon at the date of default; but if, before the sale of the
3 ~~property parcel~~ for delinquent special assessment lien payments, the amount of such
4 delinquency ~~shall be~~ is paid, together with all penalties, interest, costs and attorney's
5 fees, any further installments of principal shall cease to become due and payable and
6 shall be due and payable at the times at which the same would be due if no such
7 default had occurred.

8 **Sec. 48-5418-55. - Sale of special assessment liens certificates.**

9 For the purpose of financing any of the ~~special water and sewer~~ improvements
10 ~~made~~ authorized under the provisions of this division, the Board ~~of County~~
11 ~~Commissioners~~ may sell any or all of the special assessment liens ~~assessed~~ imposed
12 against the ~~property benefited~~ parcels deriving a special benefit from such water and
13 sewer improvements. Such special assessment liens shall be evidenced by special
14 ~~improvement~~ assessment lien certificates signed by the Chairman of the Board ~~of~~
15 ~~County Commissioners~~ and attested to by its clerk or deputy clerk. The clerk, as
16 directed by the Board ~~of County Commissioners~~, may sell, dispose of or assign any
17 such certificate to any person offering to buy same; such sale, however, is to be made
18 at not less than par of the principal of such certificate or certificates remaining then
19 unpaid, together with accrued interest accumulated and computed to the date of sale or
20 assignment. All payments on such special assessment lien certificates shall be made
21 directly to the county and the responsibility for enforcement of such liens may be that
22 of the holder of the certificate or that of the Board ~~of County Commissioners~~ in the
23 manner provided herein, as determined by resolution of the Board ~~of County~~

1 ~~Commissioners.~~ The holders of such special ~~improvement~~ assessment lien certificates
2 may sue in their own name or on behalf of the county to enforce such liens. Nothing in
3 this ~~article~~ division shall be deemed to prohibit the Board ~~of County Commissioners~~
4 from appointing an officer of the county to serve as paying agent and/or registrar with
5 respect to any special ~~improvement~~ assessment lien certificates issued pursuant hereto.

6 **Sec. ~~48-55~~ 18-56. - Labor and loans.**

7 The Board ~~of County Commissioners~~ may furnish the services, labor, material
8 and equipment necessary for the ~~special~~ water and sewer improvements to be made, or
9 it may contract therefor with private parties. The Board may pay out of its general
10 funds or out of any special fund that may be provided for that purpose such portion of
11 the cost of any water and sewer improvements as it may deem proper. The Board ~~of~~
12 ~~County Commissioners~~ is authorized to borrow from any available source such sums
13 of money as are necessary to defray the entire cost of such water and sewer
14 improvements; provided, however, the only security for such loan shall be the
15 assignment of the special ~~improvement~~ assessment lien certificates to be issued for
16 such ~~special~~ water and sewer improvements.

17 **Sec. ~~48-56~~ 18-57. - Error on special assessment roll.**

18 In case of any omission, error or mistake in the special assessment roll,
19 imposing special ~~improvement~~ assessment liens, or in issuing special ~~improvement~~
20 assessment lien certificates, the Board ~~of County Commissioners~~ may, at any time,
21 correct such omission, error or mistake by resolution, upon its own motion, provided
22 such correction does not impose a greater special ~~improvement~~ assessment lien on any
23 such ~~lot or parcel of land~~. Any such correction which increases any such ~~improvement~~

1 special assessment lien on any ~~lot or parcel of land~~ or which adds any special
2 assessment lien on any additional ~~lot or parcels of land~~ shall, in the absence of written
3 consent by the ~~property owners involved~~ of the parcels involved in such correction, be
4 made only by reaccomplishing each and every procedural requirement of this division
5 subsequent to the occurrence of such omission, error or mistake. Such procedure shall
6 be required with regard only to those ~~lots or~~ parcels for which a special assessment
7 lien is increased or initially established.

8 **Secs. ~~18-57~~18-58 - 18-60. - Reserved.**

9 **Section 3.** Division 2, of Article IV, of Chapter 18 of the Code of Laws of Leon County,
10 Florida, is hereby amended to read as follows:

11 **DIVISION 2. IMPROVEMENTS TO STORMWATER CONTROL AND**
12 **DRAINAGE-IMPROVEMENTS SYSTEMS**

13 **Sec. 18-126. – Provisions cumulative; definitions.**

14 This division is declared to provide a supplemental and alternative method of
15 making local stormwater and drainage improvements in the unincorporated areas of
16 the county and shall not operate to repeal any existing law.

17 The following words and phrases when used in this division shall have the
18 following meaning, except in those instances where the context clearly indicates a
19 different meaning:

20 Board shall mean the Board of County Commissioners of Leon County,
21 Florida.

1 County shall mean, as indicated by the context used, either Leon County,
2 Florida, as a geographic location, or Leon County, Florida, a charter county and
3 political subdivision of the state of Florida, as a legal entity.

4 County staff shall mean the staff employed by the county in the Real Estate
5 Division of the Department of Facilities Management.

6 Donation shall mean a conveyance by gift to the county of good and
7 marketable title to real property or any interest therein. Such title shall be free from
8 encumbrances and material defects, except those deemed by the county to be
9 acceptable, shall be free from any doubt as to its validity, and shall make it reasonably
10 certain that such title will not be called into question in the future so as to subject the
11 county to litigation with regard thereto.

12 Local stormwater and drainage improvements shall mean the construction,
13 installation, replacement, or repair of a stormwater control and drainage system
14 undertaken by the Board including, but not limited to, stormwater control conveyance
15 systems, treatment or attenuation facilities, and any structures, facilities, or other such
16 improvements associated therewith.

17 Non-ad valorem assessment shall mean a special assessment which is not
18 based upon millage and which can become a lien against a homestead as permitted in
19 Section 4, Article X, Florida Constitution.

20 Owner shall mean any part owner, joint owner, tenant in common, tenant in
21 partnership, joint tenant, or tenant by the entirety, of the whole or a part of parcel.

22 Parcel shall mean any piece of real property in the unincorporated area of the
23 county that has a single parcel identification number assigned to it by the county

1 property appraiser; provided, however, that if such parcel identification number is
2 associated with multiple pieces of real property as depicted on the cadastral map
3 maintained by the county property appraiser, each one of such multiple pieces shall be
4 deemed to be a separate parcel unless otherwise determined by county staff.

5 Pending special assessment shall mean a special assessment in a pending
6 amount, with such amount to be determined by the Board in accordance with this
7 division, after the completion of the requested local stormwater and drainage
8 improvements.

9 Request for local stormwater and drainage improvements shall mean a written
10 request, in a form approved by county staff, properly executed by the requisite number
11 of parcel owners requesting the Board to consider making local stormwater and
12 drainage improvements that would serve their parcels. A request for local stormwater
13 and drainage improvements shall provide the name and contact information of a
14 designated representative of such parcel owners, describe the proposed local
15 stormwater and drainage improvements, identify all of the parcels that would be
16 served by the proposed local stormwater and drainage improvements, and contain a
17 clear and plain statement that the parcel owners, by executing such request,
18 acknowledge that the conveyance to the county of any right-of-way needed for the
19 local stormwater and drainage improvements shall be by donation.

20 Right-of-way shall mean land in which the county owns the fee or has an
21 easement devoted to or required for use in constructing and maintaining local
22 stormwater and drainage improvements.

1 Serve, or served, shall mean the act of a parcel within a local area boundary
2 being provided a service resulting from a local stormwater and drainage improvements
3 project.

4 Special assessment shall mean a levy upon a parcel served by a local
5 stormwater and drainage improvements project to defray the cost thereof. A valid
6 special assessment must satisfy a two-prong test: (i) the parcel burdened by the special
7 assessment must derive a special benefit from the local stormwater and drainage
8 improvements provided by such special assessment; and (ii) the special assessment
9 must be properly apportioned among the parcels receiving such special benefit.

10 Special benefit shall mean the benefit derived by a parcel from being served by
11 a local stormwater and drainage improvements project. In evaluating whether a parcel
12 has derived a special benefit, the test is not whether such benefit derived by the served
13 parcels is unique or is different in type or degree from the benefit provided to the
14 community as a whole; rather the test is whether there is a logical relationship between
15 the local stormwater and drainage improvements and the benefit derived therefrom by
16 the served parcels.

17 **Sec. 18-127. — ~~Petition generally; notice to public; hearing~~ Request for local**
18 **stormwater and drainage improvements; donation of right-of-way.**

19 ~~Whenever the owner(s) of property consisting~~ Upon receipt by county staff of
20 a request for local stormwater and drainage improvements from the owners of not less
21 than sixty percent of the ~~lots or~~ parcels within the local area boundary to be served by
22 the local stormwater and drainage improvements project being proposed by such
23 owners of property located within a subdivision or residential tract of land in the

1 ~~unincorporated area of the county present to the Board of County Commissioners a~~
2 ~~petition signed by them requesting that their properties be benefited by local~~
3 ~~stormwater control and drainage improvements, including stormwater control and~~
4 ~~treatment facilities, the acquisition of additional right of way, utility and drainage~~
5 ~~easements, and associated facilities, or any combination thereof, the Board of County~~
6 ~~Commissioners shall consider such petition, and if the Board determines that the~~
7 ~~properties will be specially benefited by such stormwater control and drainage~~
8 ~~improvements, it may approve the petition, order such improvements to be made, and~~
9 ~~impose assessments equitably against the affected property for the costs of the~~
10 ~~stormwater control and drainage improvements, together with all administrative and~~
11 ~~funding costs incurred in connection therewith, the Board shall, in accordance with~~
12 ~~requirements in this division, consider the request for local stormwater and drainage~~
13 ~~improvements at a public hearing during a regular meeting of the Board and consider~~
14 ~~the extent to which the served parcels would derive a special benefit from the~~
15 ~~requested local stormwater and drainage improvements. For purposes of determining~~
16 ~~the requisite number of parcels to be included in the request for local stormwater and~~
17 ~~drainage improvements, the local area boundary shall be determined at the discretion~~
18 ~~of the county's director of engineering services.~~

19 The request for local stormwater and drainage improvements shall contain in a
20 clear and plain statement the requirement that any right-of-way needed for the local
21 stormwater and drainage improvements shall be conveyed to the county by donation.

22 If, upon the withdrawal of an owner's name from the request for local
23 stormwater and drainage improvements, the number of owners on such request for

1 local stormwater and drainage improvements falls below the requisite two-thirds of the
2 served parcels, the local stormwater and drainage improvements project shall cease.
3 The local stormwater and drainage improvements project may be recommenced with
4 the addition to the original request for local stormwater and drainage improvements of
5 an owner of a parcel served by the local stormwater and drainage improvements
6 project; provided, however, that such addition must be made no later than 20 days
7 after the local stormwater and drainage improvements project ceased, and the
8 additional owner must be associated with a parcel not included in the original request
9 for local stormwater and drainage improvements.

10 **Sec. 18-128. – Notice to public; first public hearing; resolution.**

11 Upon presentation of the petition Prior to the public hearing to consider a
12 request for local stormwater and drainage improvements, the Board of County
13 Commissioners shall publish a notice, at least once, in a newspaper of general
14 circulation in the county, a notice stating that at a regular meeting of the Board of
15 County Commissioners on a date and time certain, to be held at least 20 days after the
16 date of first publication, the Board of County Commissioners will conduct a public
17 hearing and hear all interested persons on the requested local stormwater and drainage
18 improvements proposed in the petition.

19 _____The notice shall further state in general terms a description of the proposed local
20 stormwater and drainage improvements, and location thereof, the estimated initial
21 costs estimate thereof, and a description of the property to be specially benefited
22 served parcels against which a special assessment is proposed to be made, and a
23 statement that a donation of real property from the owners of such served parcels may

1 be necessary for the county to acquire the right-of-way needed to complete the local
2 stormwater and drainage improvements. A copy of the notice shall be mailed, by
3 certified mail, to the record ~~title~~ owners of such ~~property proposed to be benefited~~
4 served parcels, at the address shown on the most recent county property appraiser's ad
5 valorem tax assessment roll, such notice to be mailed at least 20 days prior to the
6 public hearing.

7 At the time designated in the notice, the Board of County Commissioners shall
8 hear all interested persons, and may then or thereafter reject the ~~petition~~ request for
9 local stormwater and drainage improvements or, by resolution, approve all or any part
10 of the requested local stormwater and drainage improvements sought by such petition
11 to be made and authorize the levy of direct that a pending special assessment lien upon
12 property specially benefited to be imposed upon completion of the each of the served
13 parcels that derive a special benefit from the requested local stormwater and drainage
14 improvements.

15 The resolution shall contain the ~~description of the property~~ name of each
16 owner of each parcel upon which the pending special assessment lien is to be made
17 imposed, along with a description of each such parcel. Such resolution shall also
18 contain Board direction that prohibits the local stormwater and drainage improvements
19 from being commenced until the donations of all needed right-of-way have been
20 obtained, and further that, if such donations cannot be obtained within 180 days after
21 the documentation identifying the needed right-of-way is provided to county staff, the
22 local stormwater and drainage improvements project shall be terminated. The burden
23 shall be on the owner, at the owner's expense, to provide good and marketable title to

1 the needed right-of-way including, but not limited to, curing any material defects
2 deemed by the county to be unacceptable. The 180-day deadline for obtaining such
3 donations may be extended for good cause at the discretion of the county
4 administrator.

5 An executed copy of such resolution shall, no later than ten days after its
6 adoption, be recorded in the official records of the county in a manner that will allow
7 the discovery of the resolution through a search of any of the owners' names contained
8 therein. ~~which~~ Upon such recordation, the resolution shall thereafter constitute a
9 pending special assessment lien on the property each such parcel contained therein.
10 The failure to timely record the resolution shall not be deemed to invalidate such
11 resolution.

12 ~~**Sec. 18 127. Acquisition and costs of easements and additional right of way, labor,**~~
13 ~~**loans.**~~

14 ~~If, to construct the improvements authorized by the resolution, it is necessary~~
15 ~~to acquire additional property, right of way or drainage or utility easements, which~~
16 ~~cannot be acquired by gift, bequest or devise, the Board of County Commissioners is~~
17 ~~hereby authorized to include in the costs assessed against the benefited properties all~~
18 ~~costs of the acquisition of such additional rights of way or easements, including but~~
19 ~~not limited to, land acquisition, interest, attorney's fees and court costs.~~

20 ~~The Board of County Commissioners may furnish or contract for the services, labor,~~
21 ~~material and equipment necessary for the improvements to be made. The Board of~~
22 ~~County Commissioners may pay out of its general funds or out of any special fund that~~
23 ~~may be provided for that purpose such portion of the cost of any improvement as it~~

1 ~~may deem proper. The Board of County Commissioners is authorized to borrow from~~
2 ~~any available source such sums of money as are necessary to defray the cost of such~~
3 ~~improvements; provided, however, the only security for such loan shall be the~~
4 ~~assignment of the special assessment lien certificates to be issued for such~~
5 ~~improvements.~~

6 **Sec. ~~18-128~~18-129. – Significant cost increase; Special assessment roll; notice;**
7 **second public hearing; resolution; errors.**

8 If, at any time prior to commencing construction of the local stormwater and
9 drainage improvements, the initial cost estimate for the local stormwater and drainage
10 improvements increases by more than fifteen percent, the local stormwater and
11 drainage improvements project shall thereafter cease upon the delivery to the
12 designated owners' representative, in person or by certified mail, of written
13 notification of such increase. Any recommencement of such local stormwater and
14 drainage improvements project shall require the receipt by county staff of a new
15 request for local stormwater and drainage improvements from the owners of not less
16 than two-thirds of the parcels served by such local stormwater and drainage
17 improvements. Such new request for local stormwater and drainage improvements
18 shall be delivered to county staff no later than 30 days after the local stormwater and
19 drainage improvements project ceases, and shall thereafter be presented to the Board
20 for reconsideration on the general business agenda during a regular meeting of the
21 Board. At least 20 days prior to such reconsideration by the Board, a letter shall be
22 mailed by regular mail to the record owners of the parcels against which a pending
23 special assessment lien was imposed at the address shown on the most recent county

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1 property appraiser's ad valorem tax assessment roll, notifying such owners of the
2 increased cost estimate for the local stormwater and drainage improvements project
3 and that at a regular meeting of the Board, on the date and time to be provided in such
4 letter, the Board will hear all interested persons on the reconsideration of the requested
5 local stormwater and drainage improvements project. At such designated date and
6 time, after hearing all interested persons, the Board may, by resolution, authorize the
7 recommencement of the project by approving the new request for local stormwater
8 and drainage improvements, reject the new request for local stormwater and drainage
9 improvements and terminate the project, or take such other action it deems
10 appropriate.

11 Within such time as the Board of County Commissioners may determine
12 following the completion of the local stormwater and drainage improvements and the
13 determination of the total cost thereof, ~~the Board~~ county staff shall prepare a special
14 assessment roll containing the ~~property parcel~~ descriptions ~~and~~ the amount of the
15 special benefit to each parcel, and the amount of the special assessment of costs to be
16 imposed against each lot or parcel of property adjoining and contiguous or bounding
17 and abutting served by such local stormwater and drainage improvements or specially
18 benefited thereby otherwise deriving a special benefit therefrom. ~~and~~ In addition, if
19 ~~said~~ such special assessment is to be paid in installments, the special assessment roll
20 shall contain the number of annual installments into which the special assessment is to
21 be divided shall also be entered and shown upon such assessment roll.

22 Upon completion ~~thereof~~ of the special assessment roll, the Board of County
23 ~~Commissioners~~ shall publish a notice, at least once, in a newspaper of general

1 circulation in the county, stating that such special assessment roll has been completed
2 and is on file and open to public inspection. ~~The notice shall further state, and~~ that at a
3 regular meeting of the Board of County Commissioners on a date and time certain, to
4 be held at least 20 days after the date of first publication, the Board of County
5 Commissioners will conduct a public hearing to hear all interested persons on the
6 proposed special assessments.

7 Such notice shall further state in brief and general terms a description of the
8 local stormwater and drainage improvements and the location thereof. A copy of the
9 notice shall be mailed, by certified mail, to the record-title owners of such ~~property~~
10 ~~which has been benefited and is being proposed to be assessed,~~ parcels at the address
11 shown on the most recent county property appraiser's ad valorem tax assessment roll,
12 such notice to be mailed at least 20 days prior to the public hearing.

13 ~~At the time designated in the notice~~ such public hearing or at a definite time
14 thereafter announced at such hearing, the Board of County Commissioners shall hear
15 all interested persons, and may then or thereafter annul, sustain or modify, in whole or
16 in part, the special assessment roll according to the Board's determination of the
17 special benefits which the Board of County Commissioners determines derived by
18 each lot or parcel of property has received by virtue of from such local stormwater and
19 drainage improvements.

20 The Board of County Commissioners may apportion the costs of such local
21 stormwater and drainage improvements as a special assessment based on the front or
22 square footage of each ~~lot or parcel of property,~~ or on an alternative methodology,
23 provided the amount of the special assessment for each ~~lot or parcel of property~~ is not

1 in excess of the proportional special benefits as compared to ~~other assessments on~~
2 ~~other lots or parcels of property~~ the special assessments on the other parcels contained
3 in such special assessment roll.

4 Upon the Board's acceptance and approval of the special assessment roll, it
5 shall adopt a resolution which establishes the amount of the special assessment liens
6 against those parcels contained in the approved special assessment roll, and which
7 authorizes the issuance of special assessment lien certificates as hereinafter provided.

8 Such resolution shall include the name of each owner of each parcel subject to
9 the special assessment lien, along with a description of the parcel and the amount of
10 the special assessment lien, as set forth in the approved special assessment roll. It shall
11 also state that all such special assessment liens shall become due and payable at the
12 office of the county tax collector on a date as determined by the Board, which date
13 shall not be before 30 days after the recording of such resolution in the official records
14 of the county, and that the amount not paid within such period shall become payable in
15 equal annual installments for a period of years, and at a rate of interest, as determined
16 by the Board; provided, however, that any special assessment lien becoming so
17 payable in installments may be paid at any time together with any accrued interest.
18 Such resolution shall also state that such special assessment liens are subject to
19 modification in accordance with the provisions of this division.

20 An executed copy of such resolution shall, no later than ten days after its
21 adoption, be recorded in the official records of the county in a manner that will allow
22 the discovery of the resolution through a search of any of the owners' names contained
23 therein. Upon such recordation, the resolution shall thereafter constitute a special

1 assessment lien on each such parcel contained therein, which lien shall supersede,
2 cancel, and replace the pending special assessment lien imposed pursuant to section
3 18-128 of this division.

4 _____In case of any omission, error or mistake in the special assessment roll
5 imposing the special assessment liens or in issuing special assessment lien certificates,
6 the Board of County Commissioners may, at any time, correct such omission, error or
7 mistake by resolution, upon its own motion, provided such correction does not impose
8 a greater special assessment lien on any such ~~lot or parcel of property~~. Any correction
9 which increases any special assessment lien on any ~~lot or parcel of property~~ or which
10 adds ~~an~~ any special assessment lien on any additional ~~lot or parcel of property~~ shall, in
11 the absence of written consent by the ~~property owners involved of the parcels involved~~
12 in such correction, be made only by reaccomplishing each and every procedural
13 requirement of this ~~section~~ division subsequent to the occurrence of such omission,
14 error or mistake. Such procedure shall be required with regard only to those ~~lots or~~
15 parcels for which a special assessment lien is increased or initially established.

16 **Sec. 18-12918-130. --Special assessment lien; generally Collection; Uniform method**
17 **for the levy, collection, and enforcement of non-ad valorem assessments.**

18 ~~After a determination of the special assessments is made, as hereinabove~~
19 ~~provided, the special assessment roll, as sustained or modified, shall be filed in the~~
20 ~~office of the clerk of the Board of County Commissioners and such determination of~~
21 ~~assessments shall be final and conclusive, except as provided above. The Board of~~
22 ~~County Commissioners shall adopt a resolution establishing the amount of the special~~
23 ~~assessment against all such lots or parcels of property in accordance with the special~~

1 ~~assessment roll heretofore adopted, which shall constitute a special assessment lien~~
2 ~~upon that property, and authorized the issuance of special assessment lien certificates~~
3 ~~as hereinafter provided. Such resolution shall include the legal description of each lot~~
4 ~~or parcel of property subject to such special assessment lien, together with the amount~~
5 ~~of such lien according to the special assessment roll. The resolution shall be recorded~~
6 ~~in the public records of the county not later than ten days after its adoption. Such~~
7 ~~resolution shall also state that such assessment liens are subject to modification in~~
8 ~~accordance with the provisions of this division. Notice shall be given that all such~~
9 ~~assessment liens shall become due and payable at the office of the tax collector of the~~
10 ~~county on a date to be determined by the Board of County Commissioners, which date~~
11 ~~shall not be before 30 days after the recording of such resolution in the public records~~
12 ~~of the county. The amount not paid within such period shall become payable in equal~~
13 ~~annual installments for a period of years, with interest at a rate, established by the~~
14 ~~Board of County Commissioners; provided, however, any assessment lien becoming~~
15 ~~so payable in installments may be paid at any time together with interest accrued~~
16 ~~thereon as of the date of payment.~~

17 The collection of any special assessments imposed pursuant to this division
18 shall be accomplished by the uniform method for the levy, collection, and enforcement
19 of non-ad valorem assessments, as set forth in Section 197.3632, Florida Statutes, or
20 as such Section may hereinafter be amended. This section shall not be deemed to
21 prohibit the Board from ordering, by resolution, an alternative method for the
22 collection of special assessments.

1 **Sec. 18-13018-131. - Lien for preliminary costs when local stormwater and drainage**
2 **improvements not constructed.**

3 If for any reason, prior to adopting the resolution establishing the amount of
4 the special ~~improvement~~ assessment liens ~~against benefited properties in accordance~~
5 ~~with the final assessment roll~~ pursuant to section 18-129 of this division including, but
6 not limited to, the Board's annulment of a special assessment roll or the failure to
7 obtain the donations of all needed right-of-way, it is determined that the local
8 stormwater and drainage improvements ~~shall~~ will not be constructed, the incidental
9 costs associated with the local stormwater and drainage improvements project,
10 including but not limited to preparation of the preliminary special improvement
11 assessment roll, including preliminary and other surveys, preparation of plans,
12 specifications, and estimates, printing and publishing of notice and proceedings,
13 authorization of special assessment lien certificates, legal services, engineering
14 services, right-of-way transaction and closing and fiscal fees, abstracts and any other
15 expenses necessary or property proper in connection therewith, shall may be assessed
16 imposed as a special assessment against the ~~property which would have been~~
17 ~~improved if the improvements had been constructed~~ parcels contained in the resolution
18 that ordered such local stormwater and drainage improvements to proceed as
19 requested. An assessment roll assessing such costs on a pro rata basis shall be prepared
20 ~~and, following a public hearing in accordance with the notice provisions set forth~~
21 ~~above, the Board of County Commissioners shall adopt a resolution imposing an~~
22 ~~assessment against all such lots or parcels which shall constitute a lien upon such~~
23 ~~property, and authorizing the issuance of special assessment lien certificates as~~

1 ~~provided in this division. The lien for such costs~~ The imposition of such special
2 assessments shall be subject to, and shall satisfy, the same requirements and
3 conditions as set forth in sections 18-128 through 18-129 of this division with regard
4 to special assessments for local stormwater and drainage improvements, and the
5 special assessment liens created thereby shall be of the same nature as set forth below
6 in section 18-133 of this division.

7 **Sec. 18-132. – Donation of right-of-way; costs of acquisition; labor and loans.**

8 If, to construct the requested local stormwater and drainage improvements, it is
9 necessary to acquire rights-of-way, such acquisition shall be by donation to the
10 county. Upon preparation of the special assessment roll, county staff shall include in
11 the total costs for the local stormwater and drainage improvements any and all
12 incidental costs incurred by the county to complete such donation of right-of-way,
13 including but not limited to the costs for title insurance, documentary stamp tax,
14 recording, miscellaneous closing fees, and any attorney's fees and court costs for
15 quieting title to such right-of-way.

16 The Board may furnish or contract for the services, labor, material and
17 equipment necessary for the local stormwater and drainage improvements to be made,
18 or it may contract therefor with private parties. The Board may pay out of its general
19 funds or out of any special fund that may be provided for that purpose such portion of
20 the cost of any local stormwater and drainage improvements as it may deem proper.
21 The Board is authorized to borrow from any available source such sums of money as
22 are necessary to defray the cost of such local stormwater and drainage improvements;
23 provided, however, the only security for such loan shall be the assignment of the

1 special assessment lien certificates to be issued for such local stormwater and drainage
2 improvements.

3 **Sec. ~~18-134~~18-133. - Nature of special assessment liens.**

4 All special assessments ~~for any improvements made~~ imposed under the
5 provisions of this division shall constitute liens upon the ~~property specially improved~~
6 ~~and assessed~~ parcels contained in the resolutions imposing such special assessments
7 from the date of the filing recordation of such resolutions in the public official records
8 of the county of the resolution adopted by the Board of County Commissioners
9 imposing the special assessment, and shall be of the same nature and to the same
10 extent as liens for general county taxes, and shall be collectible in the same manner
11 with the same fees, interest and penalties for default in payment, and under the same
12 provisions as to sale and forfeiture as apply to general county taxes. If the Board, by
13 resolution, decides to not use the uniform method for the levy, collection, and
14 enforcement of non-ad valorem assessments. Collection of such an alternative method
15 for collection of special assessment liens, with such interest and penalties and with a
16 reasonable attorney's fee, may also be ~~made~~ by suit for foreclosure, and it shall not be
17 unlawful to join in any such suit for foreclosure any one or more ~~lots or parcels of~~
18 ~~property~~, by whomsoever owned, upon which such special assessments liens are
19 delinquent, if ~~assessed~~ imposed for local stormwater and drainage improvements made
20 under the provisions of this division.

21 In such instances when the Board, by resolution, decides to not use the uniform
22 method for the levy, collection, and enforcement of non-ad valorem assessments.
23 ~~Failure~~ the failure to pay any installment of principal or interest of any special

1 assessment lien when such installment ~~shall~~ becomes due shall, without notice or other
2 proceedings, cause all installments ~~or of~~ principal remaining to be forthwith due and
3 payable with interest due thereon at the date of default; but, ~~if~~ before the sale of the
4 ~~property parcel~~ for delinquent special assessment lien payments, the amount of such
5 delinquency ~~shall be~~ is paid, together with all penalties, interest, costs and attorney's
6 fees, any further installments of principal shall cease to become due and payable and
7 shall be due and payable at the times at which the same would be due if no such
8 default had occurred.

9 **Sec. 18-13218-134. - Sale of special assessment lien certificates.**

10 For the purpose of financing any of the local stormwater and drainage
11 improvements authorized under the provisions of this division, the Board ~~of County~~
12 ~~Commissioners~~ may sell any or all of the special assessment liens ~~certificates~~ imposed
13 against the ~~property benefited~~ parcels deriving a special benefit from such local
14 stormwater and drainage improvements. Such special assessment liens shall be
15 evidenced by special assessment lien certificates signed by the Chairman of the Board
16 ~~of County Commissioners~~ and attested to by its clerk or deputy clerk. The clerk, as
17 directed by the Board ~~of County Commissioners~~, may sell, dispose of or assign any
18 such certificate to any person offering to buy same; such sale, however, is to be made
19 at not less than par of the principal of such certificate or certificates remaining then
20 unpaid, together with accrued interest accumulated and computed to the date of sale or
21 assignment. All payments on such special assessment lien certificates shall be made
22 directly to the county and the responsibility for enforcement of such liens may be that
23 of the holder of the certificate or that of the Board ~~of County Commissioners~~ in the

1 manner provided herein, as determined by resolution of the Board ~~of County~~
2 ~~Commissioners~~. The holders of such special assessment lien certificates may sue in
3 their own name or on behalf of the county to enforce such liens. Nothing in this
4 division shall be deemed to prohibit the Board ~~of County Commissioners~~ from
5 appointing an officer of the county to serve as paying agent and/or registrar with
6 respect to any special assessment lien certificates issued pursuant hereto.

7 **~~Sec. 18-133. Provisions cumulative.~~**

8 ~~This division is declared to provide a supplemental and alternative method of~~
9 ~~making local stormwater control and drainage improvements in the unincorporated~~
10 ~~areas of the county and shall not operate to repeal any existing law.~~

11 **~~Sec. 18-134. Reserved~~**

12 **Section 4. Conflicts.**

13 All ordinances or parts of ordinances in conflict with the provisions of this ordinance are
14 hereby repealed to the extent of such conflict, except to the extent of any conflicts with the
15 Tallahassee-Leon County 2010 Comprehensive Plan as amended, which provisions shall prevail
16 over any parts of this ordinance which are inconsistent, either in whole or in part, with the said
17 Comprehensive Plan.

18 **Section 5. Severability.**

19 If any provisions or portion of this Ordinance is declared by any court of competent
20 jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and
21 portions of this Ordinance shall remain in full force and effect.

22 **Section 6. Effective Date.**

23 This ordinance shall have effect upon becoming law.

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Board of County Commissioners of Leon County, Florida (the "County") will conduct a public hearing on Tuesday, May 14, 2013, at 6:00 p.m., or as soon thereafter as such matter may be heard, at the County Commission Chambers, 5th Floor, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida, to consider adoption of an ordinance entitled to wit:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING CHAPTER 16, ARTICLE II OF THE CODE OF LAWS OF LEON COUNTY, FLORIDA, REGARDING IMPROVEMENTS TO STREETS, ROADS AND PUBLIC WAYS; ADDING DEFINITIONS IN SUCH ARTICLE; ADDING REQUIREMENT IN SUCH ARTICLE FOR DONATION OF ALL RIGHT-OF-WAY NEEDED TO CONSTRUCT IMPROVEMENTS; ADDING REQUIREMENT IN SUCH ARTICLE FOR NEW REQUEST FOR IMPROVEMENTS IN THE EVENT OF SIGNIFICANT COST INCREASES; MAKING REVISIONS IN SUCH ARTICLE FOR CLARIFICATION PURPOSES; AMENDING CHAPTER 18, ARTICLE II, DIVISION 2 OF THE CODE OF LAWS OF LEON COUNTY, FLORIDA, REGARDING IMPROVEMENTS TO WATER AND SEWAGE DISPOSAL SYSTEMS; ADDING DEFINITIONS IN SUCH DIVISION; ADDING REQUIREMENT IN SUCH DIVISION FOR DONATION OF ALL RIGHT-OF-WAY NEEDED TO CONSTRUCT IMPROVEMENTS; ADDING REQUIREMENT IN SUCH DIVISION FOR NEW REQUEST FOR IMPROVEMENTS IN THE EVENT OF SIGNIFICANT COST INCREASES; MAKING REVISIONS IN SUCH DIVISION FOR CLARIFICATION PURPOSES; AMENDING CHAPTER 18, ARTICLE IV, DIVISION 2 OF THE CODE OF LAWS OF LEON COUNTY, FLORIDA, REGARDING IMPROVEMENTS TO STORMWATER CONTROL AND DRAINAGE SYSTEMS; ADDING DEFINITIONS IN SUCH DIVISION; ADDING REQUIREMENT IN SUCH DIVISION FOR DONATION OF ALL RIGHT-OF-WAY NEEDED TO CONSTRUCT IMPROVEMENTS; ADDING REQUIREMENT IN SUCH DIVISION FOR NEW REQUEST FOR IMPROVEMENTS IN THE EVENT OF SIGNIFICANT COST INCREASES; MAKING REVISIONS IN SUCH DIVISION FOR CLARIFICATION PURPOSES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

All interested parties are invited to present their comments at the public hearing at the time and place set out above.

Anyone wishing to appeal the action of the Board with regard to this matter will need a record of the proceedings and should ensure that a verbatim record is made. Such record should include the testimony and evidence upon which the appeal is to be based, pursuant to Section 286.0105, Florida Statutes.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact Jon Brown or Facilities Management, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida 32301, by written request at least 48 hours prior to the proceeding. Telephone: 606-5300 or 606-5000; 1-800-955-8771 (TDD), 1-800-955-8770 (Voice), or 711 via Florida Relay service.

Copies of said ordinance may be inspected at the following locations during regular business hours:

Leon County Courthouse
301 S. Monroe St., 5th Floor Reception Desk
Tallahassee, FL 32301

and

Leon County Clerk's Office
315 S. Calhoun Street, Room 426
Tallahassee, Florida 32301

PUBLICATION: May 3, 2013

**Leon County
Board of County Commissioners**

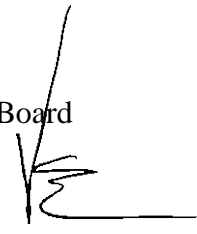
Notes for Agenda Item #5

Leon County Board of County Commissioners

Agenda Item #5

February 27, 2018

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Big Bend Healthcare Coalition Grant for Emergency Medical Services

Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Wanda Hunter, Assistant County Administrator Chad Abrams, Chief, Emergency Medical Services
Lead Staff/ Project Team:	Timothy Carlson, Financial Compliance Manager

Statement of Issue:

Acceptance of a \$15,000 grant from the Big Bend Healthcare Coalition for Emergency Medical Services to purchase replacement mass casualty equipment and supplies.

Fiscal Impact:

This item has a fiscal impact to the County. The Big Bend Healthcare Coalition approved the project to be funded for an amount not to exceed \$15,000. The County is not required to provide any matching funds.

Staff Recommendation:

- Option # 1: Accept the grant and approve the Project/Service Agreement with Big Bend Healthcare Coalition in an amount not to exceed \$15,000 and authorize the County Administrator to execute in a form approved by the County Attorney (Attachment #1).
- Option # 2: Approve the Resolution and associated Budget Amendment Request (Attachment #2).

Report and Discussion

Background:

This agenda item requests Board's acceptance of the grant from the Big Bend Healthcare Coalition (BBHCC) and the approval of the Project/Service Agreement (Attachment #1) and the associated Resolution and Budget Amendment Request (Attachment #2). Leon County Emergency Medical Services (EMS) Division has applied for and has been notified of a \$15,000 grant award from the BBHCC to purchase equipment and supplies for the replacement of non-serviceable and expired mass casualty equipment. The equipment and supplies allows EMS to assist citizens during a mass casualty event requiring a medical response.

The BBHCC was formed on January 14, 2014 and represents Leon, Gadsden, Franklin, Jefferson, Wakulla, Gulf, Taylor, and Madison Counties in Florida. Healthcare coalitions were formed across the nation at the direction of the United States Department of Health and Human Services (HHS) in response to the need to better coordinate and leverage the resources and capabilities of all healthcare and support providers in preparing, responding, and recovering from disasters. In Florida, healthcare coalition formation was led by the Florida Department of Health (FDOH). The BBHCC is built upon existing public health and healthcare partnerships for forming a broader collaborative network of public health and healthcare stakeholder support. These stakeholders, and their respective public and private sector response partners, utilize their shared knowledge and experience to facilitate integration and coordination within a defined structure to support the preparedness, response and recovery in furtherance of the management of complex healthcare and support issues which arise during disasters.

HHS provides funding to the State for healthcare coalitions through the Assistant Secretary for Preparedness and Response grant funding that is provided to states to support the healthcare system's preparedness and response to events that stress or disrupt healthcare service delivery. FDOH then passes a portion of the grant funding to each of the healthcare coalitions which is designated to fund projects that enhance response capabilities and fill identified gaps.

The grant funding and Project/Service Agreement with BBHCC is essential to the following FY2017-FY2020 Strategic Initiative:

- Continue to evaluate emergency medical response strategies to improve medical outcomes and survival rates. (2016-26)

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

- (Q3) Provide essential public safety infrastructure and services.

Analysis: The FDOH and the Florida Division of Emergency Management has provided mass casualty supplies and equipment to the County since the inception of EMS. Prior to the change in process of funds passing through healthcare coalitions, the State provided replacement of non-serviceable and expired equipment directly through one of the State agencies. Under the healthcare coalition structure, the State now passes the funding to the coalitions to determine the best use of the funding.

The Project/Service Agreement requires that the County purchase eligible equipment and supplies for the replacement of non-serviceable and expired mass casualty equipment and then seek reimbursement through the BBHCC. The equipment and supplies becomes the property of the County for use in response to mass casualty events.

Options:

1. Accept the grant and approve the Project/Service Agreement with Big Bend Healthcare Coalition in an amount not to exceed \$15,000 and authorize the County Administrator to execute in a form approved by the County Attorney (Attachment #1).
2. Approve the Resolution and associated Budget Amendment Request (Attachment #2).
3. Do not approve the Project/Service Agreement with Big Bend Healthcare Coalition in an amount not to exceed \$15,000 and do not authorize the County Administrator to execute in a form approved by the County Attorney.
4. Board direction.

Recommendation:

Options #1 & 2.

Attachments:

1. Project Service Agreement between Leon County EMS and Big Bend Healthcare Coalition
2. Resolution and associated Budget Amendment Request



Leon County Emergency Medical Services (EMS) Project/Service Agreement

The Big Bend Healthcare Coalition (BBHCC) hereby enters into this project/service agreement with Leon County, Florida, a political subdivision of the State of Florida.

The deliverables and payment schedule are as outlined below:

During the February 20, 2017 quarterly meeting of the Big Bend Healthcare Coalition Board of Directors, a motion was approved to provide project funding to Leon County for: the replacement of non-serviceable and expired mass casualty equipment and supplies maintained by Leon County EMS Division. The Board approved the project to be funded for an amount **not to exceed \$15,000.**

Deliverable: The Big Bend Healthcare Coalition will reimburse Leon County for expended funds in an amount not to exceed \$15,000, pursuant to the approved project application, to replace non-serviceable and expired mass casualty equipment and supplies necessary to support a mass casualty medical response to significant events occurring within Leon County and surrounding counties pursuant to mutual aid agreements.

Conditions:

- Equipment and supplies purchased under this project shall become the property of Leon County to be utilized during significant events as requested pursuant to the approved project request form.
- Leon County shall be responsible for the maintenance and repair of all equipment and supplies purchased under the scope of this agreement.
- The funds provided will not be utilized for any purpose outside of the scope of the original project request, and reimbursement from the BBHCC to Leon County shall be limited to \$15,000.
- Leon County shall provide to the BBHCC copies of all receipts for purchases/expenses incurred under the scope of this agreement.
- The BBHCC reserves the right to inspect/review the operational capability of the equipment and supplies purchased under this project.
- Leon County shall annually provide a statement of the operational status of the equipment and supplies purchased with BBHCC funding.



- This project will be completed within six (6) months of receipt of the execution of this Agreement.

This agreement is entered into this _____ day of _____, 2018.

Philip Doyle
Vice Chairperson
Big Bend Healthcare Coalition

Date:

LEON COUNTY, FLORIDA

By: _____

Vincent S. Long
County Administrator

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

BY: _____

APPROVED AS TO FORM:
Leon County Attorney's Office

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

RESOLUTION NO.

WHEREAS, the Board of County Commissioners of Leon County, Florida, approved a budget for fiscal year 2017/2018; 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 27th day of February, 2018.

LEON COUNTY, FLORIDA

BY: _____
Nick Maddox, 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 2017/2018 BUDGET AMENDMENT REQUEST

No: BAB18011
Date: 2/8/2018

Agenda Item No: _____
Agenda Item Date: 2/27/2018

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	961058	366311	000	BBHCC Equipment Grant	-	15,000	15,000

Subtotal: 15,000

Expenditures

Account Information					Current Budget	Change	Adjusted Budget
Fund	Org	Acct	Prog	Title			
125	961058	55200	526	Operating Supplies		15,000	15,000

Subtotal: 15,000

Purpose of Request:

This budget amendment allocates grant funds in the amount of \$15,000 from Big Bend Healthcare Coalition (BBHCC) for the replacement of non-servicable and expired mass casualty equipment and supplies for EMS.

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 #6

Leon County Board of County Commissioners

Agenda Item #6

February 27, 2018

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Interlocal Agreement Between Leon County and State of Florida Department of Transportation for Services Related to the Stormwater Element of National Pollutant Discharge Elimination System Program Requirements

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

Statement of Issue:

Approval of an Interlocal Agreement between Leon County and the Florida Department of Transportation (FDOT) for continuation of funding for the National Pollutant Discharge Elimination System (NPDES) permit compliance requirements as the current agreement recently expired. Leon County will manage the NPDES permit compliance activities to ensure a unified effort and methods toward the water quality program.

Fiscal Impact:

This item has a fiscal impact. Per the proposed agreement, FDOT will reimburse Leon County \$36,000 each calendar year for FDOT's portion of the program activities required by the NPDES permit. These funds will be budgeted during FY 2019. The FDOT and Leon County's NPDES permit compliance activities are funded through the Public Works Engineering Services operating budget. Work performed in the 2018 calendar year will be reimbursed in December 2018 by FDOT.

Staff Recommendation:

Option #1: Approve the Resolution (Attachment #1) authorizing the Interlocal Agreement between Leon County and Florida Department of Transportation (Attachment #2) for services related to the stormwater element of National Pollutant Discharge Elimination System permit requirements, and authorize the County Administrator to execute the Agreement.

Report and Discussion

Background:

The Florida Department of Transportation (FDOT) and Leon County share a National Pollutant Discharge Elimination System (NPDES) permit which includes a monitoring plan. Leon County and FDOT had an existing interlocal agreement that recently expired. Approval of the attached interlocal agreement allows for a continued unified approach to implementing the monitoring plan by Leon County continuing to provide FDOT certain inventory, inspection and monitoring functions in support of the permit. The agreement is for five years and FDOT will pay Leon County \$36,000 annually for water quality collection and analysis. Funding is based on previous year's costs.

The Federal Water Quality Act of 1987 required the United States Environmental Protection Agency (EPA) to develop regulations under the National Pollutant Discharge Elimination System (NPDES) permit program to address stormwater discharges to Waters of the United States. The permit requires implementation of a Stormwater Management Program (SWMP) that "shall include pollution prevention measures, treatment or removal techniques, stormwater monitoring, use of legal authority, and other appropriate means to control the quality of stormwater discharged" from the Municipal Separate Storm Sewer System (MS4). Leon County's MS4 is the stormwater treatment and attenuation facilities, piping and ditches associated with County roadways and public infrastructure.

Leon County and Florida Department of Transportation (FDOT) share the NPDES permit. The current NPDES permit became effective July 13, 2017 and will remain in effect until July 12, 2022 or when the Florida Department of Environmental Protection issues a new permit. In order to accomplish the NPDES required tasks associated with this Interlocal Agreement, Leon County has another Interlocal Agreement with the City of Tallahassee to provide services for illicit discharge detection and inspection of high risk facilities.

Analysis:

Requirements of the Leon County and FDOT NPDES permit include:

- Maintenance of an inventory of MS4 structural controls and outfalls
- Annual inspection of MS4 structural controls and outfalls
- Documentation of development and redevelopment review and inspection activity
- Ordinance review to reduce stormwater impacts from development and redevelopment
- Litter control on public rights-of-way
- Street sweeping on public rights-of way with curb and gutter
- Incorporation of stormwater treatment into flood control projects
- Regular inspection of waste transfer stations and fleet maintenance facilities

Title: Interlocal Agreement Between Leon County and State of Florida Department of Transportation for Services Related to the Stormwater Element of the National Pollutant Discharge Elimination System Program Requirements

February 27, 2018

Page 3

- Detection and elimination of illicit discharges and improper disposal into the MS4
- Management of construction site runoff to the Maximum Extent Practicable (MEP)
- Annual review of SWMP for Best Management Practice (BMP) effectiveness and feasibility
- Public education to reduce the use of pesticides, herbicides and fertilizers
- Public education to reduce illicit discharges and improper disposal into the MS4
- Implementation of a program to reduce or eliminate sanitary wastewater contamination into the MS4
- Documentation of improvement in annual pollutant loading compared to the prior permit cycle
- Water quality sampling to evaluate trends in pollutant loadings, identify portions of the MS4 for load reduction or corrective action, and estimate stormwater loadings to a Total Maximum Daily Load (TMDL) priority waterbody
- Documentation of structural and nonstructural BMP implementation targeted at TMDLs within watersheds discharging to a waterbody with a TMDL
- Annual reporting of permit activity

The previous contract was paid on a cost reimbursement basis. For ease of administration, FDOT requested that the contract be converted to a lump sum annual payment. The proposed agreement allows FDOT to reimburse Leon County \$36,000 each calendar year for FDOT's portion of the illicit discharges/improper disposal compliance, high risk facility inventory, water quality monitoring and assessment program, and public educational programs required by the permit. Leon County will manage these activities to ensure both co-permittees have a unified effort and methods toward the water quality program. This contract will expire on December 31, 2022.

Options:

1. Approve the Resolution (Attachment #1) authorizing the Interlocal Agreement between Leon County and State of Florida Department of Transportation (Attachment #2) for services related to the Stormwater Element of NPDES program requirements, and authorize the County Administrator to execute the Agreement.
2. Do not approve the Resolution authorizing the Interlocal Agreement between Leon County and State of Florida Department of Transportation for services related to the Stormwater Element of NPDES program requirements, and do not authorize the County Administrator to execute the Agreement.
3. Board direction.

Recommendation:

Option #1.

Title: Interlocal Agreement Between Leon County and State of Florida Department of
Transportation for Services Related to the Stormwater Element of the National Pollutant
Discharge Elimination System Program Requirements

February 27, 2018

Page 4

Attachments:

1. Resolution authorizing Interlocal Agreement
2. Interlocal Agreement between Leon County and State of Florida Department of
Transportation for services related to Stormwater Element of NPDES Program requirements

RESOLUTION: 18-_____

**RESOLUTION AUTHORIZING INTERLOCAL AGREEMENT BETWEEN LEON COUNTY
AND STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR SERVICES
RELATED TO THE STORMWATER ELEMENT OF NPDES PROGRAM REQUIREMENTS**

WHEREAS, The State of Florida, Department of Transportation (the “DEPARTMENT”) and Leon County, Florida, a charter county and political subdivision of the State of Florida (the “COUNTY”) are desirous of having the DEPARTMENT participate in activities associated with the joint National Pollutant Discharge Elimination System (NPDES) permit, the details of which are described in the Interlocal Agreement between the DEPARTMENT and the COUNTY as presented to the Board of County Commissioners of Leon County, Florida at its regular meeting on February 27, 2017 (the “Interlocal Agreement”); and

WHEREAS, the joint NPDES permit activities (the “PROJECT”) will be conducted in Leon County, and the DEPARTMENT is prepared to contribute funds in an amount of \$36,000 per year toward the PROJECT; and

WHEREAS, completion of the PROJECT is in the interest of the DEPARTMENT and the COUNTY, as the PROJECT will substantially protect the water quality of surface and ground waters within Leon County.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Leon County, Florida, assembled in regular session this 27th day of February, 2018, that the Board hereby approves the Interlocal Agreement and hereby authorizes the Chairman to execute the Interlocal Agreement in a form approved by the County Attorney.

DONE AND ADOPTED by the Board of County Commissioners of Leon County, Florida this 27th day of February, 2018.

LEON COUNTY, FLORIDA

By: _____
Nick Maddox, Chairman
Board of County Commissioners

ATTEST:

Gwendolyn Marshall, Clerk of Court and
Comptroller, Leon County, Florida

By: _____

APPROVED AS TO FORM:

Office of the County Attorney
Leon County, Florida

By: _____
Herbert W. A. Thiele
County Attorney

**INTERLOCAL AGREEMENT
BETWEEN
LEON COUNTY
AND
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
FOR SERVICES RELATED TO
THE STORMWATER ELEMENT OF NPDES PROGRAM REQUIREMENTS**

THIS INTERLOCAL AGREEMENT (“Agreement”) is made and entered into this ____ day of _____, 20__, by and between LEON COUNTY, a charter county and political subdivision of the State of Florida (hereinafter called the COUNTY), and the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, an agency of the State of Florida (hereinafter called the DEPARTMENT).

- Recitals -

A. The Department and the County have a National Pollutant Discharge Elimination System (“NPDES”) Municipal Separate Storm Sewer System Phase I Permit # FLS000033-04 which includes a Monitoring Plan (“Permit”), which is hereby incorporated in and made part of this Agreement by reference.

B. The Permit requires the Department to perform certain inventory, inspection and monitoring functions.

C. The County agrees to provide services to the Department as required by the Permit and the Monitoring Plan; and

D. Florida Statute 334.044(15) and Florida Administrative Code 14-86 authorize the Department to permit drainage connections to its rights of way (“ROW”). Per 334.044, the Department defers water quality assessment to “a water management district, the Department of Environmental Protection, a surface water permit issued by a delegated local government, or a permit issued pursuant to an approved Stormwater Management Plan or Master Drainage Plan....”

E. The County has developed the capability to perform some of the required tasks specified in the Permit.

F. The County and the Department have approved the concept of intergovernmental cooperation to effectively manage stormwater runoff and to meet Permit requirements, and as provided in the provisions of the Florida Interlocal Cooperation Act of 1969 (§163.01, Florida Statutes).

G. The County and the Department have agreed upon the fees to be paid by the Department for services provided by the County.

H. Sections 376.021, 376.30, and 403.021, Florida Statutes, provide that the preservation of surface and groundwaters is a matter of the highest urgency and priority, as these waters provide the primary source for potable water in the state

I. The Department is authorized to enter into this Agreement pursuant to §334.044(7), Florida Statutes, and other applicable law.

J. The County's undersigned representative is vested with the authority to execute this Agreement on behalf of County by virtue of the County's Resolution, a copy of which is attached hereto as Exhibit "A".

FOR AND IN CONSIDERATION of the mutual covenants, obligations, and benefits set forth herein and other good and valuable consideration, the COUNTY and the DEPARTMENT agree as follows:

1. RECITALS AND EXHIBITS

The recitals set forth above and attached exhibits are incorporated in and made part of this Agreement.

2. EFFECTIVE DATE

The effective date of the Agreement shall be the date upon which a fully executed copy in recordable form has been filed with the Clerk of the Circuit Court for Leon County ("Effective Date"). Either party to this Agreement may record it, and no invoice shall be paid until proof of recordation has been furnished to the Department.

3. TERM

A. This Agreement shall begin on the Effective Date and shall remain in full force and effect until December 31, 2022 ("Initial Term").

B. This Agreement shall automatically renew on the same terms and conditions as set forth in this Agreement for a period of one year, unless the Department shall give notice of nonrenewal in writing more than 30 days before the expiration date of the Initial Term.

C. This Agreement may be canceled by the Department in whole or in part at any time the interest of the Department requires such termination.

4. E-VERIFY

The County shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the County during the term of the Agreement. The County shall expressly require any subcontractors performing work or providing services pursuant to the Agreement to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the term of the Agreement.

5. SERVICES

A. The County agrees to provide the Department with applicable data, reports, records, or other documents for the Permit's required Long Term Water Quality Monitoring Program and Stormwater Outfall Monitoring Program.

B. The Department agrees to pay the County \$36,000.00 per year to compensate the County for water quality collection and analysis services provided during the term of the Permit, all as set forth in Exhibit B to the Agreement.

C. The County shall perform this Agreement, with reasonable care, in accordance with the terms and provisions hereof and all applicable federal, state, local, administrative, regulatory, safety and environmental laws, codes, rules, regulations, policies, manuals, procedures, processes, guidelines, standards and permits, as the same may be constituted and amended from time to time, including, without limitation, those of the Department, applicable Water Management District, Florida Department of Environmental Protection, Environmental Protection Agency, Army Corps of Engineers, United States Coast Guard and local governmental entities ("Governmental Law").

D. The County shall be responsible for performing or administering contracts to perform all services under this Agreement. The services shall include all costs, overhead, paper and electronic documents, copies, supervision, labor, materials, supplies, equipment and transportation required to fulfill the terms and conditions of this Agreement.

6. TOTAL MAXIMUM DAILY LOAD

Nothing in this Agreement shall establish any responsibility by either party as a source of any impairment or pollution.

7. COMPENSATION AND PAYMENT

A. The County shall invoice the Department annually for services that were performed prior to the invoice date except for services previously invoiced, for the services and at the compensation set forth in Exhibit B.

B. Expenditure of funds by the Department shall be made in accordance with the terms and provisions of this Agreement. The Department shall not reimburse the County for any expenditure made for items not in the approved budget unless prior written approval is obtained from the Department. The County shall invoice the Department by submitting a "Request for Funding Form" to the Department's NPDES Program Coordinator for payment as described in this Agreement. The County shall include all additional backup documentation to support the invoice. The Department shall review all invoices and determine if the invoice is in compliance with this Agreement. Payments shall be made by the Department within twenty (20) business days of receipt of a County invoice in compliance with this Agreement.

8. INDEMNIFICATION

To the extent provided by law, County shall indemnify, defend, and hold harmless the Department and all of its officers, agents, and employees from any claim, loss, damage, cost, charge, or expense arising out of any act, error, omission, or negligent act by County, its agents, or employees, during the performance of the Lease, except that neither County, its officers, agents, nor employees will be liable under this paragraph for any claim, loss, damage, cost, charge, or expense arising out of any act, error, omission, or negligent act by the Department or any of its officers, agents, or employees during the performance of the Lease.

9. SOVEREIGN IMMUNITY

Nothing contained herein shall constitute a waiver by either party of its sovereign immunity and the limitations set forth in Section 768.28, Florida Statutes. Nothing herein shall be construed as consent to be sued by third parties in any manner arising out of any contract.

10. NOTICE

All notices, communications and determinations between the parties hereto and those required by the Agreement, including, without limitation, changes to the notification addresses set forth below, shall be in writing and shall be sufficient if mailed by regular United States Mail, postage prepaid, to the parties at the following addresses:

Department: Attention: District Roadway Engineer
Florida Department of Transportation
P. O. Box 607
Chipley, FL 32428

County: Attention: Stormwater Management Coordinator
Leon County Department of Public Works
2280 Miccosukee Road
Tallahassee, FL 32308

11. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

12. VENUE AND JURISDICTION

A. Venue for any and all actions arising out of or in any way related to the interpretation, validity, performance or breach of this Agreement that are not resolved to the mutual satisfaction of the parties by the Department's District Secretary shall lie exclusively in a state court of appropriate jurisdiction in Leon County, Florida.

B. The County and all persons and entities accepting an assignment of this Agreement, in whole or in part, shall be deemed as having consented to personal jurisdiction in the State of Florida and as having forever waived and relinquished all personal jurisdiction defenses with respect to any proceeding related to the interpretation, validity, performance or breach of this Agreement.

13. JURY TRIAL

The parties hereby waive the right to trial by jury of any dispute concerning the interpretation, validity, performance or breach of the Agreement, including, without limitation, damages allegedly flowing from the same.

14. ASSIGNMENT

The parties shall not assign, pledge or transfer any of the rights, duties and obligations provided in this Agreement without the prior written consent of the other party. Nothing

herein shall prevent the County from delegating its duties hereunder, but such delegation shall not release the County from its obligation to perform the Agreement.

15. THIRD PARTY BENEFICIARIES

This Agreement shall be binding upon and inure to the benefit of the undersigned parties and their respective successors and assigns. Nothing in this Agreement is intended to confer any rights, privileges, benefits, obligations or remedies upon any other person or entity except as expressly provided for in the Agreement.

16. VOLUNTARY EXECUTION OF AGREEMENT

Each party warrants and represents to the other: (i) that it understands all of the rights and obligations set forth in the Agreement and the Agreement accurately reflects the desires of said party; (ii) each provision of the Agreement has been negotiated fairly at arm's length; (iii) it fully understands the advantages and disadvantages of the Agreement and executes the Agreement freely and voluntarily of its own accord and not as a result of any duress, coercion, or undue influence; and (iv) it had the opportunity to have independent legal advice by counsel of its own choosing in the negotiation and execution of the Agreement.

17. ENTIRE AGREEMENT

This instrument, together with any exhibits and documents made part hereof by reference, contains the entire agreement of the parties with respect to the subject matter herein, and no representations or promises have been made except those that are specifically set out in the Agreement. All prior and contemporaneous interlocal agreements, joint participation agreements, conversations, negotiations, possible and alleged agreements and representations, covenants, and warranties with respect to the subject matter of the Agreement and any part hereof are waived, merged herein and superseded hereby. If there is any conflict between this Agreement and any prior interlocal agreement, joint participation agreement, or supplemental agreement, this Agreement shall supersede.

18. EXECUTION OF DOCUMENTS

The parties agree that they shall promptly execute and deliver to the other all documents necessary to accomplish the intent and purpose of the Agreement, and shall do all other acts to effectuate the Agreement.

19. SUFFICIENCY OF CONSIDERATION

By their signature below, the parties hereby acknowledge the receipt, adequacy and sufficiency of consideration provided in the Agreement and forever waive the right to object to or otherwise challenge the same.

20. WAIVER

The failure of either party to insist on the strict performance or compliance with any term or provision of the Agreement on one or more occasions shall not constitute a waiver or relinquishment thereof and all such terms and provisions shall remain in full force and effect unless waived or relinquished in writing.

21. INTERPRETATION

No term or provision of the Agreement shall be interpreted for or against any party because that party or that party's legal representative drafted the provision.

22. CAPTIONS

Paragraph title or captions contained herein are inserted as a matter of convenience and reference and in no way define, limit, extend or describe the scope of the Agreement, or any provision hereof.

23. SEVERANCE

If any section, paragraph, clause or provision of the Agreement is adjudged by a court, agency or authority of competent jurisdiction to be invalid, illegal or otherwise unenforceable, all remaining parts of the Agreement shall remain in full force and effect and the parties shall be bound thereby so long as principle purposes of the Agreement remain enforceable.

24. COMPUTATION OF TIME

In computing any period of time prescribed in the Agreement, the day of the act, event or default from which the designated period of time begins to run, shall not be included. The last day of the period shall be included unless it is a Saturday, Sunday or legal holiday, in which event the period shall run until the end of the next day which is not a Saturday, Sunday or legal holiday.

25. MODIFICATION OF AGREEMENT

A modification or waiver of any of the provisions of this Agreement shall be effective only if made in writing and executed with the same formality as this Agreement.

26. PUBLIC RECORDS

The Parties understand and agree that all documents of any kind provided in connection with this Agreement are public records and are treated as such in accordance with Florida law.

IF YOU HAVE ANY QUESTIONS REGARDING THE APPLICABILITY OF CHAPTER 119, FLORIDA STATUTES, TO YOUR DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, PLEASE CONTACT THERESA HEIKER, P.E. AT 850-606-1500, HEIKERT@LEONCOUNTYFL.GOV, OR LEON COUNTY PUBLIC WORKS, 2280 MICCOSUKEE ROAD, TALLAHASSEE, FL 32308.

27. EFFECT OF AGREEMENT

The parties shall offer this Agreement as evidence in any and all proceedings concerning any subject matter of this Agreement, and, if acceptable to the Court, will cause a copy of the Agreement to be incorporated by reference in the judgment rendered. Notwithstanding incorporation in the judgment, this Agreement shall not be merged in it, but shall survive the judgment and be binding on the parties for all time.

28. ANNUAL APPROPRIATION

A. The Department shall authorize services based upon priority and availability of budget. Execution of this Agreement does not guarantee that the work will be authorized.

B. The Department's obligation to pay is contingent upon the annual appropriation by the Florida Legislature. In the event this contract is for services in excess of \$25,000.00 and a term for a period of more than 1 year, the provisions of Section 339.135(6) (a), Fla. Stat., are hereby incorporated:

"The Department, during any fiscal year, shall not expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection is null and void, and no money may be paid on such contract. The Department shall require a statement from the Comptroller of the Department that funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of contracts for periods exceeding 1 year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years; and this paragraph shall be incorporated verbatim in all contracts of the department which are for an amount in excess of \$25,000 and which have a term for a period of more than 1 year."

C. The County agrees that in the event the funds are not appropriated to the Department then this Agreement may be terminated. Department shall notify the County in writing within thirty days of the date Department is notified by the Legislature the funds shall not be appropriated. Upon notification by Department that funds are not appropriated and this Agreement is terminated the County shall no longer be obligated to provide services not yet rendered. Nothing in this termination clause shall exempt the County from continuing to provide services already paid for by the Department.

29. RECORDKEEPING

The County shall obtain written approval from the Department prior to the destruction of any documents related to this Agreement throughout the term of this Agreement and for a minimum of three (3) years after the Department submits final payment to the County for services, the County shall maintain all such records and documents including but not limited to records of costs incurred by the County, general accounting and all other supporting documents. Copies of these documents shall be furnished to Department upon request. The County shall provide the Department any and all reports, technical documents, and compliance documents related to this Agreement Upon expiration of the three years and written request by the County, the Department's NPDES Administrator may approve in writing the destruction of documents.

30. INSPECTOR GENERAL

The County agrees to comply with Section 20.055(5), Florida Statutes, and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), Florida Statutes.

THE REMAINDER OF THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK

INTENDING TO BE BOUND, the parties have executed this Agreement by their duly authorized representatives

State of Florida Department of Transportation

Attest:

By: _____

By: _____

Printed Name: Phillip Gainer, P.E.

Printed Name: _____

Title: District Three Secretary

Title: Executive Secretary

Date: _____

Date: _____

Legal Review:

Office of the General Counsel

Attest:

Gwendolyn Marshall, Clerk of Court &
Comptroller, Leon County, Florida

Leon County Board of County Commissioners

By: _____

By: _____

Vincent S. Long
County Administrator

Printed Name: _____

Date: _____

Date: _____

Approved as to Form:
Leon County Attorney's Office

By: _____

Herbert W. A. Thiele, Esq.
County Attorney

Date: _____

**EXHIBIT “A” TO INTERLOCAL AGREEMENT
BETWEEN
LEON COUNTY
AND
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
FOR SERVICES RELATED TO
THE STORMWATER ELEMENT OF NPDES PROGRAM REQUIREMENTS**

Resolution of Board of County Commissioners

**EXHIBIT “B” TO INTERLOCAL AGREEMENT
BETWEEN
LEON COUNTY
AND
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
FOR SERVICES RELATED TO
THE STORMWATER ELEMENT OF NPDES PROGRAM REQUIREMENTS**

County shall perform the services required under the following Parts of the Permit:

1. Table II.A.1.a. During the course of its monitoring activities, County shall inspect the stormwater outfalls it is monitoring pursuant to the monitoring plan submitted to FDEP to determine if the outfalls are operating properly.
2. Part III.7.c . (other than activities which do not apply to FDOT District Three)
3. Part III.8.a. (other than activities which do not apply to FDOT District Three)
4. Part V
5. Part VIII.B.1.
6. Part VIII.B.2.
7. Part VIII.B.3
8. Part VIII.B.4,

The Department agrees to pay the County the amount of \$36,000.00 per year to compensate the County for the foregoing services to be invoiced as set forth in the Agreement.

The Department will provide the County with a list of locations for which the Department requests inspections. All inspections shall be conducted at locations within the Department’s right of way. When performing services pursuant to this Agreement, the County will stay within the boundaries of the Department’s right of way. If illicit discharges are encountered, the sole requirement under this Agreement is for the County’s inspector to notify both the Department and an agency with enforcement powers under then current law.

**Leon County
Board of County Commissioners**

Notes for Agenda Item #7

Leon County Board of County Commissioners

Agenda Item #7

February 27, 2018

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: Project Memorandum of Agreement between Leon County, Florida Department of Transportation, and the Federal Highway Administration for the Design and Construction of Bicycle Lanes on a portion of Smith Creek Road (CR 375)

Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator Tony Park, P.E., Director of Public Works Charles Wu, P.E., Director of Engineering Services
Lead Staff/ Project Team:	Chris Muehlemann, P.E., Chief of Engineering Design Felton Ard, P.E., Customer Support Engineer

Statement of Issue:

This item seeks Board approval of a Project Memorandum of Agreement between Leon County, the Florida Department of Transportation, and the Federal Highway Administration for the design and construction of bicycle lanes for 1.3 miles of Smith Creek Road (CR375). This is the first of three agreements that will require Board approval in order to secure a \$1,020,000 grant award through the Federal Highway Administration for this project.

Fiscal Impact:

This item has no current fiscal impact. This project will be funded by Florida Department of Transportation and the Federal Highway Administration in the amount of \$1,000,000 with no County funds being expended.

Staff Recommendation:

Option #1: Approve the Project Memorandum of Agreement between Leon County, Florida Department of Transportation, and the Federal Highway Administration for the design and construction of bicycle lanes on a portion of Smith Creek Road (CR375) (Attachment #1), and authorize the County Administrator to execute.

Title: Project Memorandum of Agreement between Leon County, Florida Department of Transportation, and the Federal Highway Administration for the Design and Construction of Bicycle Lanes on a portion of Smith Creek Road (CR375).

February 27, 2018

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Report and Discussion

Background:

This item seeks Board approval of a Project Memorandum of Agreement between Leon County, Florida Department of Transportation, and the Federal Highway Administration for the design and construction of bicycle lanes to a 1.3 mile portion of Smith Creek Road (CR375). This is the first of three agreements that will require Board approval in order to secure a \$1,020,000 grant award through the Federal Highway Administration for this project.

In 2014, Public Works staff received a Call for Projects from the Federal Highway Administration (FHWA) Eastern Federal Lands Access Program. At the time, the Smith Creek Road Bike Lanes and Improved Shoulders project from Highway 20 to the Leon County/Wakulla County line was identified in the Capital Region Transportation Planning Agency (CRTPA) NEEDS Plans of the Regional Mobility Plan and was eligible for this application. The application was submitted, but was not selected for award in 2014.

In June 2016, staff received the Call for Projects again. The Board authorized staff to submit another application package at the October 25, 2016 Board meeting. Staff was notified on June 6, 2017 by the FHWA of their intent to recommend the project for funding.

Analysis:

Smith Creek Road (CR375) is a paved two lane roadway that extends 8.3 miles from its intersection with State Road 20 south to the Wakulla County line (Attachment #2). The roadway is currently 22 feet wide and paved with asphalt. The overall purpose of the project is to enhance and promote the safe use of non-motorized transportation alternatives to access the Apalachicola National Forest. This project will provide a bicycle friendly corridor in western Leon County where few options exist. The current project scope is to add 5-foot paved bike lanes on both sides of the road and to overlay/re-stripe approximately 1.3 miles of the roadway beginning at the State Road 20 intersection. It is anticipated that staff will pursue future application cycles with FHWA to possibly leverage additional federal funds to aid implementation of the entire length of Smith Creek Road (CR375).

This is the first of three Agreements needed to secure the entire award. A second agenda item will be presented to the Board for authorization of a Local Agency Program Agreement (LAP) with the Florida Department of Transportation (FDOT) to secure funding for the design aspects of the project. A Budget Amendment Request (BAR) will be included as part of the agenda item (\$110,000). The third agenda request, including a BAR, will be presented to the Board in Fiscal Year 2019 to approve a LAP Agreement with FDOT to secure the remaining funds for construction (\$890,000). Twenty thousand dollars (\$20,000) will be retained within FHWA-Eastern Federal Lands Highway Division (EFLHD) for Project Management.

Title: Project Memorandum of Agreement between Leon County, Florida Department of Transportation, and the Federal Highway Administration for the Design and Construction of Bicycle Lanes on a portion of Smith Creek Road (CR375).

February 27, 2018

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If the Memorandum of Agreement is approved, it is anticipated that the project design selection process will begin in the Spring of 2018. After design work is completed, another LAP Agreement will be presented to the Board for the funding of construction in early 2019.

Options:

1. Approve the Project Memorandum of Agreement between Leon County, the Florida Department of Transportation, and the Federal Highway Administration for the design and construction of bicycle lanes on a portion of Smith Creek Road (CR375) (Attachment #1), and authorize the County Administrator to execute.
2. Do not approve the Project Memorandum of Agreement between Leon County, the Florida Department of Transportation, and the Federal Highway Administration.
3. Board direction.

Recommendation:

Option #1.

Attachments:

1. Proposed Project Memorandum of Agreement
2. Project Location Map

FEDERAL LANDS ACCESS PROGRAM
PROJECT MEMORANDUM OF AGREEMENT

Project / Facility Name: FL FLAP LEON 375(1)

Project Route: County Road 375

State: Florida

County: Leon County

Owner of Federal Lands to which the Project Provides Access: U.S. Forest Service (USFS), Apalachicola National Forest

Entity with Title or Maintenance Responsibility for Facility: Leon County, Florida

Type of Work (“Project”):

- Construction: Pave two 5 foot bike lanes and overlay/re-stripe approximately 1.3 miles of the roadway.

This Federal Lands Access Program (FLAP) Agreement does not obligate, nor otherwise make a commitment for, the expenditure of Federal funds nor does it commit the parties to complete the Project. Rather, this Agreement sets forth the respective responsibilities as the Project proceeds through the Project development process.

Parties to this Agreement: FHWA-Eastern Federal Lands Highway Division (EFLHD), Florida Department of Transportation (FDOT), and Leon County, Florida, a charter county and political subdivision of the State of Florida (COUNTY).

The Program Decision Committee approved this project on 7/6/2017.

AGREED:

Florida Department of Transportation: Federal Aid Management Office, Office of Work Program and Budget	Date
---	------

County Administrator, Leon County, Florida	Date
--	------

Chief of Business Operations, EFLHD	Date
-------------------------------------	------

A. PURPOSE OF THIS AGREEMENT

This Agreement documents the intent of the parties and sets forth the anticipated responsibilities of each party in the development, construction, and future maintenance of the Project. The purpose of the Agreement is to identify and assign responsibilities for the environmental analysis, design, right-of-way, utilities, acquisition and construction as appropriate for this programmed Project, and to ensure maintenance of the facility for public use if improvements are made. The parties understand that any final decision as to design or construction will not be made until after the environmental analysis required under the National Environmental Policy Act (NEPA) is completed (this does not prevent the parties from assigning proposed design criteria to be studied in the NEPA process.) Any decision to proceed with the design and construction of the Project will depend on the availability of appropriations at the time of obligation and other factors such as issues raised during the NEPA process, a natural disaster that changes the need for the Project, a change in Congressional direction, or other relevant factors.

If FLAP funds are used for the development or construction of this Project, the FDOT and COUNTY agree to provide a matching share equal to 18.07% of the total cost of the project, as detailed more fully in Section J below. FLAP Project funds are not to exceed the approved amount of \$1,020,000.00. Before the expenditure of any funds for which reimbursement will be sought from FHWA, the parties agree to execute a separate obligating document. No reimbursement will be made for expenditures made prior to having an obligating document in place.

B. AUTHORITY

This Agreement is entered into between the signatory parties pursuant to the provisions of 23 U.S.C. 204 as to EFLHD, pursuant to Section 339.12, Florida Statutes as to FDOT, and pursuant to approval by the Leon County Board of County Commissioners at its regular meeting on February 27, 2018 as to the COUNTY.

C. JURISDICTION AND MAINTENANCE COMMITMENT

The COUNTY has jurisdictional authority to operate and maintain the existing facility and will operate and maintain the completed Project at its expense.

D. FEDERAL LAND MANAGEMENT AGENCY COORDINATION

The FDOT and the COUNTY have coordinated Project development with the USFS, Apalachicola National Forest. The USFS support of the Project is documented per the support letter signed on November 10, 2016. Each party to this Agreement who has a primary role in NEPA, design, or construction shall coordinate their activities with the USFS, Apalachicola National Forest.

E. PROJECT BACKGROUND/SCOPE

Leon County Road 375 is currently a paved two lane roadway that extends 8.3 miles from its intersection with State Road 20 south to the Wakulla County line. The roadway is currently 22 feet wide and paved with asphalt. The Project proposes to add two 5-foot paved bike lanes and to overlay/re-stripe approximately 1.3 miles of the roadway. It is anticipated that a stabilized sub-base and lime rock road base will be constructed under the added pavement width.

F. PROJECT BUDGET

Item	Estimate (\$)	Comments
EFLHD PROJECT MANAGEMENT	\$ 20,000.00	
CONSTRUCTION ENGINEERING	\$ 110,000.00	
CONSTRUCTION COSTS	\$ 890,000.00	
TOTAL PROJECT COST	\$ 1,020,000.00	Please verify the amount and source of funding for each phase

The EFLHD Project management funds (estimated at \$20,000.00) will require a tapered match using state toll credits. The matching ratio is 18.07%. The project budget is based on the current estimate; therefore, the total programmed FLAP funds may not be sufficient to award the Project as defined in the application. As necessary, FDOT or the COUNTY will provide additional state or county funding to address any funding shortfall.

G. ROLES AND RESPONSIBILITIES

Responsible Party	Product/Service/Role	Comments
EFLHD	<ul style="list-style-type: none"> • Review documentation showing the Project is on an approved program of projects and a TIP or STIP • Approve identified design standards/geometrics and the Project scope, schedule, and budget • If applicable, review and/or concur with identified lead federal agency and draft environmental documents • Review and adopt NEPA document • Review/approve design exceptions, ROW certifications, utility agreements and, where applicable, railroad agreements • Review and approve 95% PS&E package • Review and/or approve contract package, award package, and all contract modifications • Attend final Project inspection. Can be done electronically with photos • Provide assistance in contract disputes and claims if requested by the partner 	

Responsible Party	Product/Service/Role	Comments
FDOT	<ul style="list-style-type: none"> • Responsible for stewardship and oversight of construction letting, bid review, contract award, and Project delivery following standard federal-aid procedures as outlined in 23 CFR • Schedule and invite EFLHD and appropriate parties to public meetings • Submit quarterly reimbursement requests to EFLHD for expenses incurred to maintain financial activity • Provide quarterly progress and financial reports to EFLHD • Schedule and hold pre-construction meetings and construction inspections • Notify EFLHD of any contract disputes or claims • Provide stewardship and oversight and documentation of the following: <ul style="list-style-type: none"> ○ Evidence that Project is on an approved program of projects and a TIP or STIP ○ Design Standards/Geometrics to be used ○ Identified design exception approval agency ○ Identified lead federal agency ○ Anticipated NEPA action ○ Copy of draft NEPA documents ○ Copy of final NEPA action ○ Evidence of permits ○ Review of Public Notices ○ 95% and final PS&E packages ○ Design exceptions ○ ROW certifications ○ Utility/Railroad Agreements ○ Approval of proprietary products ○ Contract award documents for review/concurrence ○ Copy of award package ○ Proposed contract modifications for concurrence ○ Documentation of Project close-out ○ Copy of as-built plans ○ Copy of final voucher 	

Responsible Party	Product/Service/Role	Comments
COUNTY	<ul style="list-style-type: none"> • Responsible for construction letting, bid review, contract award, and project delivery following standard federal-aid procedures as outlined in 23 CFR • Provide construction administration including stewardship and oversight for federal funded projects • Submit quarterly reimbursement requests for expenses incurred to maintain financial activity. • Provide quarterly progress and financial reports • Schedule and invite EFLHD and appropriate parties to public meetings • Schedule and hold pre-construction meetings and construction inspections • Provide data on traffic, accidents, material sources, etc • Notify EFLHD of any contract disputes or claims • Final acceptance of Project and Project closeout • Assume responsibility of the NPDES permit after Project completion • Provide long term maintenance and operation of the facility • Provide the following documents and information: <ul style="list-style-type: none"> ○ Evidence that Project is on an approved program of projects and a TIP or STIP ○ Design Standards/Geometrics to be used ○ Identified design exception approval agency ○ Identified lead federal agency ○ Anticipated NEPA action ○ Copy of draft NEPA documents ○ Copy of final NEPA action ○ Evidence of permits ○ Review of Public Notices ○ 95% and final PS&E packages ○ Design exceptions ○ ROW certifications ○ Utility/Railroad Agreements ○ Approval of proprietary products ○ Contract award documents for review/concurrence ○ Copy of award package ○ Proposed contract modifications for concurrence ○ Documentation of Project close-out ○ Copy of as-built plans ○ Copy of final voucher 	

H. ROLES AND RESPONSIBILITIES – SCHEDULE

Responsible Lead	Product/Service/Role	Schedule Start-Finish
FDOT	NEPA	May 2018 – January 2019
LEON COUNTY	Final Design	April 2018 – March 2019
LEON COUNTY	Advertisement	July 2019 – Oct 2019
LEON COUNTY	Construction Engineering	Oct 2019 – Sept 2020
LEON COUNTY	Construction	Nov 2019- August 2020
LEON COUNTY	Contract Closeout	Oct 2020 – Dec 2020

I. PROPOSED DESIGN STANDARDS

Final design standards will be determined through the NEPA process.

Criteria		Comments
Standards	AASHTO Bridge Design Specifications National Guidelines by ASCE, ASCI, PIANC, API (American Petroleum Institute), and ACOE Florida Greenbook ADA Standards ADA Standards	
Functional Classification	Major Collector Rural	
Surface Type	Asphalt	
Design Volume	584	Adjusted ADT 2016

J. FUNDING

Fund Source	Amount	Comments
Federal Lands Access Program Funding	\$1,020,000.00	
FDOT Toll Credits	-	Toll Credits totaling \$184,315.00 used as match. (18.07% Minimum Match)
TOTAL	\$1,020, 000.00	

The matching fund share will be documented with a PR-2 to be submitted by the FDOT following submittal of required stewardship documents.

K. MATCHING SHARE REQUIREMENTS

Matching or cost sharing requirements may be satisfied following the obligation of funds to the project by: allowable costs incurred by the State or local government, cash donations, the fair and reasonable value of third party in-kind contributions (but only to the extent that the value of the costs would be allowable if paid for by the party responsible for meeting the matching share), including materials or services; however no costs or value of third party in-kind contributions may count towards satisfying the matching share requirements under this Agreement if they have or will be counted towards meeting the matching share requirements under another federal award.

Costs and third party in-kind contributions counting toward satisfying a cost sharing or matching requirement must be verifiable from the records of the party responsible for meeting the matching requirements. The records must demonstrate how the value of third party in kind contributions was derived. Voluntary services sought to be applied to the matching share will be supported by the same methods that the party to this Agreement uses to support any allocations of personnel costs. Any donated services provided by a third party will be valued at rates consistent with those ordinarily paid by employers for similar work in the same labor market. Supplies furnished will be valued at their market value at the time of donation. Donated equipment or space will be valued at fair rental rate of the equipment or space. All records associated with valuations or costs under this section K shall be accessible and be maintained for three years following Project close-out.

L. PROJECT TEAM MEMBERS - POINTS OF CONTACT

The following table provides the points of contact for this project. They are to be the first persons to deal with any issues or questions that arise over the implementation of each party's role and responsibility for this agreement.

Name	Title	Agency	Element	Phone & Email
Jacinda Russell	EFLHD Access Program Manager	EFLHD	Project Management and Coordination	571-434-1543 Jacinda.Russell@dot.gov
Edward Starks	Program Planning Specialist	EFLHD	Coordination	703-948-1446 edward.starks@dot.gov
Felton Ard	Customer Support Engineer	Leon County	Project Management	850-606-1515 ArdF@leoncountyfl.gov
Chris Muehlemann	Chief of Engineering Design	Leon County	Oversight of Project Management	850-606-1536 MuehlemannC@leoncountyfl.gov
Sean McAuliffe	Supervisor, Federal Aid Operations	FDOT	Coordination, FLAP PDC	850-414-4564 Sean.McAuliffe@dot.state.fl.us
Dustin Castells	D3 Local Agency Program Admin	FDOT	Coordination	850-330-1227 dustin.castells@dot.state.fl.us
Regina Battles	D3 Program Management	FDOT	Coordination	850-330-1270 Regina.battles@dot.state.fl.us

M. CHANGES/AMENDMENTS/ADDENDUMS

The agreement may be modified, amended, or have addendums added by mutual agreement of all parties. The change, amendment, or addendum must be in writing and executed by all of the parties.

The types of changes envisioned include, but are not limited to, changes that significantly impact scope, schedule, or budget; changes to the local match, either in type or responsibility; changes that alter the level of effort or responsibilities of a party. The parties commit to consider suggested changes in good faith. Failure to reach agreement on changes may be cause for termination of this agreement.

A change in the composition of the project team members does not require the agreement to be amended.

It is the responsibility of the project team members to recognize when changes are needed and to make timely notification to their management to avoid project delivery delays.

N. ISSUE RESOLUTION PROCEDURES MATRIX

Issues should be resolved at the lowest level possible. The issue should be clearly defined in writing and understood by all parties. Escalating to the next level can be requested by any party. When an issue is resolved, the decision will be communicated to all levels below.

FHWA	FDOT	COUNTY	Time
Project Manager (Jacinda Russell)	Local Program Administrator (Dustin Castells)	Project Manager (Felton Ard , P.E.)	5 Working Days
Planning and Programs Manager	D3 Program Development Manager (Regina Battles, P.E.)	Chief of Engineering Design (Chris Muehlemann, P.E.)	5 Working Days
Chief of Business Operations	D3 Director of Transportation Development (Jared Perdue, P.E.)	Director of Engineering Services (Charles Wu, P.E.)	5 Working Days
Division Director	District Three Secretary (Phillip Gainer, P.E.)	Director of Public Works (Tony Park, P.E.)	5 Working Days

O. TERMINATION

This Agreement may be terminated by mutual written consent of all parties. This Agreement may also be terminated if either the NEPA process or funding availability requires a change and the parties are not able to agree to the change. Any termination of this Agreement shall not prejudice any rights or obligations accrued to the parties prior to termination. If FLAP funds have been expended prior to termination, the party responsible for the match agrees to provide a match in the applicable percentage of the total amount expended on the Project prior to the termination.

P. STEWARDSHIP & OVERSIGHT ACTIVITIES

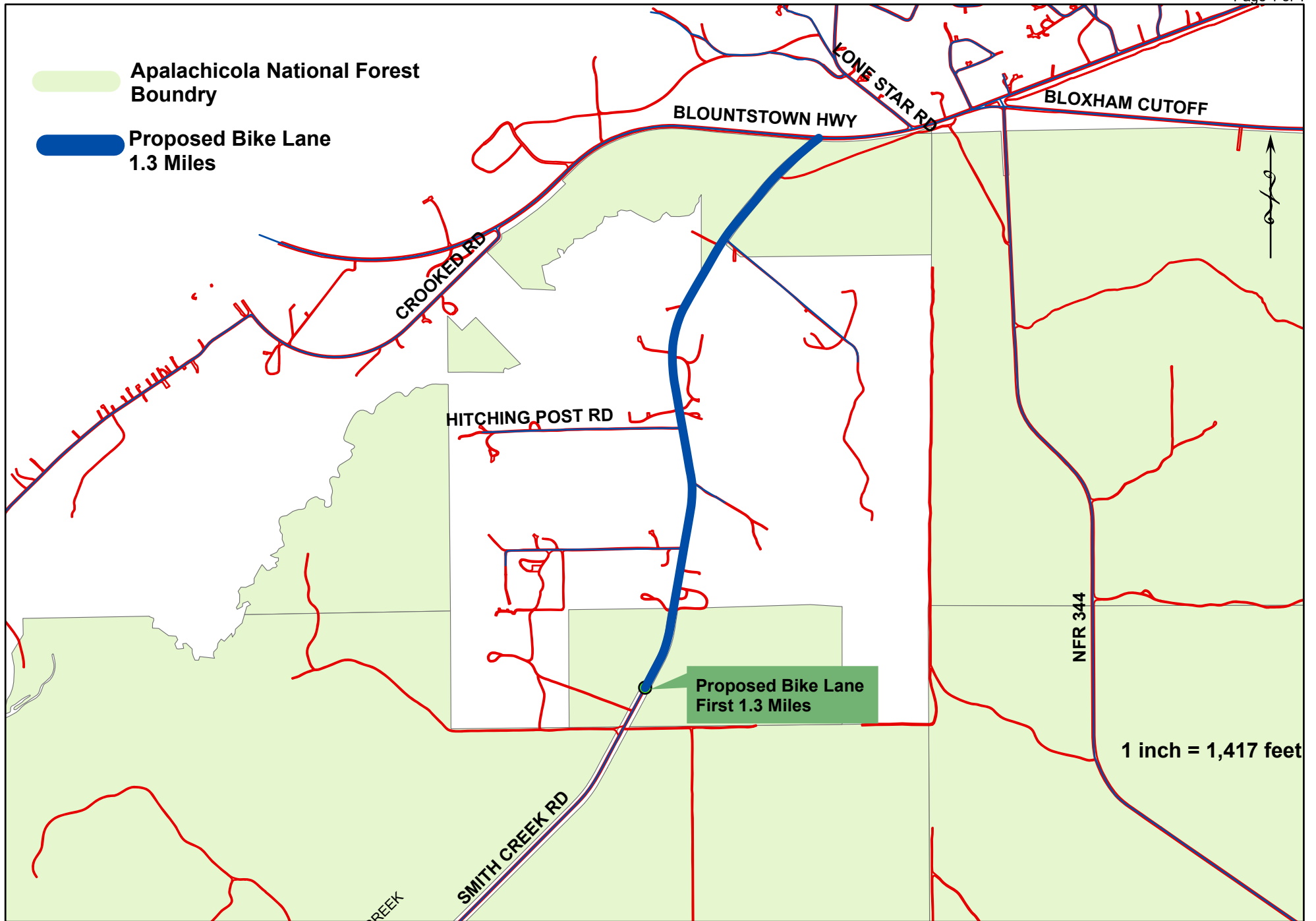
Based upon the risk assessment, complexity of the undertaking, and capabilities and past performance of the delivery partner, the EFLHD had determined this Project to be low or high risk. The table below identifies necessary Stewardship and Oversight Activities. If items are not delivered timely or in such poor condition that it brings into question the ability to deliver, the issue will be elevated to all participants to the Agreement using the issue resolution procedures matrix identified above.

Phase or Activity	Partner Role	EFLHD Role	Comments
Planning & Programming			
Evidence that Project is on an approved program of projects	Provide	Review	For funds disbursed by a division, they may know this already
Evidence of being on a TIP or STIP	Provide	Review	
Project Agreement with scope, schedule, & budget	Provide	Approve	EFLHD would be a signatory. Would be involved in the drafting to define what S&O deliverables it will receive
Environment			
Lead Federal agency identified	Provide	Concur	FHWA must be a co- lead agency on an EIS
Copy of/review of draft documents	Provide	Review/ Concur	EFLHD should review to insure they can be adopted by EFLHD
Copy of NEPA action	Provide	File copy	(CE, EA, or EIS)
Evidence of permits	Provide	File copy	
Sign off on FHWA NEPA document	Provide	Adopt or develop parallel Document	EFLHD approval needed

Phase or Activity	Partner Role	EFLHD Role	Comments
Design			
Review 95% PS&E	Provide	Review/ Approve	Are required contract provisions included – Common Rule or Fed-Aid?
Review design exceptions	Provide	Review/ Approve	If the partner is a State DOT, they would follow their process
Review ROW certifications	Provide	Review/ Approve	If ROW is acquired, it must follow Uniform Federal Relocation Act
Utility/Railroad Agreements	Provide	Review/ Approve	EFLHD needs certification
Acquisitions			
Review contract package for required clauses (Civil Rights, Davis-Bacon, Buy America/American, etc.)	Provide	Review/ Approve	Would not need to do this if the partner is another federal agency or State DOT following Fed Aid procedures.
Concur in award of contract	Provide	Review/ Concur	Generally would only get involved if additional funds required
Receive copy of award package	Provide	File copy	EFLHD should have a copy of the package in its files in case inquiries are received
Review or approve contract modifications	Provide	Review/ Concur Depends upon nature of CM	Need to assure non-eligible work is not being paid for with FLAP funds
Construction			
Final Project Inspections	Schedule	Attend	FLH should attend the final project inspection for projects above \$500,000.00 in FLAP funds regardless of risk level or elevated risk projects. Final Project inspection could be done electronically with photos.
Copy of as-built plans	Provide	File copy	
Copy of final voucher	Provide	File copy	
Contract Dispute (Claim)	Notify	Provide assistance if requested	Need to be aware if additional funds are needed

LEON COUNTY

Attachment #2
Page 1 of 1



PROPOSED BIKE LANE SMITH CREEK RD./ COUNTY ROAD 375. 1.3 MILES

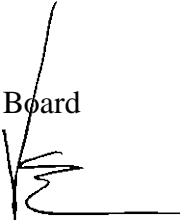
**Leon County
Board of County Commissioners
Notes for Agenda Item #8**

Leon County Board of County Commissioners

Agenda Item #8

February 27, 2018

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Status Report on the 2017 United Way ALICE Report

Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Wanda Hunter, Assistant County Administrator Ken Morris, Assistant County Administrator Ben Pingree, Director of Planning, Land Management and Community Enhancement
Lead Staff/ Project Team:	Shington Lamy, Director, Human Services and Community Partnerships

Statement of Issue:

As requested by the Board at the February 13, 2018 Commission meeting, this agenda item provides an overview of the 2017 Asset Limited, Income Constrained, Employed Report (ALICE) published by the United Way of Florida.

Fiscal Impact:

This item has no fiscal impact to the County.

Staff Recommendation:

Option # 1: Accept the status report on the United Way Asset Limited, Income Constrained, Employed Report (ALICE) Report.

Report and Discussion

Background:

During the Commissioner discussion portion of the February 13, 2018, meeting, the Board directed staff to provide a status report on the United Way of Florida's (United Way) 2017 Asset Limited, Income Constrained, Employed (ALICE) Report (Attachment #1) and discuss its relationship to information provided by the Office of Economic Vitality at the January 23, 2018 meeting.

The ALICE Report is a study of Financial Hardship conducted by Rutgers University-Newark's School of Public Affairs and Administration as requested by United Way agencies in 15 states, including Florida. The first ALICE Report on Florida was produced in 2014. The 2017 edition is an update to the initial report and was compiled using 2015 data from various sources including the Bureau of Labor Statistics, American Community Survey, the Florida Department of Education, and other state and federal government agencies.

The ALICE report provides county-level data on the minimum budget required for household survival and the percentage of households meeting these criteria in various geographic regions of the county. The ALICE report provides limited county-level demographic data but does highlight the family makeup of households, such as the number of children and single parent families, relative to household incomes. Comparison across counties and over time may provide important tools to identify factors that reduce financial hardship in a location.

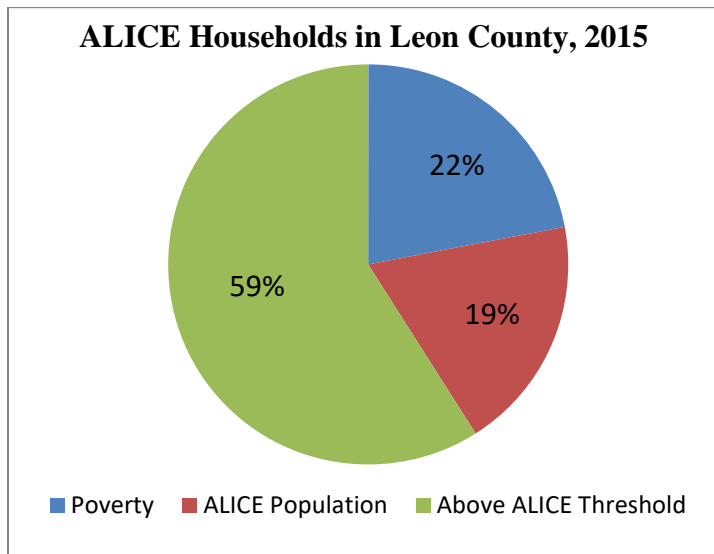
The analysis section provides an overview of the 2017 ALICE Report findings, the factors impacting households classified in the study as the ALICE population, and the County initiatives, programs and services that address these issues. In addition, the analysis offers a contrast between the 2017 ALICE Report and a recent publication and presentation by the Office of Economic Vitality. Both reports provide important economic and community data from very different perspectives and for different audiences.

Analysis:

The ALICE population is defined as households that earn income above the Federal Poverty Level, (FPL) but less than the amount needed to sustain the basic household expenses such as housing, child care, food, health care and transportation. The ALICE Report establishes an income threshold, known as the ALICE Threshold, based on a minimum monthly budget required to sustain a household, also known as the Household Survival Budget.

The Report reflects that 14.5% of Florida households earn below FPL and an additional 29.5% make up the ALICE population; those who earn more than the FPL but less than the income needed to afford basic necessities. Statewide, 44% of households fall below the ALICE Threshold. The average Household Survival Budget for Florida was \$53,856 annually for a family of four. In reviewing this same data at the county level, the average Household Survival Budget in Leon County was slightly less at \$52,260. The report finds that 22% of Leon County households earn below the FPL and another 19% make up the ALICE population resulting in 41% of households in Leon County falling below the ALICE Threshold as reflected in the chart

below. The report also notes that a greater percentage of single parent families (approximately 76%) have income below the ALICE Threshold than married households (10%).



Most ALICE Households have little to no savings and are not typically eligible for federal level assistance programs because their income is above qualifying limits. The ALICE Report cites the importance of assistance for many ALICE households impacted by low wages, unemployment, underemployment and the loss of employer-sponsored benefits. The financial stability of ALICE workers depends on the availability of community resources, as well as the cost and condition of housing, and job opportunities. The following sections of this analysis describe the County initiatives, programs, and services that seek to address these issues.

Community Resources

The County leverages its investments in meeting the human services needs of low-income households included in the ALICE population by collaborating with private and public partners through the Community Human Services Partnership (CHSP). The County allocates \$1.2 million annually to CHSP for local human service agencies to provide assistance such as afterschool programs, childcare services, food banks, emergency assistance for basic needs, and healthcare programs. Funding human services programs that address basic needs, benefits ALICE households.

Housing

The ALICE Report cites that the home has traditionally provided financial stability and the primary means for low-income families to accumulate wealth. As reflected in the Report, Leon County's ALICE Household Survival Budget of \$52,260 for a household of four is less than the U.S. Department of Housing and Urban Development (HUD) low-income threshold (80% of the median income or \$54,700) used to determine eligibility for County programs and services (Attachment #2). As a result, ALICE households are eligible for the services available through the County's Housing Services Division, which offers housing rehabilitation, down payment assistance, and emergency housing repairs.

In addition, the County recently adopted the recommendations presented by the Tallahassee-Leon County Affordable Housing Workgroup designed to increase the community's affordable housing inventory.

Job Opportunities

More than any economic or social variable featured in this report, employment defines ALICE households. With the adoption of the County's 2018 budget, the Board implemented a living wage model for its lowest paid employees and increased the base pay to \$12.00 per hour.

In recognizing that a skilled labor force stimulates economic growth, the County has adopted programs targeting households facing conditions that limit their employability and income opportunities. The Leon Works Junior Apprenticeship Program aims to address the projected unmet local market for skilled jobs by providing opportunities for low-income and at-risk high school students to gain hands-on experience in the workplace. The Apprenticeship Program grew out of the Leon Works Expo which connects high school students with employers on careers that do not require four-year degrees.

Since launching in 2016, the Office of Economic Vitality (OEV) has also implemented, enhanced, and supported a number of programs designed to stimulate economic growth and job creation.

- CareerPathways

OEV partners with local economic development stakeholders to build the County's skilled labor market such as the CareerSource Capital Region CareerPathways initiative which allows students, parents, teachers and career seekers to explore career paths whether it is their first job or second job. This initiative offers local training programs as well as financial aid opportunities.

- Minority, Women and Small Business Enterprise

The OEV Minority, Women, and Small Business Enterprise (MWSBE) certification program has expanded and now qualifies minority and women owned firms for procurement opportunities with Tallahassee Memorial Hospital, Florida A&M University, Leon County Sheriff's Office, and Tallahassee Community College. This initiative serves to enhance the economic opportunities for locally owned business in the community.

- Urban Vitality Job Creation Pilot Program

OEV's Urban Vitality Job Creation Pilot Program is aimed at creating jobs in economically distressed areas of Leon County and specifically offers targeted assistance to Southside businesses to help generate more employment opportunities. Employers that are currently located or intend to relocate to the Southside community are eligible to participate. These employers must pay an average annual wage at or above 75% of Leon County's average annual wage.

The programs and services described herein highlight the County's continued commitment to improve the quality of life and encourage economic growth in areas of the community with a

high concentration of residents facing challenges and conditions like those represented in the ALICE Report. The following section summarizes the differences between the 2017 ALICE Report and a recent publication and presentation by the Office of Economic Vitality.

OEV's Quarterly Economic Dashboard

OEV publishes the Quarterly Economic Dashboard to provide a regular snapshot of the local economy and demonstrate how continued economic vitality efforts are providing a return on investment (Attachment #3). The Dashboard is designed to appeal to local and regional stakeholders as well as business leaders whom may be considering company expansion or relocation to our community. The data for the Quarterly Economic Dashboard is collected from a combination of local government resources (i.e. construction permit data) and universally recognized national data sets (i.e. gross domestic product from the U.S. Bureau of Economic Analysis). Based on source of the data, the information provided in the Quarterly Economic Dashboard may be as recent as the previous quarter or up to 24 months old. For example, the most recent gross domestic product figures available for the region only capture data through 2016.

While the Dashboard is a fraction of the information available on OEV's website, the quarterly brochure is a vital marketing and informational tool that highlights macroeconomic indicators in the community such as gross domestic product, employment, wages, construction permits, visitation, etc. In contrast, the ALICE Report measures the struggles of households in communities that do not earn enough to afford basic necessities. For these measurements, the ALICE Report utilizes some of the very same universally recognized national data sources as OEV. It is also important to note that the 2017 ALICE Report reflects 2015 data which predates the creation of OEV, the latest information presented in OEV's Quarterly Economic Dashboard, and the significant economic growth experienced in 2016 and 2017 across our community as presented in the Board Retreat and ratification item materials (Attachment #4).

The desired outcome of the ALICE Report is to better understand the struggles of the most vulnerable in order to better inform strategies and approaches for social service programming and investment. The Dashboard demonstrates the robust nature of our local economy to attract and retain talent, draw investment opportunities, and position our community to realize its full economic vitality. In addition to the County's support of CHSP and human service programs, the successful implementation of OEV's strategic plan will benefit the entire community and be reflected in future ALICE Reports. In summary, both of these reports provide important economic and community data from very different perspectives and for different audiences.

Conclusion

The ALICE Report was commissioned by the United Way of Florida to be used as a tool to help shape its program planning and policy decisions that fulfill its mission to support the human service needs in the community. As previously stated, the County has initiated a number of programs and partnerships to stimulate economic growth as well as to support the human service needs of the community's most vulnerable population which includes households that meet the ALICE criteria.

The CEO of the United Way of the Big Bend (UWBB) has shared that the UWBB will soon begin work on developing a process that will incorporate components of the Report to measure the impact of its human services programs in support of Leon County's ALICE population. Based on the Board's previous direction to evaluate the current CHSP human services categories, County, City and UWBB staff have committed to working together in this process to establish the community priorities for human services funding. The ALICE Report will serve as an important resource in this process.

Options:

1. Accept the status report on the United Way ALICE Report.
2. Do not accept the status report on the United Way ALICE Report.
3. Board direction.

Recommendations:

Option #1.

Attachments:

1. United Way 2017 Asset Limited, Income Constrained, Employed Report
2. 2017 Florida Housing Finance Corporation and SHIP Program Income Limits and Rent Limits
3. January 2018 Quarterly Economic Dashboard (1st Quarter), Office of Economic Vitality
4. January 23, 2018 Ratification item of the December 11, 2017 Annual Retreat and Status Report on Job Growth

ALICE[®]

ASSET LIMITED, INCOME CONSTRAINED, EMPLOYED



FLORIDA

ALABAMA, ALASKA, ARIZONA, ARKANSAS, CALIFORNIA, COLORADO, **CONNECTICUT**, DELAWARE, **FLORIDA**, GEORGIA, HAWAII, **IDAHO**, ILLINOIS, **INDIANA**, **IOWA**, KANSAS, KENTUCKY, **LOUISIANA**, MAINE, **MARYLAND**, MASSACHUSETTS, **MICHIGAN**, MINNESOTA, MISSISSIPPI, MISSOURI, MONTANA, NEBRASKA, NEVADA, NEW HAMPSHIRE, **NEW JERSEY**, NEW MEXICO, **NEW YORK**, NORTH CAROLINA, NORTH DAKOTA, **OHIO**, OKLAHOMA, **OREGON**, PENNSYLVANIA, RHODE ISLAND, SOUTH CAROLINA, SOUTH DAKOTA, TENNESSEE, TEXAS, UTAH, VERMONT, **VIRGINIA**, **WASHINGTON**, WEST VIRGINIA, **WISCONSIN**, WYOMING

2017
UPDATE



Winter 2017

STUDY OF FINANCIAL HARDSHIP

GIVE. ADVOCATE. VOLUNTEER.

United Way of Florida

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LIVE UNITED



THE UNITED WAYS OF FLORIDA

Heart of Florida United Way

United Way of Martin County

United Way of the Big Bend

United Way of Miami-Dade

United Way of the Broward County

United Way of North Central Florida

United Way of Brevard County

United Way of Northeast Florida

United Way of Central Florida

United Way of Northwest Florida

United Way of Charlotte County

United Way of Okaloosa-Walton County

United Way of Citrus County

United Way of Palm Beach County

United Way of Collier County

United Way of Pasco County

United Way of Escambia County

United Way of Putman County

United Way of the Florida Keys

United Way of South Sarasota County

United Way of Hernando County

United Way of St. Johns County

United Way of Indian River County

United Way of St Lucie County

United Way of Lake & Sumter Counties

United Way Suncoast

United Way of Lee County

United Way of Suwannee Valley

United Way of Manatee County

United Way of Volusia-Flagler County

United Way of Marion County

NATIONAL ALICE ADVISORY COUNCIL

The following companies are major funders and supporters of the United Way *ALICE Project*.

**Aetna Foundation | AT&T | Atlantic Health System | Deloitte | Entergy | Johnson & Johnson
KeyBank | Novartis Pharmaceuticals Corporation | OneMain Financial
Thrivent Financial Foundation | UPS | U.S. Venture**

LETTER TO THE COMMUNITY



Dear Floridians,

This report is about the ALICE population – Florida’s most valuable and vulnerable economic driver.

- ALICE workers are the face of Florida to the 100+ million tourists who visit our state’s hotels, restaurants, theme parks, beaches, and retail shops each year.
- ALICE workers are the laborers, clerical staff, mechanics, legal aids, and city workers who build and support our homes and businesses.
- ALICE workers fill our hospitals, doctors’ offices and homes as aides, orderlies, therapists, and even nurses who care for us and our families’ health.
- ALICE workers harvest, transport, package, and sell Florida produce around the state and the world.
- ALICE workers shape our future workforce and leaders through their work in day care centers, public and private schools, libraries, community centers, and even our colleges and universities.

ALICE is a United Way acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed. “Employed” is the critical word. ALICE represents those who work hard and are above the poverty line, but due to high costs and factors often beyond their control, must live paycheck to paycheck. For many, a small emergency can quickly become a major financial crisis. Car repairs and health care emergencies, to name just a few, can plunge these working families over the edge into poverty and financial chaos. When this happens, families, employers, and our economy suffer.

In 2014, Florida’s first groundbreaking United Way ALICE Report was released. It established an ALICE survival budget for each of Florida’s 67 counties, based on what it costs to afford basic necessities in each community. The Report revealed a disturbing fact: 45 percent of Florida households cannot afford even this bare-minimum budget. The vast majority of these families were working, yet 15 percent lived below the Federal Poverty Level and fully 30 percent were ALICE.

This Update to the Report shows many positive and exciting examples of Florida’s continued population and economic growth. But it also highlights the fact that even with three more years of economic recovery under our belts, during which unemployment fell 50 percent, the rate of Florida’s households who are poor or ALICE has barely decreased: 0.5% each.

But more than providing data, this Report is about finding solutions, not about pointing fingers. ALICE families have opportunities to improve their economic conditions, and employers and policymakers have opportunities to help ALICE employees. When both groups understand these opportunities and act upon them, everyone wins. Florida’s United Ways serve each and every county in Florida to ensure you and every Floridian has an opportunity to find and support winning solutions.

We hope this new United Way ALICE Report, like its predecessor, provides a common respectful narrative around this critically important but previously overlooked population.

Sincerely,

A blue ink signature of Theodore Granger, President of United Way of Florida.

Theodore Granger, *President, United Way of Florida*

THE UNITED WAY *ALICE PROJECT*

The United Way *ALICE Project* provides a framework, language, and tools to measure and understand the struggles of the growing number of households in our communities that do not earn enough to afford basic necessities, a population called ALICE. This research initiative partners with state United Way organizations to present data that can stimulate meaningful discussion, attract new partners, and ultimately inform strategies that affect positive change.

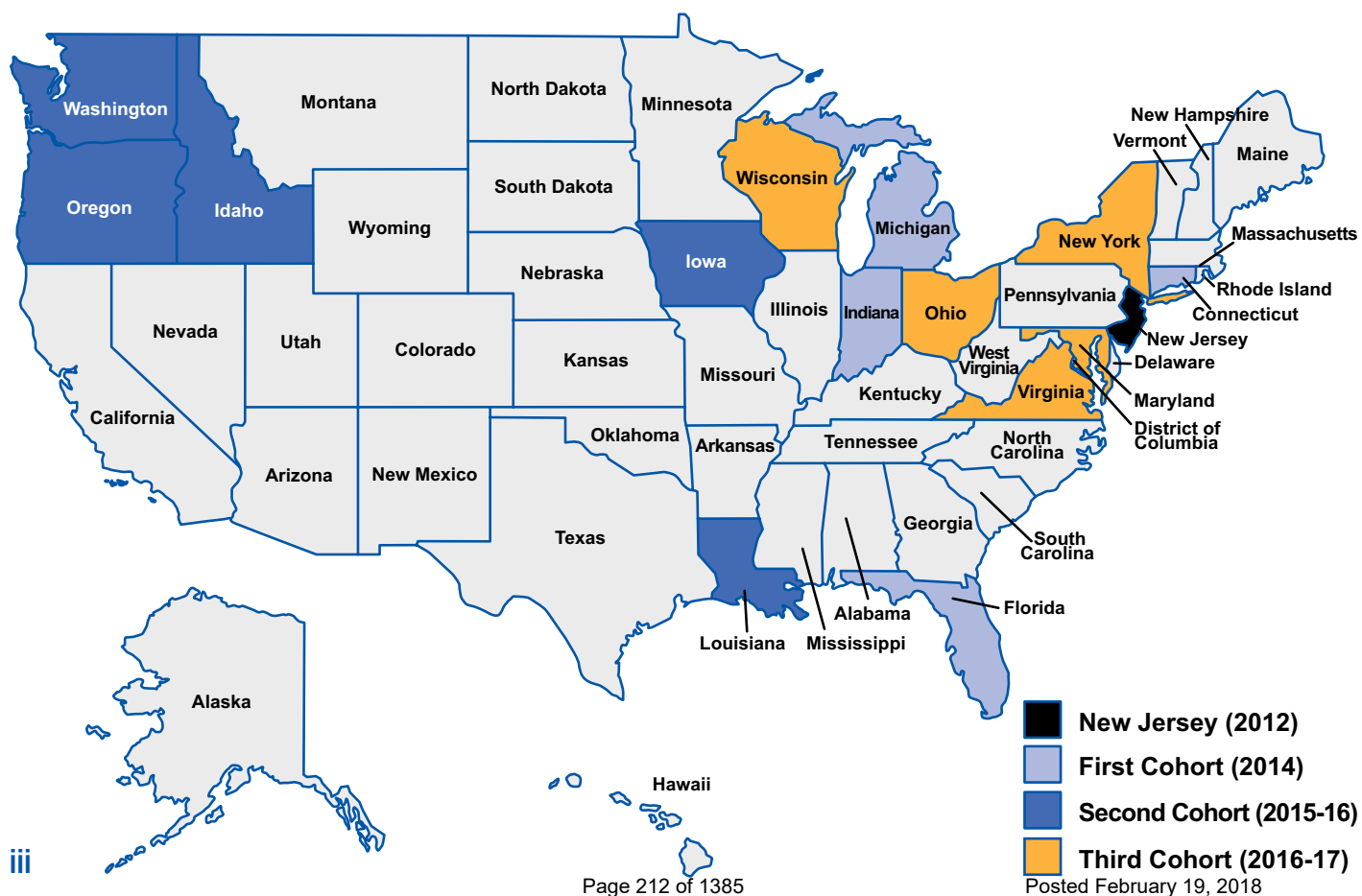
Based on the overwhelming success of this research in identifying and articulating the needs of this vulnerable population, the United Way *ALICE Project* has grown from a pilot in Morris County, New Jersey in 2009, to the entire state of New Jersey in 2012, and now to the national level with 15 states participating.

United Way of Florida is proud to join nearly 450 United Ways from these states to better understand the struggles of ALICE. Organizations across the country are also using this data to better understand the struggles and needs of their employees, customers, and communities. The result is that ALICE is rapidly becoming part of the common vernacular, appearing in the media and in public forums discussing financial hardship in communities across the country.

Together, United Ways, government agencies, nonprofits, and corporations have the opportunity to evaluate current initiatives and discover innovative approaches that give ALICE a voice, and create changes that improve life for ALICE and the wider community.

To access reports from all states, visit UnitedWayALICE.org

States with United Way ALICE Reports



THE ALICE RESEARCH TEAM

The United Way *ALICE Project* provides high-quality, research-based information to foster a better understanding of who is struggling in our communities. To produce the United Way ALICE Report for Florida, a team of researchers collaborated with a Research Advisory Committee, composed of 22 representatives from across the state, who advised and contributed to our Report. This collaborative model, practiced in each state, ensures each Report presents unbiased data that is replicable, easily updated on a regular basis, and sensitive to local context. Working closely with United Ways, the United Way *ALICE Project* seeks to equip communities with information to create innovative solutions.

Lead Researcher

Stephanie Hoopes, Ph.D. is the lead researcher and director of the United Way *ALICE Project*.

Dr. Hoopes' work focuses on the political economy of the United States and specifically on the circumstances of low-income households. Her research has garnered both state and national media attention. She began the United Way *ALICE Project* as a pilot study of the low-income community in affluent Morris County, New Jersey in 2009, and has overseen its expansion into a broad-based initiative to more accurately measure financial hardship in states across the country. In 2015, Dr. Hoopes joined the staff at United Way of Northern New Jersey in order to expand this project as more and more states become involved.

Dr. Hoopes was an assistant professor at the School of Public Affairs and Administration (SPAA), Rutgers University-Newark, from 2011 to 2015, and director of Rutgers-Newark's New Jersey DataBank, which makes data available to citizens and policymakers on current issues in 20 policy areas, from 2011 to 2012. SPAA continues to support the United Way *ALICE Project* with access to research resources.

Dr. Hoopes has a doctorate from the London School of Economics, a master's degree from the University of North Carolina at Chapel Hill, and a bachelor's degree from Wellesley College.

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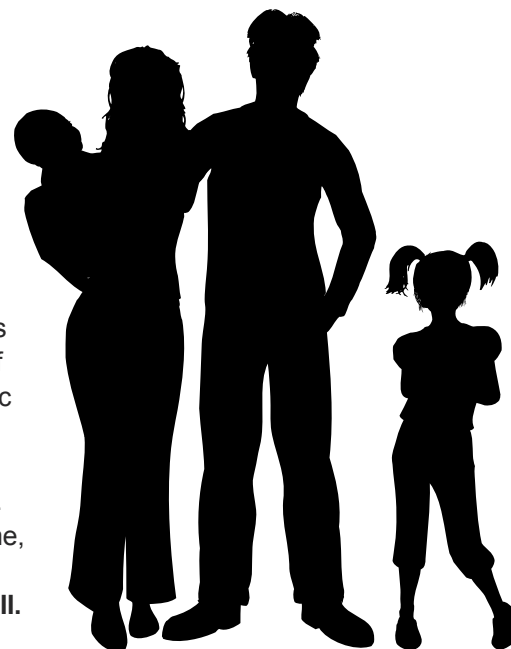
Ellen Zinzeleta, Sc.D.
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WHAT'S NEW

Data & Methodology Updates

Every two years, the United Way *ALICE Project* engages a Research Advisory Committee of external experts to scrutinize the ALICE methodology and sources. This rigorous process results in enhancements to the methodology and new ideas in how to more accurately measure and present this important data. While these changes impact specific calculations, the overall trends have remained the same – ALICE represents a large percentage of our population and these households are struggling to provide basic essentials for their families.

For this Report, the following improvements have been incorporated. To ensure consistency and accurate comparison in changes over time, data has been recalculated for previous years. **For a more detailed description of the methodology, see the Methodology Exhibit VIII.**



- **The ALICE Threshold for each state now accounts for county-level differences.** This key measure is now calculated by combining the average household size for each county rather than using the statewide average household size.
- **The ALICE Household Survival and Stability Budgets have been updated to reflect today's economic and technological realities.** The Household Survival Budget's health care costs increased partly due to the Affordable Care Act. Because many ALICE households do not qualify for Medicaid but cannot afford even the Bronze Marketplace premiums and deductibles, the penalty for not having coverage is added to the out-of-pocket health care cost. The ALICE Stability Budget added the cost of a cell phone with internet access.
- **The Economic Viability Dashboard is now presenting each of its three indices – Housing Affordability, Job Opportunities, and Community Resources – separately instead of as one combined score.** Each index represents a critical condition for the stability of ALICE households, and poor scores in one index cannot be compensated by good scores in another. These indices are not cumulative.
- **The ALICE Income Assessment has been recalculated to more accurately depict the assistance available to help an ALICE household meet basic needs.** Only programs that directly help low-income households meet the Household Survival Budget, such as TANF and Medicaid, are included. It no longer includes programs that assist households in broader ways, such as to attend college, or that assist communities, like community policing.

Source changes

- The American Community Survey no longer provides 3-year averages, so data for all communities with populations less than 65,000 relies on 5-year averages.
- The National Association of State Budget Officers (NASBO) replaces individual state budgets as the source for state spending on programs to assist vulnerable families, making the spending categories standardized and comparable.
- In the Economic Viability Dashboard, the variables for two of the indicators of the Community Resources Index – education resources and social capital – have been changed to items that vary more by county. The variable for education resources is now 3- and 4-year-olds enrolled in preschool; and the variable for social capital is the percent of the population 18 and older who voted in the most recent election.

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EXECUTIVE SUMMARY

This United Way ALICE Report provides the most comprehensive look at Floridians who are struggling financially: 44 percent of households in Florida could not afford basic needs such as housing, child care, food, health care, and transportation in 2015. Many households are living below the Federal Poverty Level (FPL), but an even greater number of households are what United Way calls **ALICE** – an acronym for **A**sset Limited, **I**ncome **C**onstrained, **E**mployed. ALICE households have incomes above the FPL, but still struggle to afford basic household necessities. The number of ALICE and poverty-level households increased steadily from 2007 to 2012, but while households in poverty fell slightly from 2012 to 2015, the percent of ALICE households continued to rise.

This Report focuses on what has changed in Florida since the first United Way ALICE Report was published three years ago. It updates the cost of basic needs in the **Household Survival Budget** for each county in Florida, and the number of households earning below this amount – **the ALICE Threshold**. It delves deeper into county and municipal data, as well as ALICE and poverty households by race, ethnicity, age, and household type to reveal variations in hardship that are often masked by state averages. Finally this Report highlights emerging trends that will be important to ALICE in the future.

The data reveal an ongoing struggle for ALICE households and the obstacles to achieving financial stability.

- **Struggling Households:** Of Florida's 7.5 million households, 14.5 percent lived in poverty in 2015 and another 29.5 percent were ALICE. Combined, 44 percent had income below the ALICE Threshold, or 3.3 million, up from 2.6 million in 2007.
- **Basic Cost of Living:** The cost of basic household expenses increased steadily in every county in Florida between 2007 and 2015. The average budget rose by 19 percent, more than the national rate of inflation of 14 percent during that time period. In 2015, the average annual Household Survival Budget for a Florida family of four (two adults with one infant and one preschooler) ranged from \$44,028 in Putnam County to \$68,952 in Monroe County – compared to the U.S. family poverty rate of \$24,250.
- **Low-wage Jobs:** Low-wage jobs continued to dominate the landscape in Florida with 67 percent of all jobs in the state paying less than \$20 per hour – a wage that is almost enough to afford the family Household Survival Budget. However, three-quarters of these jobs pay less than \$15 per hour.
- **Assistance for ALICE:** Since 2012, the amount needed to bring all ALICE households to financial stability has grown faster than wages and government spending. Notably, health care spending increased by 17 percent, accounting for 55 percent of all public and nonprofit spending on ALICE and poverty-level households. Because services and funds are not typically transferable from one area of need to another, there are large gaps between spending and need in many categories. For example, the gap to meet housing needs is 47 percent and the gap to meet child care is 51 percent.
- **Emerging trends:** Several trends could change the economic landscape for ALICE families:
 - The Florida population is aging, and many seniors do not have the resources they need to support themselves.
 - Differences by race and ethnicity persist, creating challenges for many ALICE families, as well as for immigrants in Florida.
 - Low-wage jobs are projected to grow faster than higher-wage jobs over the next decade.
 - Technology is changing the workplace, adding some jobs, replacing many others, while also changing where people work, the hours they work, and the skills that are required. Technology creates opportunities as well as challenges for ALICE workers.

Using the best available information on those who are struggling, this Report offers an enhanced set of tools for stakeholders to measure the real challenges ALICE households face in trying to make ends meet. This information is presented to inform the discussion around programmatic and policy solutions for these households and their communities now and for the future. The lack of accurate information about the number of people who are “poor” and struggling distorts the identification of problems related to poverty, misguides policy solutions, and raises questions of equity, transparency, and fairness in the allocation of resources based on an outdated FPL.

**Additional data, methodology, and ALICE reports are available in the Exhibits and at www.UnitedWayALICE.org.*

GLOSSARY

ALICE is an acronym that stands for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed, comprising households with income above the Federal Poverty Level but below the basic cost of living.

The Household Survival Budget calculates the actual costs of basic necessities (housing, child care, food, health care, and transportation) in Florida, adjusted for different counties and household types.

The ALICE Threshold is the average income that a household needs to afford the basic necessities defined by the Household Survival Budget for each county in Florida. (Unless otherwise noted in this Report, households earning less than the ALICE Threshold include both ALICE and poverty-level households.)

The Household Stability Budget is greater than the basic Household Survival Budget and reflects the cost for household necessities at a modest but sustainable level. It adds a savings category and a cell phone category, and is adjusted for different counties and household types.

The ALICE Income Assessment is the calculation of all sources of income, resources, and assistance for ALICE and poverty-level households. Even with assistance, the Assessment reveals a shortfall, or Unfilled Gap, between what these households bring in and what is needed for them to reach the ALICE Threshold.

The Economic Viability Dashboard is comprised of three Indices that evaluate the economic conditions that matter most to ALICE households – Housing Affordability, Job Opportunities, and Community Resources. A Dashboard is provided for each county in the state.

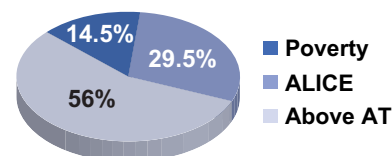
AT-A-GLANCE: FLORIDA, 2015

Point-in-Time Data

Population: 20,271,272 | Number of Counties: 67 | Number of Households: 7,458,155

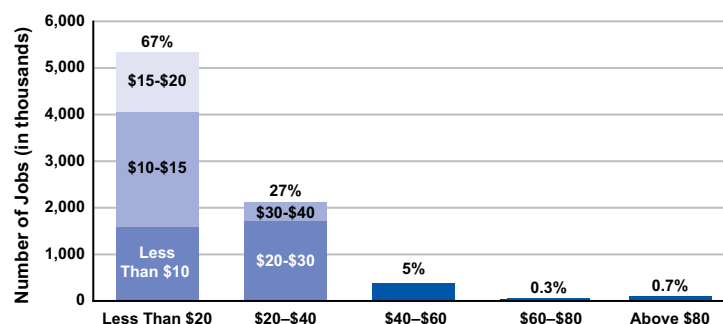
How many households are struggling?

ALICE, an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed, are households that earn more than the Federal Poverty Level (FPL), but less than what it costs to survive (the ALICE Threshold) for the state. Of Florida's 7.5 million households, 14.5 percent earn below the FPL and another 29.5 percent are ALICE, well above the 2007 level.



How much does ALICE earn?

In Florida, 67 percent of jobs pay less than \$20 per hour, with three-quarters of those paying less than \$15 per hour. Another 27 percent of jobs pay between \$20 and \$40 per hour. Only 5 percent of jobs pay above \$40 per hour.



What does it cost to afford the basic necessities?

This bare-minimum Household Survival Budget increased by an average of 19 percent from 2007 to 2015, while the rate of inflation was 14 percent. Affording only a very modest living, this budget is still significantly more than the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four.

Average Monthly Costs, Florida, 2015			
	SINGLE ADULT	2 ADULTS, 1 CHILD, 1 PRESCHOOLER	2007–2015 PERCENT INCREASE
Monthly Costs			
Housing	\$609	\$842	22%
Child Care	N/A	\$1,015	10%
Food	\$165	\$547	14%
Transportation	\$326	\$653	2%
Health Care	\$164	\$628	>48%*
Miscellaneous	\$145	\$408	19%
Taxes	\$189	\$395	20%
Monthly Total	\$1,598	\$4,488	19%
ANNUAL TOTAL	\$19,176	\$53,856	19%

*Increase in out-of-pocket health care costs from 2007 to 2015 was 48 percent; increase including ACA penalty was 74 percent.
 Note: Percent increases are an average of the percent change in each category for a single-adult and for a four-person family
 Source: American Community Survey, U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS) and Florida Department of Education, 2015.

AT-A-GLANCE: FLORIDA, 2015

Point-in-Time Data

Population: 20,271,272 | Number of Counties: 67 | Number of Households: 7,458,155

Florida Counties, 2015		
County	Total HH	% ALICE & Poverty
Alachua	96,427	46%
Baker	8,205	46%
Bay	69,337	41%
Bradford	8,770	50%
Brevard	225,682	34%
Broward	673,870	44%
Calhoun	4,784	58%
Charlotte	72,671	40%
Citrus	60,541	43%
Clay	71,733	33%
Collier	134,906	33%
Columbia	24,238	45%
DeSoto	11,238	58%
Dixie	6,051	55%
Duval	343,467	37%
Escambia	116,814	38%
Flagler	39,281	45%
Franklin	4,338	51%
Gadsden	16,964	56%
Gilchrist	6,187	50%
Glades	3,920	65%
Gulf	5,349	49%
Hamilton	4,688	57%
Hardee	7,618	65%
Hendry	11,345	64%
Hernando	70,713	42%
Highlands	41,116	49%
Hillsborough	503,154	42%
Holmes	6,828	56%
Indian River	55,494	40%
Jackson	16,309	58%
Jefferson	5,411	49%
Lafayette	2,493	57%
Lake	126,519	41%

Florida Counties, 2015		
County	Total HH	% ALICE & Poverty
Lee	263,694	43%
Leon	109,209	41%
Levy	15,516	50%
Liberty	2,433	52%
Madison	6,614	56%
Manatee	134,690	43%
Marion	125,227	47%
Martin	65,101	41%
Miami-Dade*	857,712	61%
Monroe	31,391	46%
Nassau	29,674	37%
Okaloosa	76,721	33%
Okeechobee	13,046	58%
Orange	457,736	43%
Osceola	98,301	60%
Palm Beach	545,780	40%
Pasco	192,628	42%
Pinellas	400,209	41%
Polk	227,122	51%
Putnam	28,165	52%
Santa Rosa	60,861	33%
Sarasota	177,807	33%
Seminole	162,739	37%
St. Johns	83,247	28%
St. Lucie	108,811	46%
Sumter	48,039	42%
Suwannee	15,649	48%
Taylor	7,605	55%
Union	3,883	70%
Volusia	209,657	42%
Wakulla	10,691	39%
Walton	23,490	42%
Washington	8,246	51%

* See Miami-Dade County page in Exhibit I

I. WHO IS STRUGGLING IN FLORIDA?

Florida's economy has seen some economic recovery since the Great Recession, but the impact has been uneven, making it difficult for many households to improve their financial status. The economy showed signs of improvement starting in 2012, yet the number of households in Florida struggling financially increased, as the cost of living continued to exceed what most wages pay. In 2015, 44 percent of Florida's 7.5 million households could not afford the basic needs it takes to survive such as housing, child care, food, health care, and transportation. Many of Florida's households are living in poverty. An even greater number are households with incomes above the Federal Poverty Level (FPL), but not earning enough to afford basic household necessities. They are **ALICE** – **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed.

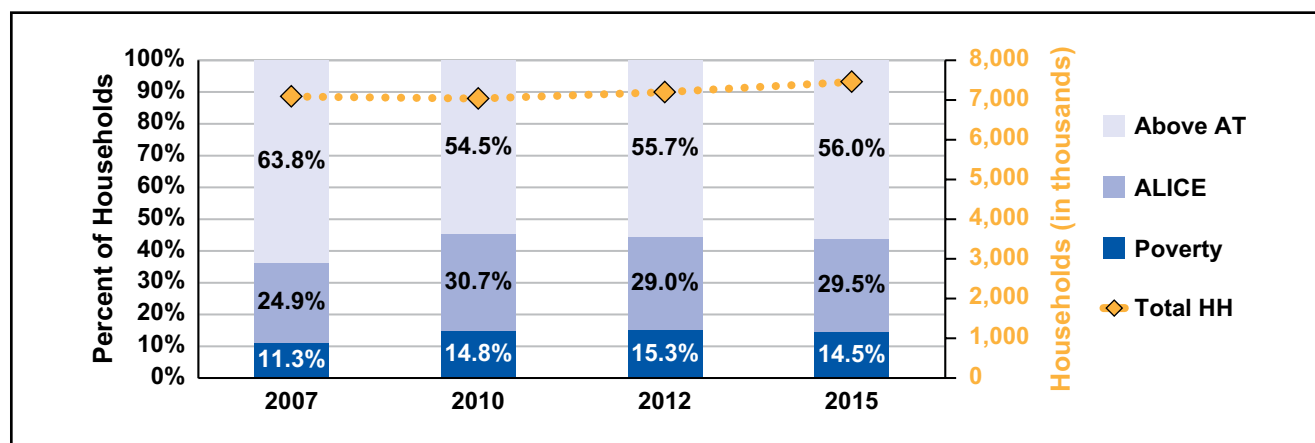
This section reviews demographic trends of ALICE and poverty-level households by race, ethnicity, age, and household type from 2007 to 2015. While many expected the economic climate to improve in 2010, the technical end of the national Great Recession, evidence of recovery in Florida only starts to emerge in 2012, and not always statewide. This section also delves into county and municipal data to reveal local variations that are often masked by state averages.

ALL HOUSEHOLDS

In Florida, the total number of households fell by 1 percent between 2007 and 2010, and then increased by 6 percent from 2010 to 2015, reaching 7,458,155. Even while the total number of households fell, the number of ALICE and poverty-level households increased through the Great Recession, and continued to increase, though more slowly, from 2010 to 2015:

- **Poverty:** Households in poverty, defined in 2015 as \$11,770 for a single adult and \$24,250 for a family of four, increased from 790,797 households in 2007 to 1.08 million in 2015. While there was a 30 percent increase in the number of households in poverty from 2007 to 2010, the percent in poverty fluctuated between 2010 and 2015, resulting in a 4 percent increase since 2007.
- **ALICE:** ALICE households increased from 1.7 million in 2007 to 2.2 million in 2015. While there was a 22 percent increase from 2007 to 2010, the percent of ALICE households fluctuated between 2010 and 2015, resulting in a 2 percent increase since 2007.
- **Above ALICE Threshold:** Households above the ALICE Threshold decreased from 4.5 million in 2007 to 4.2 million in 2015, a 15 percent decrease from 2007 to 2010, and then a 9 percent increase from 2012 to 2015.

Figure 1.
Household Income, Florida, 2007 to 2015



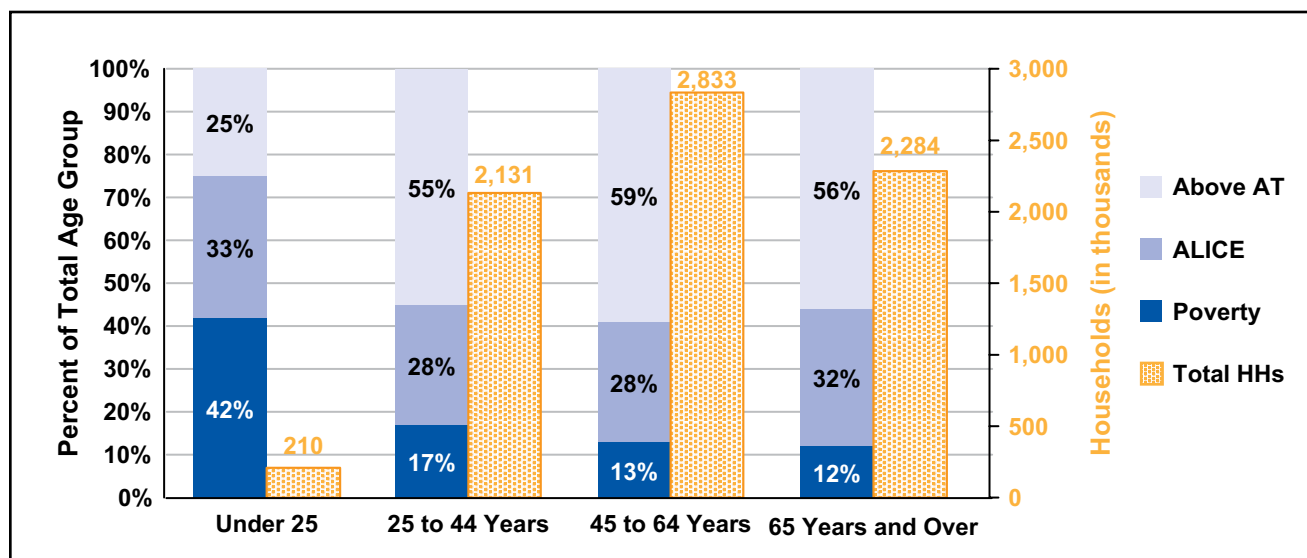
Source: American Community Survey, 2007-2015, and the ALICE Threshold, 2007-2015; see Exhibit VII and ALICE Methodology for details
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AGE

With some exceptions, the age distribution of ALICE households and households in poverty roughly reflects their proportion of the overall population, and that has been relatively consistent over time. In 2015, households headed by someone under 25 were the age group most likely to be in poverty (42 percent), with a poverty rate more than double that of the other age groups (Figure 2). Households 65 and older have the lowest poverty rate (12 percent), but they are just below the youngest households for the highest rate of ALICE households (32 percent). Even groups in their prime earning years struggle to support their families: 45 percent of households headed by 25- to 44-year-olds and 41 percent of households headed by 45- to 64-year-olds earn below the ALICE Threshold.

Figure 2.

Household Income by Age of Head of Household, Florida, 2015



Source: American Community Survey, 2015, and the ALICE Threshold, 2015

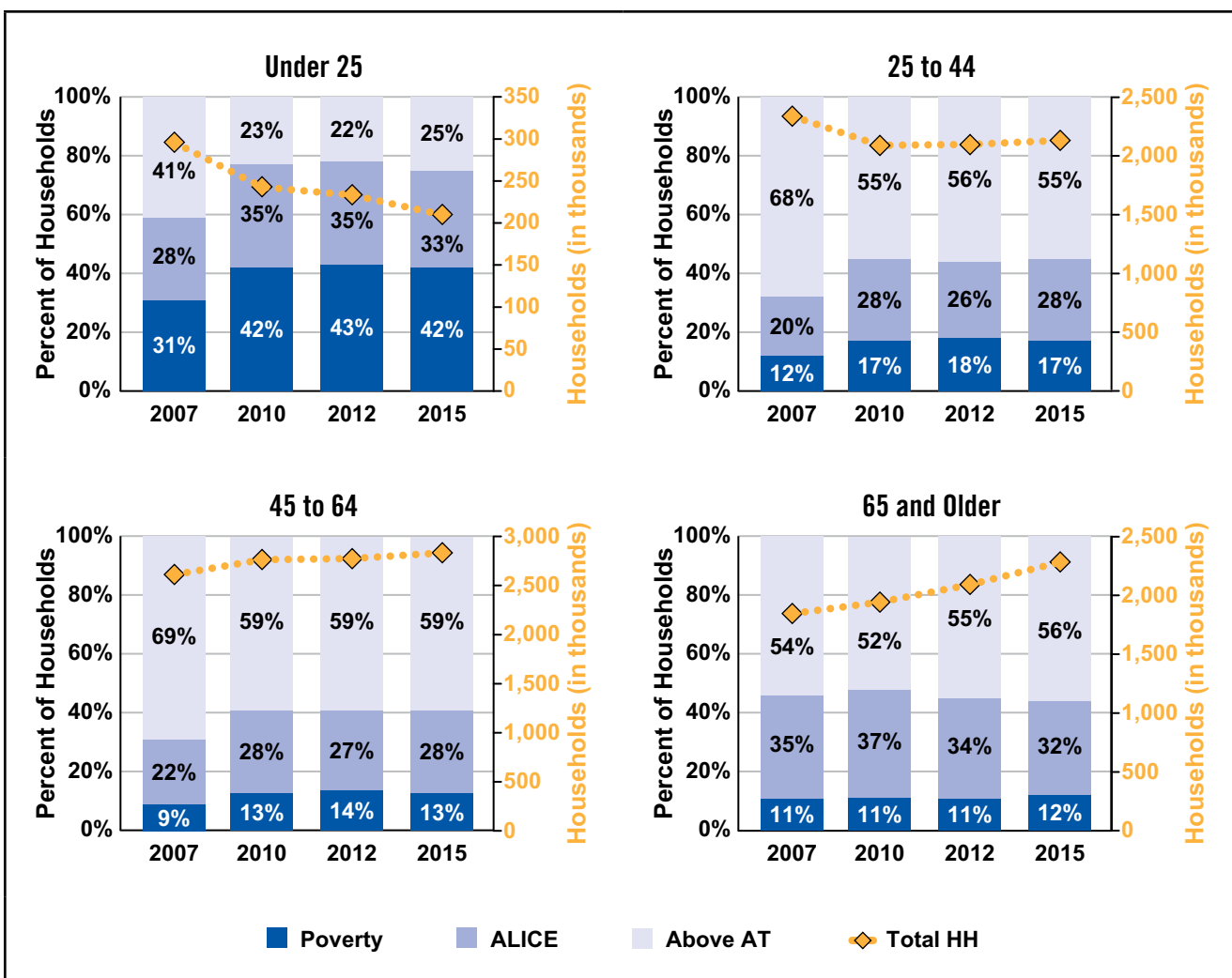
Figure 3 shows changes in the population size as well as changes in poverty and ALICE rates for each age group from 2007 to 2015.

There were two notable trends:

- Florida's population is aging. The number of younger households decreased, while the number of older households increased. Households headed by someone 25 or younger saw the biggest decline in numbers, dropping 29 percent from 2007 to 2015. Those headed by 25- to 44-year-olds fell by 9 percent. At the same time, the number of households headed by someone 45 to 64 years old increased by 9 percent from 2007 to 2015, and those headed by someone 65 years and older increased by 24 percent (American Community Survey, 2007, 2010, 2012, and 2015).
- From 2007 to 2015, each age group saw an increase in the number of households living below the ALICE Threshold. For seniors 65 and over, the proportion of ALICE households actually decreased by 16 percent even though the actual number of senior households rose; this was due to a large increase in the total number of senior households. The proportion of seniors in poverty remained flat. Note in Figure 3 that total household scales vary across age groups.

Figure 3.

Trends in Households by Income by Age, Florida, 2007 to 2015



Source: American Community Survey, 2007-2015, and the ALICE Threshold, 2015

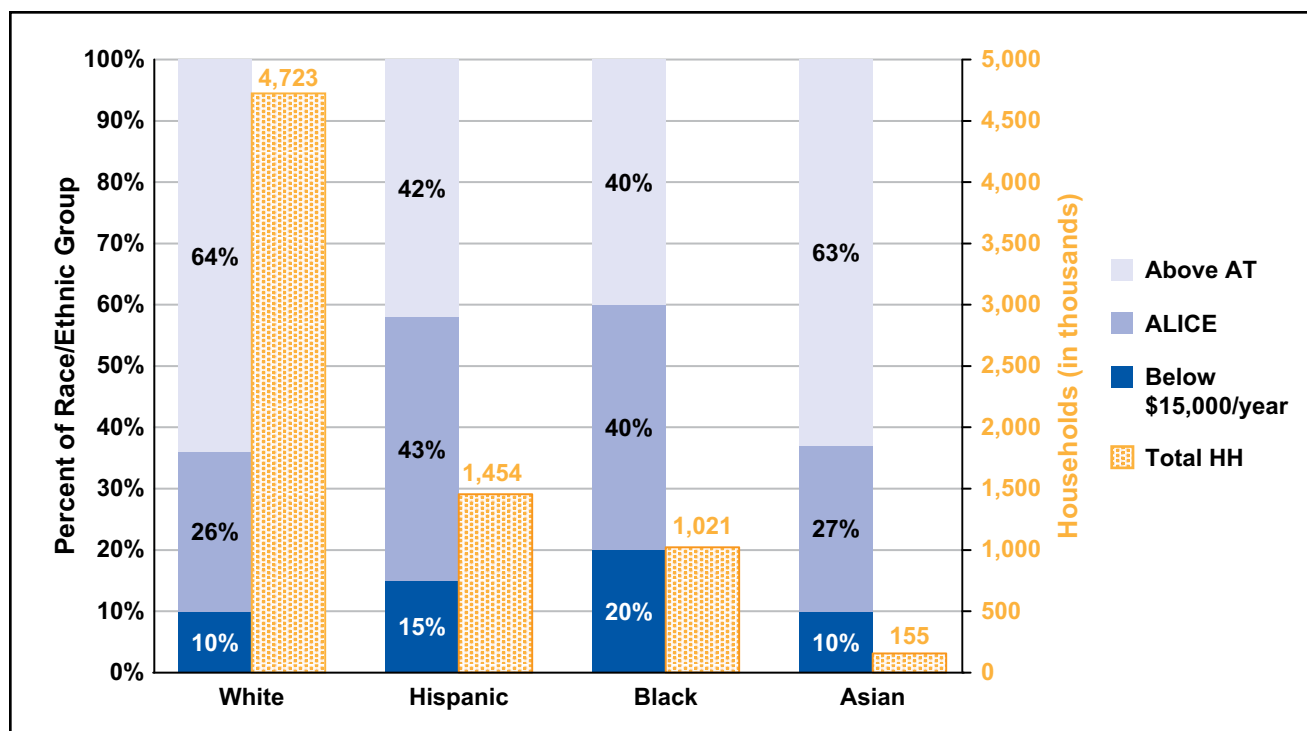
RACE AND ETHNICITY

In Florida, the total number of households of color has grown steadily, while there was a slight decline in the number of White households. This increase in households of color contributed to a 5 percent increase in the total number of Florida households from 2007 to 2015.

The United Way ALICE Reports follow the U.S. Census classification for non-Whites to include Blacks, Hispanics, Asians, and Native Americans. As non-White racial and ethnic “minorities” move toward becoming a numeric majority of the population in some cities and counties throughout the U.S., the Reports use the term “people of color” for these four groups. References to White households include those that are White non-Hispanic.

ALICE and poverty-level households exist in every racial and ethnic group in Florida. Because there are significantly more White households in the state than households of color, White households also make up the largest number of households living below the ALICE Threshold. There were 1.7 million White households in poverty and ALICE in 2015, compared to 1.5 million Asian, Black, and Hispanic households in poverty and ALICE. However, populations of color made up a proportionally larger share of households below the ALICE Threshold, with 17 percent in poverty and 41 percent ALICE, compared to 10 percent of White households in poverty and 26 percent ALICE (Figure 4).

Figure 4.
Households by Race/Ethnicity and Income, Florida, 2015



Note: Because household poverty data is not available for the American Community Survey's Race/Ethnicity categories, annual income below \$15,000 is used as a proxy for poverty; see Methodology for more information.

Source: American Community Survey, 2015, and the ALICE Threshold, 2015

The change in the number of households by race and ethnicity reveals some emerging trends in Florida (Figure 5).

Hispanic Households

- **Total Households:** Hispanic households are the largest population of color in Florida, with their number increasing by 20 percent from 2007 to 2015 to 1.5 million households.
- **Poverty:** The percent of Hispanic households in poverty increased from 14 percent in 2007 to 18 percent in 2010, but then began to fall, dropping to 15 percent in 2015.
- **ALICE:** The percent of Hispanic ALICE households increased steadily from 31 percent in 2007 to 43 percent in 2015.
- **ALICE Threshold:** In 2015, 58 percent of Hispanic households lived below the ALICE Threshold.

Race and ethnicity are overlapping categories, which can be an issue when reporting Hispanic households. In most Florida counties the overlap is minimal, less than 5 percent of the White population is also Hispanic. However, in five counties – Miami-Dade, Hendry, Osceola, Hardee, and Desoto – more than 30 percent of the White population is also Hispanic. In this analysis, these households are only included in the statistics on Hispanics. The percent of Hispanic and White households has increased over time in Florida and across the country due to the increase in Hispanic immigration as well as to changes in self-identification and the way residents answer the Census questions (American Community Survey, 2015; Humes, Jones, & Ramirez, 2011).

Black Households

- **Total Households:** Blacks are the next largest population of color in Florida, with their number increasing by 11 percent from 2007 to 2015, to just over 1 million households in 2015.
- **Poverty:** The percent of Black households in poverty increased from 20 percent in 2007 to 23 percent in 2012, but then dropped back down to 20 percent in 2015.
- **ALICE:** The percent of Black ALICE households increased steadily from 31 percent in 2007 to 40 percent in 2015.
- **ALICE Threshold:** In 2015, 60 percent of Black households lived below the ALICE Threshold.

Asian Households

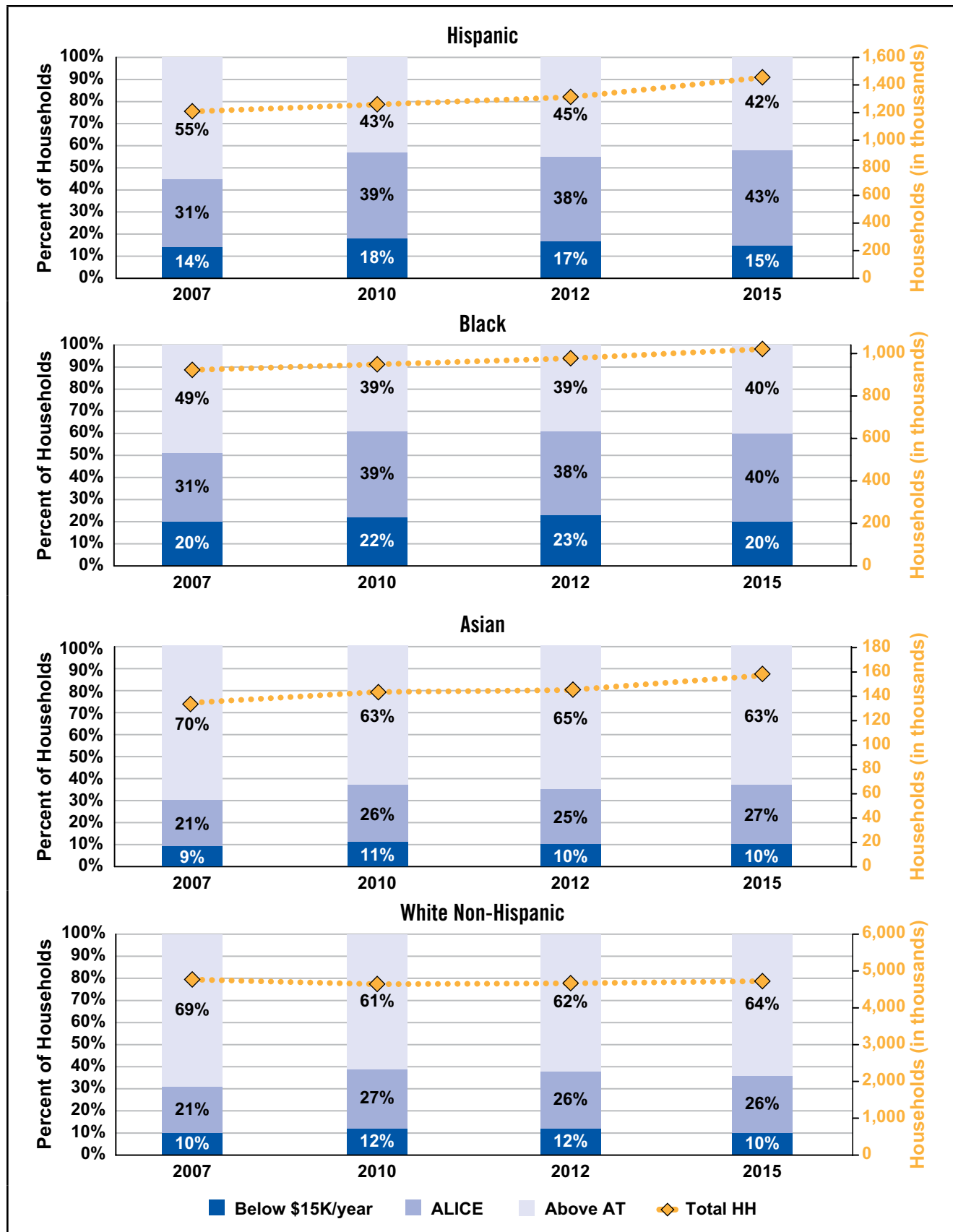
- **Total Households:** The total number of Asian households rose by 19 percent from 2007 to 2015 to 155,384 households.
- **Poverty:** The percent of Asian households in poverty increased from 9 percent in 2007 to 11 percent in 2010, but then began to fall, reaching 10 percent in 2012 and remaining flat through 2015.
- **ALICE:** The percent of Asian ALICE households has increased steadily from 21 percent in 2007 to 27 percent in 2015.
- **ALICE Threshold:** In 2015, 37 percent of Asian households lived below the ALICE Threshold.

White Households

- **Total Households:** Following a slightly different trajectory, the total number of White (non-Hispanic) households decreased by 1 percent from 2007 to 2015, to just over 4.7 million. These trends reflected a consolidation of households, which suggests that people moved in together to save money (such as college graduates moving in with their parents or older workers living with roommates).
- **Poverty:** The percent of White households in poverty increased from 10 percent in 2007 to 12 percent in 2010, and remained flat through 2012 before dropping back down to 10 percent in 2015.
- **ALICE:** The percent of White ALICE households increased significantly from 21 percent in 2007 to 27 percent in 2010, then improved slightly to 26 percent in 2012 and has remained flat.
- **ALICE Threshold:** In 2015, 36 percent of White households lived below the ALICE Threshold.

Figure 5.

Households by Race/Ethnicity and Income, Florida, 2007 to 2015

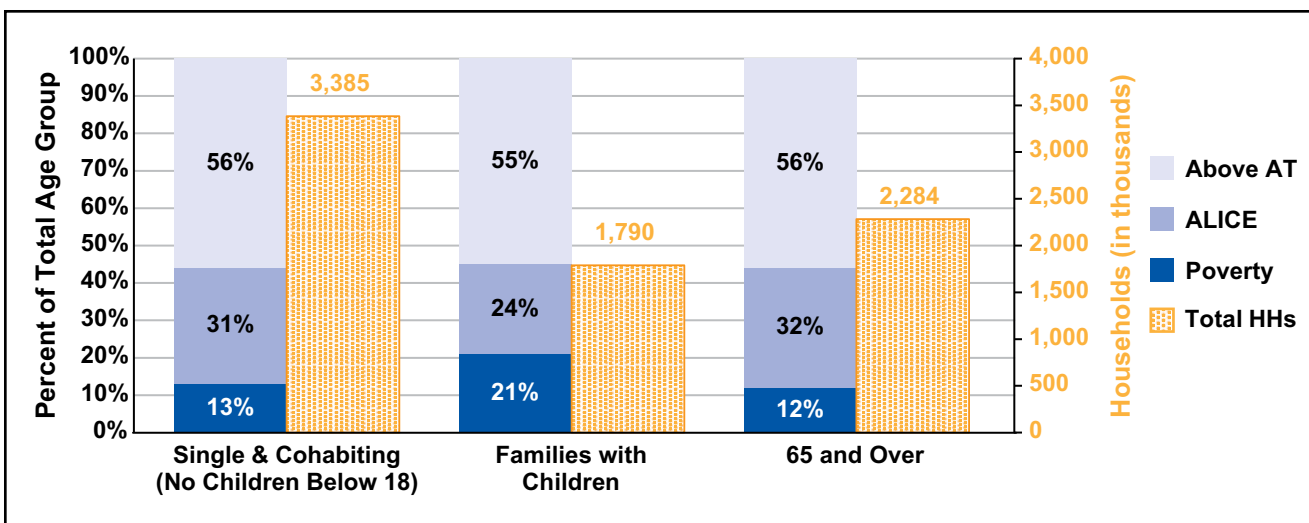


Note: Because household poverty data is not available for the American Community Survey's Race/Ethnicity categories, annual income below \$15,000 is used as a proxy for poverty.

HOUSEHOLD TYPE

Households are changing across the U.S. People are increasingly living in a wider variety of arrangements, including singles living alone or with roommates, and grown children living with parents. Since the 1970s, U.S. households have followed a trend of smaller households, fewer households with children, fewer married-couple households, and more people living alone, especially at older ages. Today, single and cohabiting adults under 65 with no children (under 18) make up the largest group in Florida, accounting for 45 percent of households (3.4 million) (Figure 6). Nationally, approximately 27 percent of all households are single-adult households younger than 65 (Vespa, Lewis, & Kreider, 2013).

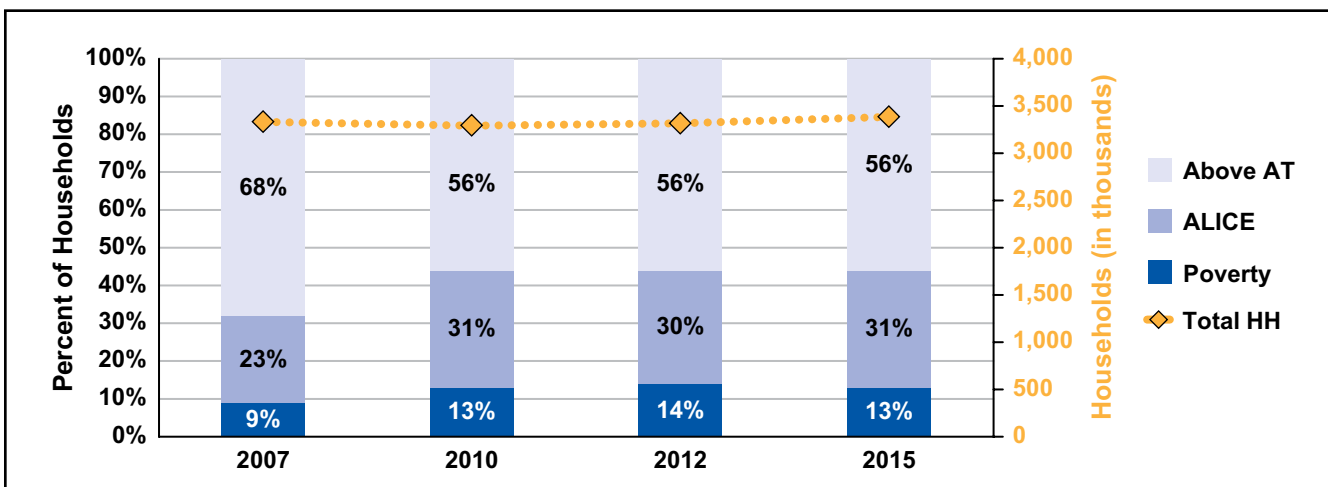
Figure 6.
Household Types by Income, Florida, 2015



Source: American Community Survey, 2015, and the ALICE Threshold, 2015

These single and cohabiting households without children under 18 are also the group with the largest number of households below the ALICE Threshold. In 2015, 44 percent of these households had income below the ALICE Threshold (Figure 6), with 13 percent in poverty and 31 percent ALICE. The proportion of single and cohabiting households below the ALICE Threshold increased from 32 percent in 2007 to 44 percent in 2015 (Figure 7).

Figure 7.
Single & Cohabiting (No Children Below 18) Households by Income, Florida, 2015



Source: American Community Survey, 2007-2015, and the ALICE Threshold, 2015
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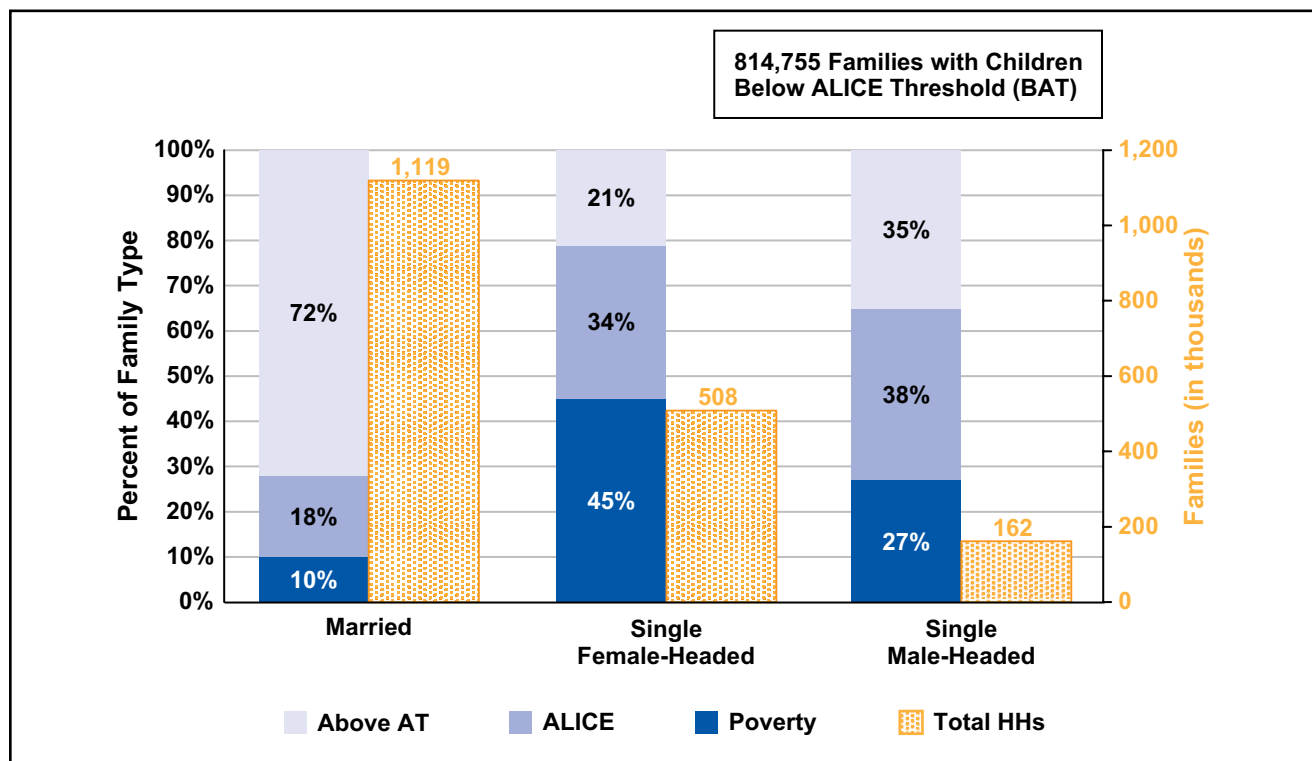
Families with Children

Not surprisingly, households with young children have the most expensive Household Survival Budget of all household types. Not only are these households larger, but they have the additional expense of child care, preschool, and after-school care. The biggest factors determining the economic stability of a household with children are the number of wage earners, the gender of the wage earners, and the number of children.

Married-parent families with children far outnumber single-headed families; however, a higher number and proportion of children in single-headed families live below the ALICE Threshold (Figure 8).

Figure 8.

Families with Children by Income, Florida, 2015



Source: American Community Survey, 2015, and the ALICE Threshold, 2015

There are large differences in the economic conditions of married and single-parent families in Florida.

In the majority of married-parent families, both parents are working (Working Poor Families Project (WFPF), 2016). Dual-income couples typically have a higher household income than single-parent families and tend to be better able to pay their expenses. This partly explains why 72 percent of married-couple families with children in Florida have income above the ALICE Threshold (Figure 9).

It is important to note that the reality of a single-parent family is changing. According to the U.S. Census, the category of “single-parent” homes includes one parent as the sole adult (37 percent nationally), or a parent with a cohabiting partner (11 percent), or a parent with another adult age 18 or older who lives in the home, such as a grown child, grandparent, or boyfriend (52 percent). In other words, even in most single-parent families, there may be at least two adults in the home who contribute financially to the household (Vespa, Lewis, & Kreider, 2013).

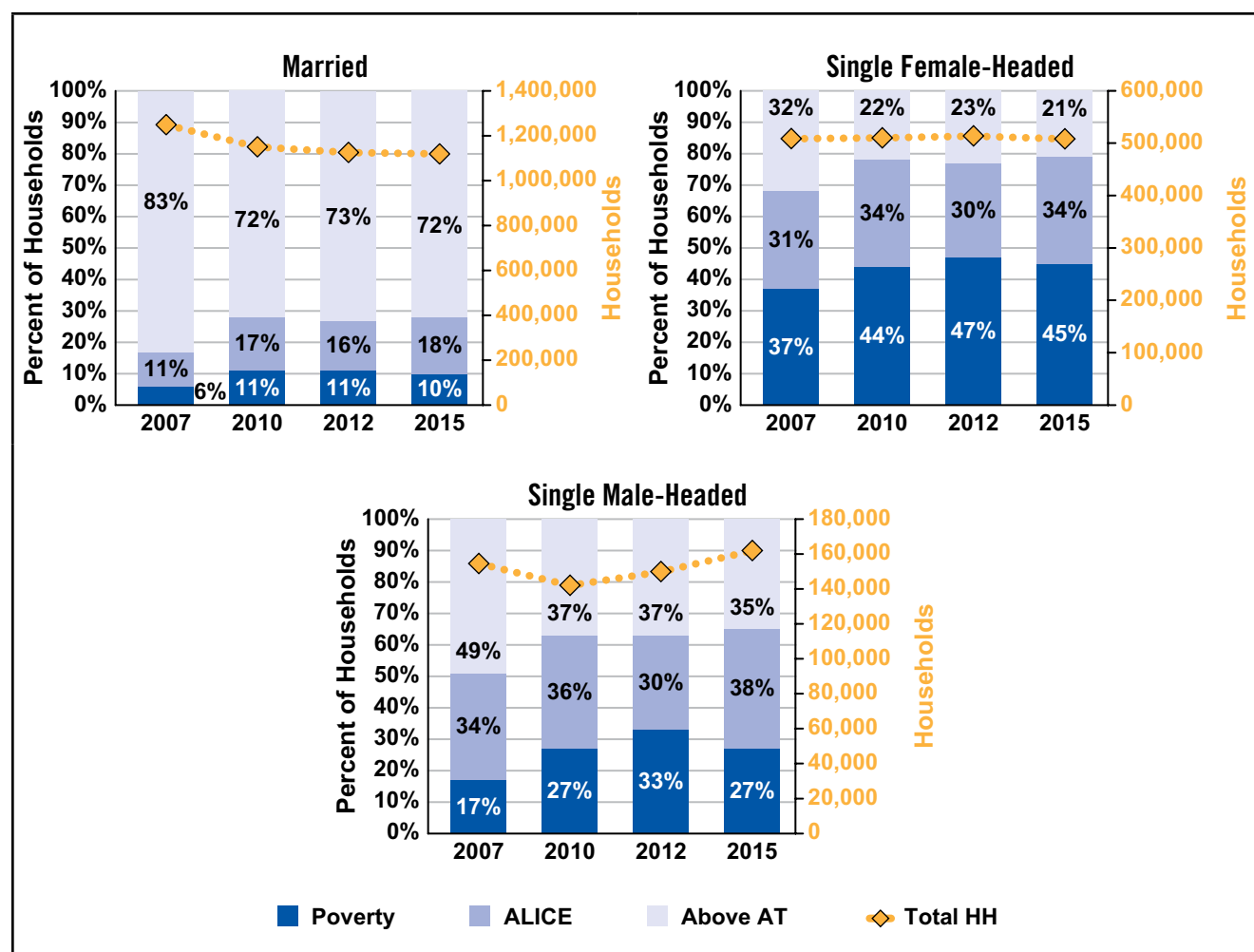
Nonetheless, single-parent families are more likely to have income below the ALICE Threshold. In 2015, in Florida, 79 percent of single female-headed households and 65 percent of single male-headed households lived below the ALICE Threshold, compared to 28 percent of married-couple families with children. Yet because

the number of married-couple families in Florida is so large, they still account for a significant portion of all children living below the ALICE Threshold.

From a wider perspective, household composition is changing in Florida – and across the country. One important trend is a decline in the number of married-couple families with children. In Florida, the number fell by 10 percent from 2007 to 2015. During the same time period, the number of single female-headed families with children remained relatively flat and the number of single male-headed families increased by 5 percent.

Figure 9.

Families with Children by Income, Florida, 2007 to 2015



Source: American Community Survey, 2007-2015

When addressing poverty, the media and the community often focus on households with single mothers. But there are households of all types that struggle to make ends meet. Single female-headed families only account for 17 percent of all working-age households below the ALICE Threshold in Florida.

ALICE BY COUNTY

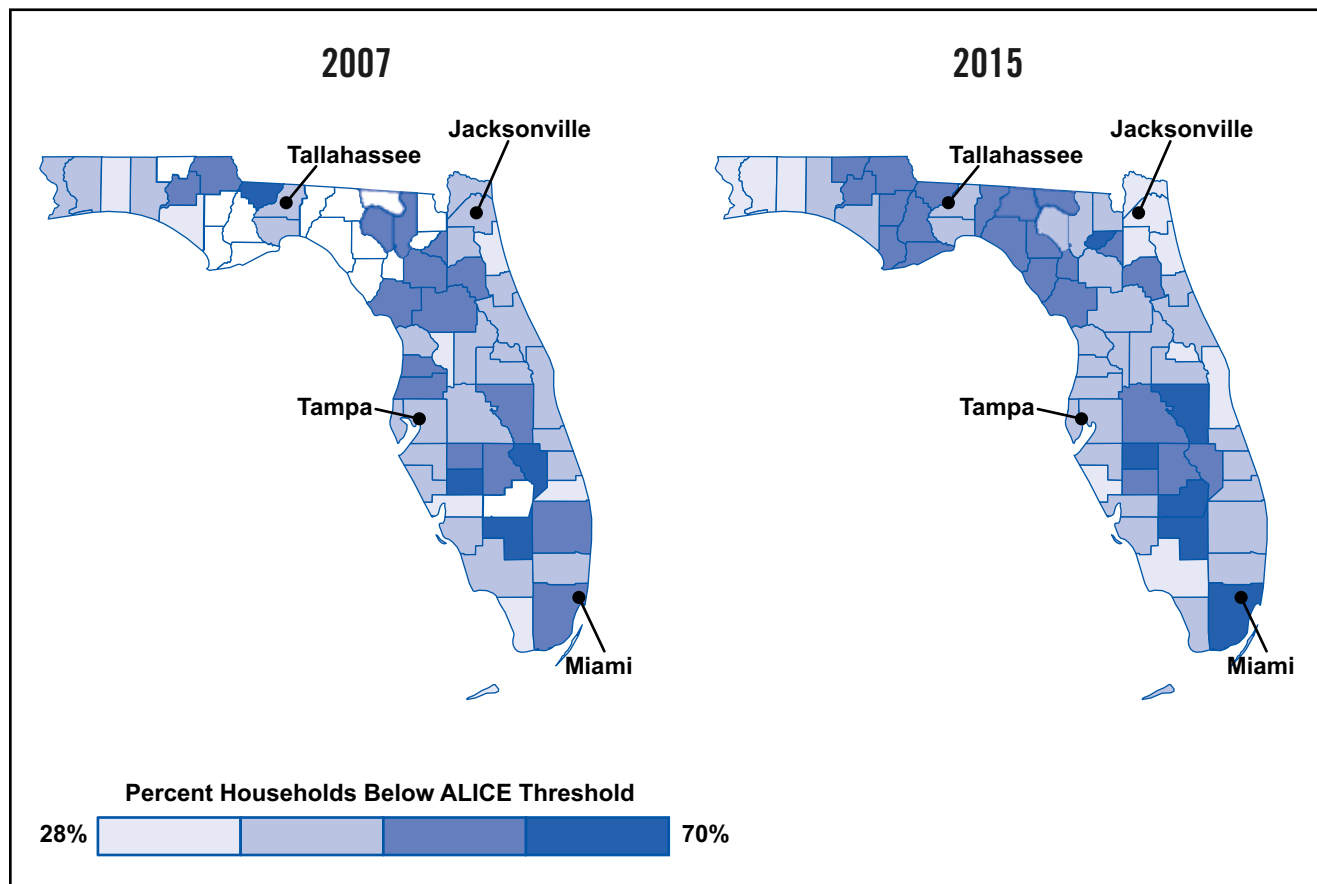
Where ALICE families live matters: The Harvard Equality of Opportunity Project has demonstrated the importance of where we live, and especially where we grow up, in determining the directions that our lives take (Chetty & Hendren, 2015). Local economic conditions largely determine the number of households in a county or state that struggle financially. These conditions indicate how difficult it is to survive without adequate income and assets to afford basic household necessities.

Although ALICE households live in every county of Florida, there is enormous variation in the percentage of ALICE and poverty-level households among counties, ranging from 28 percent of households with income below the ALICE Threshold in St. Johns County to 65 percent in Glades and Hardee counties in 2015 (Figure 10). Contrary to stereotypes that suggest poverty only exists in inner cities, the ALICE data show that families are struggling in rural, urban, and suburban areas.

Comparison across counties, as well as over time, provides important tools to identify the factors that reduce financial hardship in a location.

The percent of households with income below the ALICE Threshold increased across the state from 2007 to 2015. Overall, more counties had a higher percentage of households with income below the ALICE Threshold in 2015 than they had in 2007 (white sections in Figure 10 indicate no data was available). In addition, the percent of households living below the ALICE Threshold increased from a county average of 36 percent in 2007 to 47 percent in 2015. In other words, there was on average a 23 percent increase in the number of households below the ALICE Threshold across Florida counties.

Figure 10.
Percentage of Households with Income Below the ALICE Threshold by County, Florida, 2007 and 2015



Source: American Community Survey, 2007 and 2015, and the ALICE Threshold, 2007 and 2015

Details on each county's household income and ALICE demographics, as well as further breakdown by municipality, are listed in the ALICE County Pages (Exhibit I).

CHANGES AT THE LOCAL LEVEL

In the majority of towns and cities that reported households with income in 2015, more than 30 percent of their households were below the ALICE Threshold. It is difficult to measure change over time in Florida's smaller towns and cities because small population size and data limited to 5-year estimates make it more difficult to track. But there is reliable data on changes over time for the largest towns in Florida.

Florida's largest cities, those with more than 40,000 households, vary greatly in their proportion of households below the ALICE Threshold, ranging from 32 percent in Boca Raton to 76 percent in Hialeah. From 2007 to 2015, only two large cities saw their household population decrease, while most grew by more than 7 percent, and Miami and Orlando grew by more than 20 percent. During the same period, all experienced an increase in the number of households below the ALICE Threshold, most by more than 20 percent. In two cities, Brandon and Cape Coral, which had large population changes and were hit hard by the housing bubble, the number of households below the ALICE Threshold increased by more than 70 percent (Figure 11).

Figure 11.

Households Below the ALICE Threshold, Largest Cities and Towns in Florida, 2015

Largest Cities and Towns (Above 40,000 Households)	Number of Households	Percentage of Households Below ALICE Threshold	2007-2015 Percent Change	
			HOUSEHOLDS	BELOW AT
	2015	2015		
Jacksonville	323,488	39%	1%	23%
Miami	171,720	72%	26%	46%
Tampa	144,582	48%	11%	34%
Orlando	111,100	50%	22%	64%
St. Petersburg	103,788	42%	1%	9%
Tallahassee	74,162	48%	8%	33%
Fort Lauderdale	73,817	46%	7%	29%
Hialeah	71,124	76%	-4%	20%
Port St. Lucie	61,310	40%	7%	48%
Cape Coral	61,251	42%	4%	74%
Pembroke Pines	56,409	35%	3%	20%
Hollywood	56,104	52%	0%	13%
Gainesville	48,617	57%	8%	19%
Clearwater	46,240	41%	4%	6%
Miami Beach	43,400	55%	10%	14%
Brandon CDP, Florida	41,955	36%	19%	72%
West Palm Beach	41,168	48%	16%	16%
Coral Springs	40,825	35%	0%	58%
Boca Raton	40,551	32%	13%	25%
Pompano Beach	40,375	54%	-7%	12%
Miramar	40,203	33%	17%	43%

Source: American Community Survey, 2007-2015, and the ALICE Threshold, 2007-2015; see Exhibit VI and ALICE Methodology for details

II. WHAT DOES IT COST TO FUNCTION IN TODAY'S ECONOMY?

HOUSEHOLD SURVIVAL BUDGET

The Household Survival Budget reflects the bare minimum cost to live and work in the modern economy. In Florida, the average Household Survival Budget was \$53,856 for a four-person family and \$19,176 for a single adult in 2015 (Figure 12). The hourly wage necessary to support a family budget is \$26.93, working 40 hours per week for 50 weeks per year for one parent (or \$13.47 per hour each, if two parents work), and \$9.59 per hour full-time for a single adult.

Figure 12.

Household Survival Budget, Florida Average, 2015

Monthly Costs, Florida Average, 2015			
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER	2007 – 2015 PERCENT INCREASE
Monthly Costs			
Housing	\$609	\$842	22%
Child care	N/A	\$1,015	10%
Food	\$165	\$547	14%
Transportation	\$326	\$653	2%
Health care	\$164	\$628	>48% *
Miscellaneous	\$145	\$408	19%
Taxes	\$189	\$395	20%
Monthly Total	\$1,598	\$4,488	19%
ANNUAL TOTAL	\$19,176	\$53,856	19%
Hourly Wage **	\$9.59	\$26.93	19%

* Increase in out-of-pocket health care costs from 2007 to 2015 was 48 percent; increase including ACA penalty was 74 percent.

** Wage required to support this budget if working 40 hours per week for 50 weeks.

Note: Percent increases in Figure 12 are an average of the increases in each category for a single-adult and for a four-person family.

Source: U.S. Department of Housing and Urban Development (HUD), 2015; U.S. Department of Agriculture (USDA), 2015; Bureau of Labor Statistics (BLS), 2015; Internal Revenue Service (IRS) and Florida Department of Education, 2015

The cost of household basics in the Household Survival Budget – housing, child care, food, transportation, health care, taxes, and other miscellaneous essentials – increased by 17 percent for a single adult and 21 percent for a family of four from 2007 to 2015 (Figure 13; note Figure 12 shows the average percent increase for the two budgets between 2007 and 2015). In comparison, the rate of inflation nationally was 14 percent, and the average wage increased by 19 percent in Florida. The rise in the Household Survival Budget in Florida was driven primarily by a 20 percent increase in housing costs and an even larger increase in health care costs (Bureau of Labor Statistics (BLS), 2015).

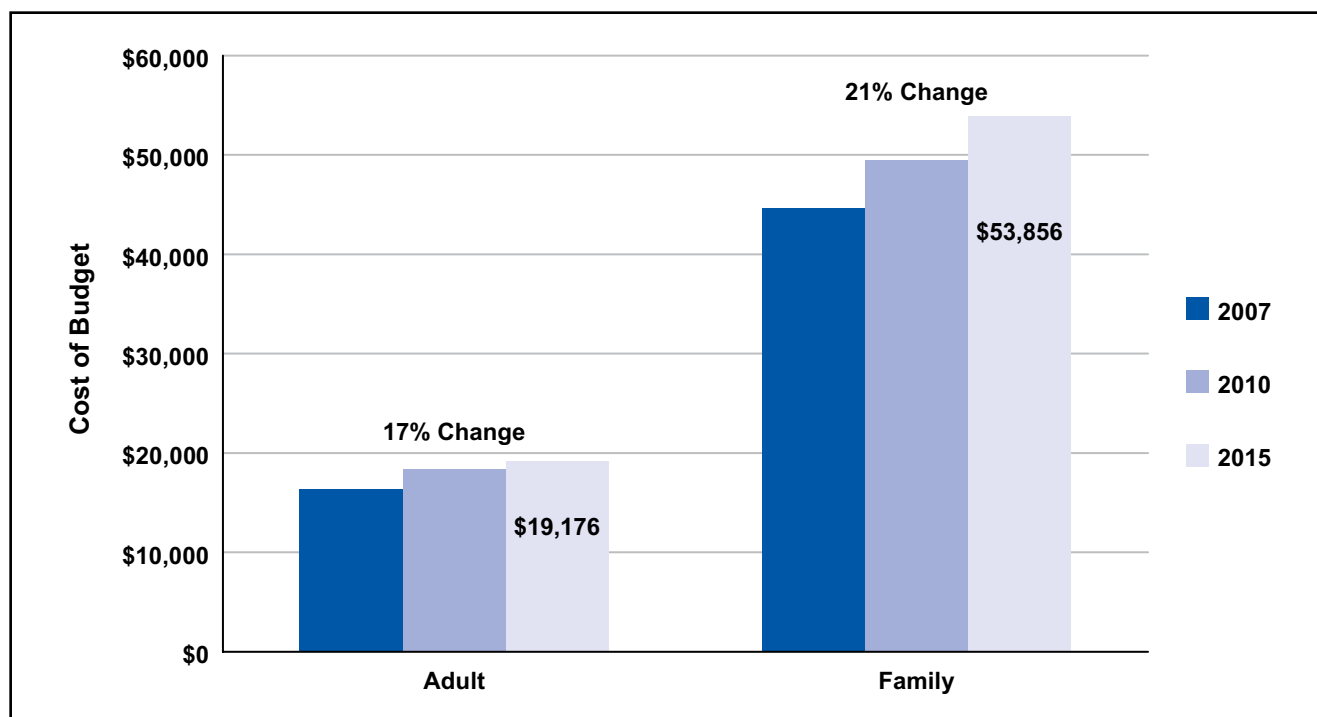
The basic health care costs included in the Household Survival Budget also continued to rise, driven largely by the increase in out-of-pocket medical expenses.

One-third of the budget increase was due to costs associated with the Affordable Care Act (ACA). ALICE does not earn enough to afford the premiums for the ACA Marketplace plans – even the least expensive Bronze plan – and many ALICE households make too much to be eligible for Medicaid (the eligibility cutoff is 138 percent of the FPL). The Household Survival Budget, therefore, includes the least expensive option, which is the cost of the “shared responsibility payment” – the penalty for not having coverage. The annual penalty was \$325 for a single adult and \$975 for a family of four in 2015 (Internal Revenue Service (IRS), 2016). These costs may change in the future as insurance plans change and health care legislation changes over time across the country.

From a broader perspective, many households in Florida with income below the ALICE Threshold were able to purchase insurance through the ACA Marketplace due to Cost Sharing Reductions and Premium Tax Credits. With one of the highest ACA enrollments in the country, Florida has reduced the number of uninsured in all income groups (American Community Survey, 2007, 2010, 2012, and 2015; Centers for Medicare and Medicaid Services (CMS), 2016).

Figure 13.

Household Survival Budget, Florida Average, 2007 to 2015



Source: U.S. Department of Housing and Urban Development (HUD), 2015; U.S. Department of Agriculture (USDA), 2015; Bureau of Labor Statistics (BLS), 2015; Internal Revenue Service (IRS) and Florida Department of Education, 2015

The Household Survival Budget for seniors is based on the budget for a single adult, so likely underestimates the additional costs many seniors incur, especially those with health issues. For example Medicare does not cover most dental and foot care, eye exams and glasses, and aides and equipment (U.S. Centers for Medicare & Medicaid (CMS), 2016).

The Household Survival Budget varies across Florida counties. The basic essentials were least expensive for a family of four in Putnam County at \$44,028 per year, and for a single adult in Suwannee County at \$15,456. They were most in Monroe County, \$68,952 for a family and \$29,208 for a single adult. A Household Survival Budget for each county in Florida is presented in the County Pages (Exhibit I); there is also a Methodology Exhibit, and additional budgets for different family variations are available at <http://spaa.newark.rutgers.edu/united-way-alice>.

HOUSEHOLD SURVIVAL BUDGET COMPONENTS

Housing: U.S. Department of Housing and Urban Development (HUD)'s Fair Market Rent (FMR) for an efficiency apartment for a single adult and a two-bedroom apartment for a family. The cost includes utilities but not telephone service, and it does not include a security deposit.

Child Care: The cost of registered home-based child care for an infant and a four-year-old. Home-based child care has only voluntary licensing, so the quality of care that it provides is not regulated and may vary widely between locations (Florida Department of Education, 2015). However, licensed and accredited child care centers, which are fully regulated to meet standards of quality care, are significantly more expensive.

Food: U.S. Department of Agriculture's (USDA) Thrifty Food Plan, which is also the basis for the Supplemental Nutrition Assistance Program (SNAP) and Special Supplemental Nutrition Program for Women, Infants, and Children (WIC) benefits.

Like the original Economy Food Plan, the Thrifty Food Plan was designed to meet the nutritional requirements of a healthy diet, but it includes foods that need a lot of home preparation time with little waste, plus skill in both buying and preparing food. The cost of the Thrifty Food Plan takes into account broad regional variation across the country but not localized variation, which can be even greater, especially for fruits and vegetables (Hanson, 2008; Leibtag & Kumcu, 2011).

Transportation: The transportation budget is calculated using average annual expenditures for transportation by car and by public transportation from the Bureau of Labor Statistics' Consumer Expenditure Survey (CES). Since the CES is reported by metropolitan statistical areas and regions, counties are matched with the most local level possible.

Health Care: The health care budget includes nominal out-of-pocket health care spending, medical services, prescription drugs, and medical supplies using the average annual health expenditure reported in the CES plus a penalty for not purchasing insurance as mandated by the Affordable Care Act (ACA). Because ALICE does not qualify for Medicaid but cannot afford even the Bronze Marketplace premiums and deductibles, we add the cost of the "shared responsibility payment" – the penalty for not having coverage – to the current out-of-pocket health care spending. The penalty for 2015 was \$325 for a single adult and \$975 for a family of four.

Miscellaneous: The miscellaneous category includes 10 percent of the budget total (including taxes) to cover cost overruns. It could be used for items many consider additional essentials, such as toiletries, diapers, cleaning supplies, or work clothes.

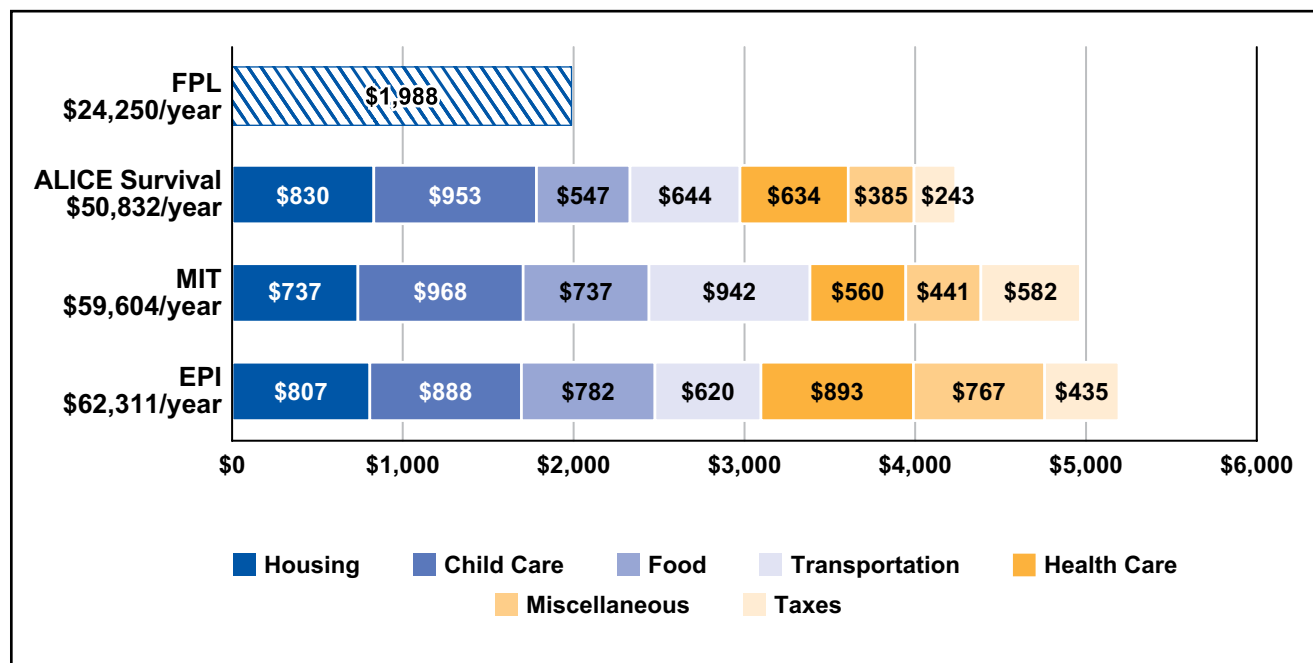
Taxes: The tax budget includes both federal and state income taxes where applicable, as well as Social Security and Medicare taxes. These rates include standard federal and state deductions and exemptions, as well as the federal Child Tax Credit and the Child and Dependent Care Credit as defined in the Internal Revenue Service 1040: Individual Income Tax, Forms and Instructions. They also include state tax deductions and exemptions such as the Personal Tax Credit and renter's credit as defined in each state Department of Revenue's 1040: Individual Income Tax, Forms and Instructions. In most cases, the Household Survival Budget is above the Earned Income Tax Credit (EITC) eligibility limit so these credits are not included in the budget, but they are counted in the Income Assessment, discussed below.

HOW DOES THE SURVIVAL BUDGET COMPARE?

The Household Survival Budget is a very specific measure that is used to recognize the bare minimum costs for a household to live and work in the modern economy, calculated on actual household expenditures. By comparison, other existing budgets provide different ways to view local economies, ranging from the very lowest measure, the Federal Poverty Level (FPL), to the highest, the Household Stability Budget (Figure 14).

Figure 14.

Comparison of Household Budgets (family of 4), Polk County, Florida, 2015



Source: American Community Survey, 2015; The ALICE Threshold, 2015; MIT, 2016; Economic Policy Institute, 2015

Source: U.S. Department of Housing and Urban Development (HUD), 2015; U.S. Department of Agriculture (USDA), 2015; Bureau of Labor Statistics (BLS), 2015; Internal Revenue Service (IRS), 2015; Florida Department of Education, 2015; MIT, 2016; Economic Policy Institute, 2015

Budget Comparisons

The Household Survival Budget is significantly higher than the FPL of \$24,250 per year for a family of four and \$11,770 per year for a single adult in 2015 (U.S. Department of Health & Human Services, 2015). However, it is lower than the Massachusetts Institute of Technology (MIT) Living Wage Calculator's budget by 17 percent and the Economic Policy Institute's Family Budget Calculator by 23 percent (note, the EPI budget is in 2014 dollars). Though these alternative budgets are slightly more comfortable, providing for higher quality housing and child care, more nutritious food, more reliable transportation, and employer-sponsored health insurance, it would still be hard to live on these budgets for a long period of time. It is important to note that while the budgets use similar calculations for taxes, the amount of taxes in the alternative budgets are higher because their base budgets are higher. As the total budget increases, the income needed to cover the expenses increases, and higher income results in a larger tax bill. Detailed comparison of the budgets is outlined below (Figure 15) (Massachusetts Institute of Technology (MIT), 2015; Economic Policy Institute, 2015).

Figure 15.
Comparison of Household Budgets by Category, 2015

	Household Survival Budget	MIT Living Wage Budget	EPI Family Budget Calculator
Housing	HUD's 40 th rent percentile for a two-bedroom apartment (which includes all utilities whether paid by the landlord/owner or by the renter).	HUD's 40 th rent percentile for a two-bedroom apartment plus additional utilities to HUD's estimate.	HUD's 40 th rent percentile for a two-bedroom apartment plus additional utilities to HUD's estimate.
Child Care	Home-based child care for an infant and a preschooler.	Lowest-cost child care option available (usually home-based care) for a 4-year-old and a school-age child, whose care is generally less costly than infant child care.	Licensed and accredited child care centers, which have significantly higher costs than home-based centers for a "young child" and a "child" (no ages specified), whose care is generally less costly than infant child care.
Food	USDA's Thrifty Food Plan for a family of four.	USDA's Low-Cost Food Plan for a family of four.	USDA's Low-Cost Food Plan estimates the cost of food for each person in the family and totals those numbers.
Transportation	Includes only the operating costs for a car (including car insurance) or public transportation where available.	Includes operating costs for a car (including car insurance), and the cost of vehicle financing.	Includes operating costs for a car (including car insurance).
Health Care	Out-of-pocket health care expenses plus the Affordable Care Act (ACA) penalty.	Employer-sponsored health insurance, medical services and supplies, and drugs.	ACA's least expensive Bronze plan.
Miscellaneous	Includes 10 percent of the budget for cost overruns.	Includes essential clothing and household expenses.	Includes apparel, personal care, and household supplies.

Source: Massachusetts Institute of Technology (MIT), 2015; Economic Policy Institute, 2014; Glasmeier & Nadeau, 2015

Household Stability Budget

Because the alternative budgets only cover the bare essentials, it is helpful to calculate a budget that provides for stability over time – as well as a reasonable quality of life, and peace of mind. The ALICE Household Stability Budget is meant to fill this gap. This budget is significantly higher than the other measures because it estimates what it costs to support and sustain a secure and economically viable household.

The Household Stability Budget includes safer housing that needs fewer repairs, reflected in the median rent for single adults and single parents, and a moderate house with a mortgage for a two-parent family. Child care is upgraded to licensed and accredited care where quality is regulated. Food is elevated to the USDA's Moderate Food Plan, which provides more variety than the Thrifty Food Plan and requires less skill and time for shopping and cooking, plus one meal out per month. For transportation, the Stability Budget includes leasing a car, allowing drivers to more easily maintain a basic level of safety and reliability. For health care, health insurance is represented by the cost of an employer-sponsored health plan. Cell phone ownership, increasingly necessary to work in the modern economy, is also added into the Household Stability Budget. The Miscellaneous category represents 10 percent of the five basic necessities.

Because savings are crucial to achieving stability, the Household Stability Budget also includes a savings category of 10 percent of the budget, which is typically enough to invest in education and retirement, cover monthly payments on a student loan, or put towards a down payment on a house. However, in many cases, savings are used for emergencies and never accumulate.

In Florida, the Household Stability Budget is \$92,034 per year for a family of four – 71 percent higher than the Household Survival Budget (Figure 16). The Household Stability Budget for a single adult totals \$31,483 which is 30 percent higher than the Household Survival Budget.

Figure 16.

Average Household Stability Budget vs. Household Survival Budget, Florida, 2015

Florida Average – 2015			
2 ADULTS, 1 INFANT, 1 PRESCHOOLER			
	Survival	Stability	Percent Difference
Monthly Costs			
Housing	\$842	\$1,213	44%
Child Care	\$1,015	\$1,300	28%
Food	\$547	\$1,047	91%
Transportation	\$653	\$1,185	81%
Health Care	\$628	\$1,002	60%
Cell Phone	N/A	\$99	N/A
Savings	N/A	\$455	N/A
Miscellaneous	\$408	\$455	12%
Taxes	\$395	\$913	131%
Monthly Total	\$4,488	\$7,670	71%
ANNUAL TOTAL	\$53,856	\$92,034	71%
Hourly Wage*	\$26.93	\$46.02	71%

* Wage required to support this budget if working 40 hours per week for 50 weeks

Note: Percent increases in Figure 16 are an average of the increases in each category for a single-adult and for a four-person family.

Source: U.S. Department of Housing and Urban Development (HUD), 2015; U.S. Department of Agriculture (USDA), 2015; Bureau of Labor Statistics (BLS), 2015; Internal Revenue Service (IRS) and Florida Department of Education, 2015

III. ACHIEVING STABILITY: INCOME, SAVINGS AND PUBLIC ASSISTANCE

It is often assumed that ALICE households have savings to draw upon in an emergency or have access to public assistance as a last resort. However, most ALICE households have little or no savings, and are not typically eligible for public and private assistance because their earnings are above qualifying limits. This section reports how resources have changed over time.

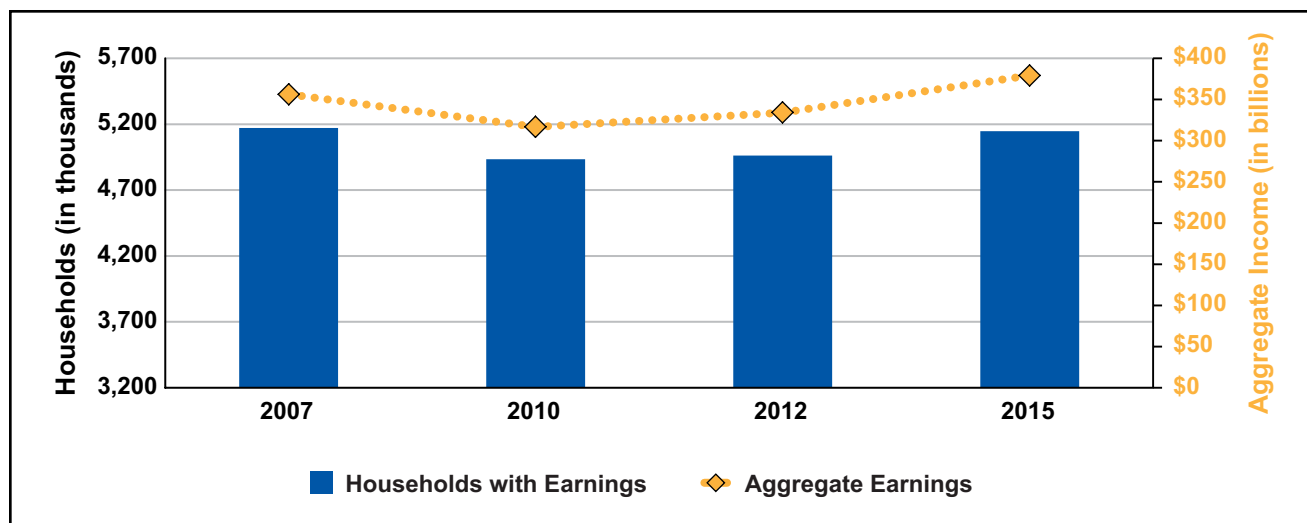
SHIFTS IN SOURCES OF INCOME

Changes in the sources of income for Florida households during the period between 2007 and 2015 provide insight into the way the economy's downturn and rebound impacted different families (Figure 17). The toughest economic years were from 2007 to 2010, when most of these income changes occurred. Some of those trends have since been reversed, but none have returned to pre-2007 levels.

In 2015, 69 percent of households (4.96 million) had wage or salary income (blue bar, left axis), the most common sources of income for households in Florida. The number of households with wage or salary income decreased by 4 percent from 2007 to 2010 and then increased by 4 percent from 2010 to 2015 ending just below the 2007 level. The aggregate amount of all earnings followed a similar pattern but ended 6 percent higher than 2007 (dotted yellow line, right axis) (American Community Survey, 2007, 2010, 2012, and 2015).

Figure 17.

Earnings by Number of Households and Aggregate Total, Florida, 2007 to 2015

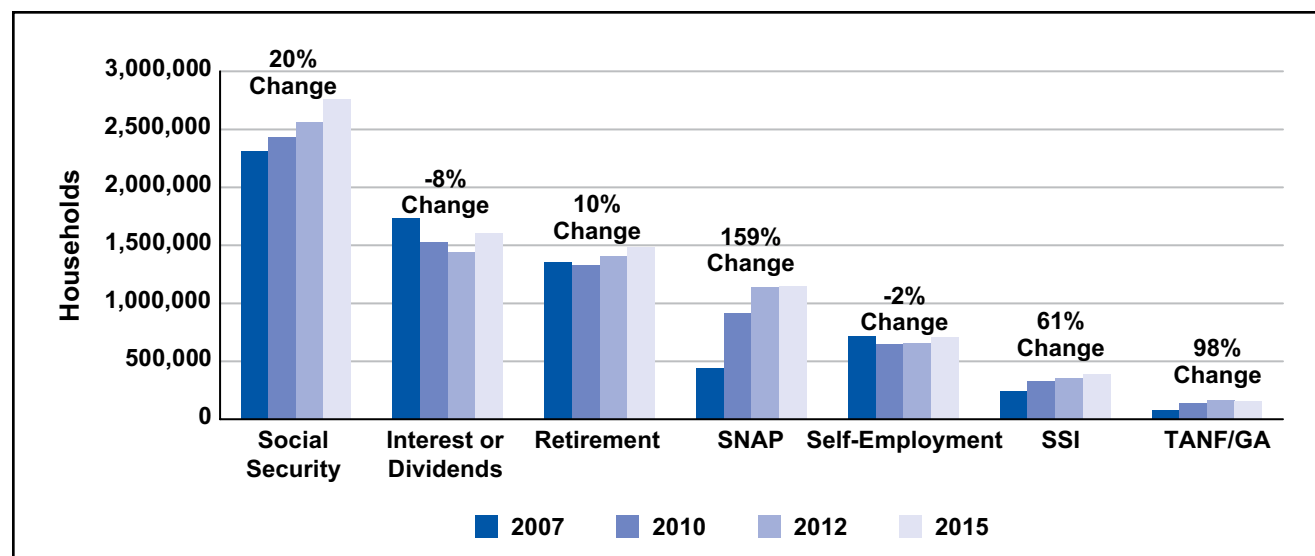


Source: American Community Survey, 2015

Households in Florida receive several other types of income as well (Figure 18). Although much has been written about the “gig” economy (also known as the contract or non-traditional economy), only a small number of households in Florida report self-employment as a source of income (though more may earn and not report it). Just 9 percent of households reported receiving self-employment income in 2015. The self-employed took a hit during the Great Recession, as the number of households reporting self-employment income decreased by 9 percent from 2007 to 2010 and then rebounded by 8 percent from 2010 to 2015 (American Community Survey, 2007, 2010, 2012, and 2015).

Figure 18.

Percent Change in Non-wage Household Sources of Income, Florida, 2007 to 2015



Source: American Community Survey, 2015

The next most common source of income after wages is Social Security. The impact of the aging population is evident in the 20 percent increase in the number of households getting Social Security income and the 10 percent increase in households receiving retirement income from 2007 to 2015.

The impact of the financial downturn on households during this time period is also reflected in the striking increase in the number of Florida households receiving income from government sources other than Social Security. While not all ALICE households qualified for government support between 2007 and 2015, many with one or more members who lost a job during this period began receiving government assistance for the first time. The number of households receiving SNAP, the Supplemental Nutrition Assistance Program formerly known as food stamps, increased by 159 percent. The average SNAP benefit per person decreased from \$141 per month in 2010 to \$130 per month in 2015 (Kaiser Family Foundation, 2014).

At the same time, the number of households receiving government aid once known as “welfare,” through Temporary Assistance for Needy Families (TANF), or General Assistance (other payments from state or local welfare offices), increased by 98 percent. But the average amount each person received in benefits decreased (U.S. Department of Health and Human Services, 2009, 2014). The number of households receiving Supplemental Security Income (SSI), which includes welfare payments to low-income people who are 65 and older and to people of any age who are blind or disabled, rose by 61 percent.

SAVINGS AND ASSETS

With so many families not able to keep up with the cost of living, accumulating assets is difficult in Florida. The cost of unexpected emergencies, ranging from natural disasters to personal health crises, can deplete savings. Job losses have forced people to tap into their retirement savings, or take out second mortgages or home equity lines of credit. Having minimal or no assets makes ALICE households more vulnerable to emergencies. It also can increase their overall costs when they have to use alternative financing with fees and high interest rates that make it difficult or impossible to save money or amass more assets.

According to a 2015 Financial Capability Survey, 47 percent of Florida residents did not think that they could come up with \$2,000 if an unexpected need arose within the next month. These findings are on par with the 2011 Corporation for Enterprise Development (CFED) survey that found 27 percent of Florida households were

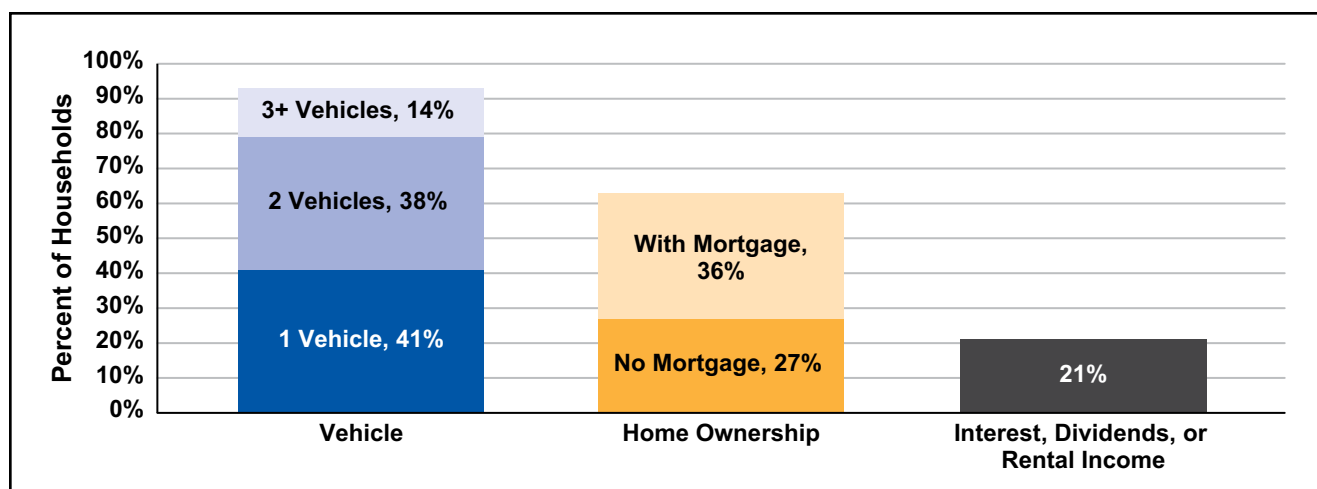
“asset poor,” defined as not having enough net worth to subsist at the poverty level for three months without income. And 49 percent were “liquid asset poor,” defined as having no or limited cash or a savings account (Corporation for Enterprise Development (CFED), 2012; FINRA Investor Education Foundation, 2016).

While data on savings and investments is minimal, levels of ownership of three of the most common assets in Florida – vehicles, homes, and investments – provide insight into resources families have for emergencies and to accumulate wealth (Figure 19). Most Florida households have at least one vehicle, a necessity for work. In 2015, 41 percent of all households had one vehicle, 38 percent had two and 14 percent had three or more. Only 7 percent of households had no vehicle in 2015. While cars offer benefits beyond their cash value, they are not an effective means of accumulating wealth because the value of a car normally depreciates over time. Nationally, the percent of vehicles that are leased has been increasing steadily. In 2015, 86 percent of new vehicles and 55 percent of used vehicles were leased. An indicator of the financial strain of leasing is the fact that in Florida, 2.2 percent of those leases are more than 30 days delinquent with their payment (Jones, 2014; Center for Responsible Lending, 2014; Kiernan, 2016; Zabritski M., 2016).

The second most common asset is a home, an asset that has traditionally provided financial stability and the primary means for low-income families to accumulate wealth. In 2015, 65 percent of Florida households owned a home, down from the peak of 72 percent in 2005. As homeownership is a primary asset for many families, they are significantly affected by changes in home prices. This is especially important for the two-thirds of Florida homeowners who have a mortgage. According to the 2015 Financial Capability Survey, 15 percent of Florida homeowners thought that they would owe more on their home than they would earn by selling it (American Community Survey, 2007, 2010, 2012, and 2015; Federal Reserve Bank of St. Louis, 2015; Herbert, McCue, & Sanchez-Moyano, September 2013; Federal Reserve, 2014; FINRA Investor Education Foundation, 2016).

The most effective resource to weather an emergency is an investment that produces income, which can range from a checking account to a 401K retirement plan to a rental property. According to the 2015 Financial Capability Survey, 73 percent of Florida residents report having a savings account, money market account, or certificates of deposit (CDs). However, with low interest rates and increased banking fees, only 21 percent of households in Florida received interest and dividends or rental income (same as the national average). The number of households with investment income dropped by 8 percent between 2007 and 2015, largely because of the stock market crash. Though some households have recovered, the number of households with investment income remains below the 2007 level, as many families have used assets to cover expenses during periods of unemployment and lower income. When combined with an emergency, the loss of these assets forced many households below the ALICE Threshold (Bricker, et al., 2014; American Community Survey, 2007, 2010, 2012, and 2015; Federal Reserve, 2014; U.S. Financial Capability Study, 2015).

Figure 19.
Assets Ownership, Florida, 2015



Source: American Community Survey, 2015

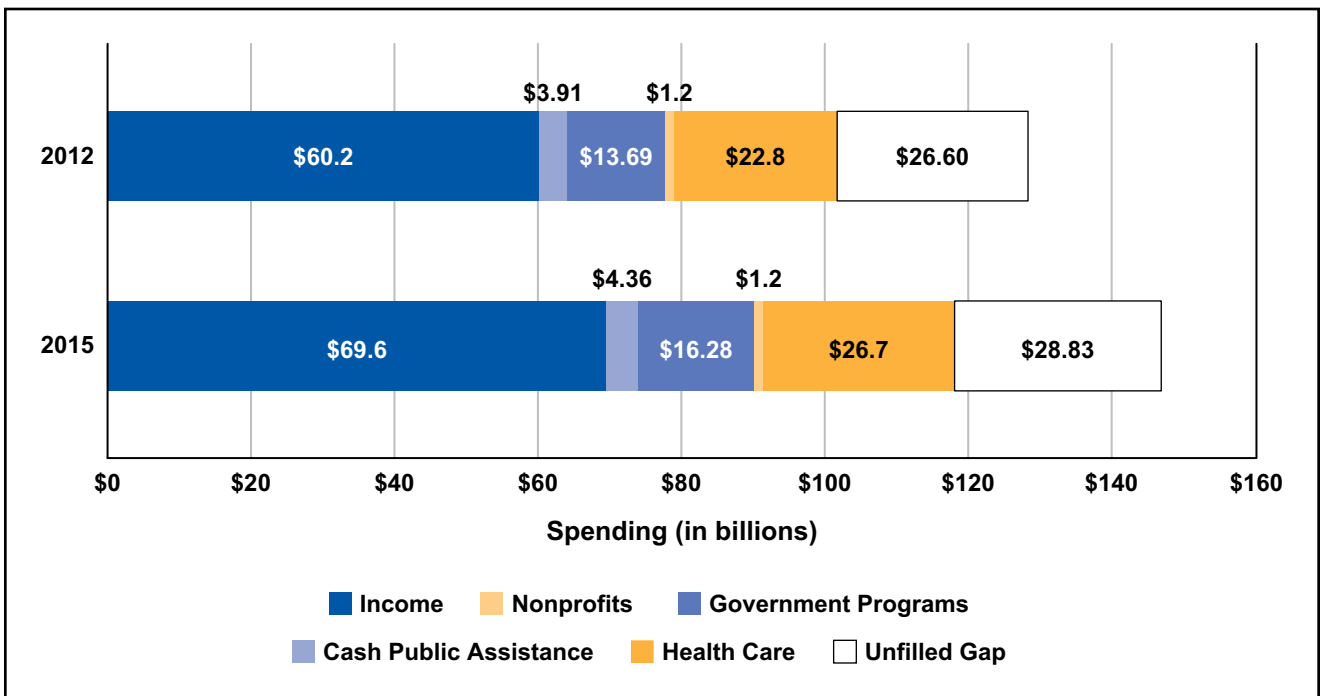
DOES PUBLIC ASSISTANCE BRING FINANCIAL STABILITY?

The persistence of low wages, underemployment, periods of unemployment, and loss of employer-sponsored benefits have led to financial insecurity for many ALICE households. As a result, many working ALICE households have turned to government supports and services, often for the first time, to make ends meet. When workers do not earn enough to pay for basic necessities, they may be forced to turn to public support to feed their families, secure health insurance, or pay rent and other basic needs.

The **ALICE Income Assessment** quantifies total income of households below the ALICE Threshold as well as how much public and nonprofit assistance is spent on these low-income households. The methodology for the Income Assessment has been slightly revised since the last United Way ALICE Report was published for Florida, and incorporated into this analysis (for more details, see the What's New section at the beginning of this report, and Exhibit VIII: Methodology Overview).

From 2012 to 2015, the number of households below the ALICE Threshold remained flat, but the earnings of these households increased from \$60.2 billion in 2012 to \$69.6 billion in 2015. During that time, the cost of basic necessities grew at a faster rate, as did the amount of need, which reached \$147 billion in 2015 (up from \$128 billion in 2012). Federal and state government spending on cash public assistance increased by 12 percent to \$4.36 billion in 2015. Other government programs (excluding health) had the largest increase, growing by 19 percent to \$16.28 billion, and nonprofit spending remained flat at \$1.2 billion. Health care spending increased by 17 percent to \$26.7 billion. As a result, the size of the Unfilled Gap – the amount still needed to bring all households to the ALICE Threshold – increased by 8 percent. In other words, in order for all Florida households to have income at the ALICE Threshold, \$28.83 billion is needed to fill the gap – and that could come through a combination of additional wages and public resources (Figure 20) (Office of Management and Budget, 2016; Urban Institute, 2010, 2012; U.S. Department of Agriculture (USDA), 2016; National Association of State Budget Officers, 2016; American Community Survey, 2015; for more detail see the Methodology Exhibit).

Figure 20.
ALICE Income Assessment, Florida, 2012 to 2015



Source: Office of Management and Budget, 2016; Department of Treasury, 2015; American Community Survey, 2015; National Association of State Budget Officers, 2016; Urban Institute, 2010 and 2012; U.S. Department of Agriculture, 2016; for more detail see the Methodology Exhibit.

Without public assistance, many households in poverty and ALICE households would face even greater hardship and many more would be in poverty, especially in the wake of the Great Recession. Programs like SNAP, the Earned Income Tax Credit (EITC) and Child Care Tax Credit (CTC), Medicaid, and food banks provide a critical safety net for basic household well-being, and enable many families to work (Sherman, Trisi, & Parrott, 2013; Dowd & Horowitz, 2011; Grogger, 2003; Coleman-Jensen, Rabbitt, Gregory, & Singh, September 2015; Rosenbaum, 2013; Feeding America, 2014). This analysis is not an evaluation of the efficiency of the programs in delivering goods or services. However, research has shown that assistance is not always well-targeted, effective, and timely. There are several challenges to meeting basic needs with public and private assistance.

First, the majority of government programs are intended to fill short-term needs, such as basic housing, food, clothing, health care, and education. By design, their goal is not to help households achieve long-term financial stability (Haskins, 2011; Shaefer & Edin, 2013; O'Dea, 2016; Ben-Shalom, Moffitt, & Scholz, 2012).

Second, crucial resources are often targeted to households near or below the Federal Poverty Level (FPL), meaning that many struggling ALICE households are not eligible for assistance. Benefits are often structured to end before a family reaches stability, known as the “cliff effect.” In Florida, SNAP benefits decrease once income reaches 185 percent of the FPL, or just \$44,123 for a family of four – about \$10,000 less than the Household Survival Budget for a family (National Conference of State Legislatures, October 2011; Kaiser Family Foundation, 2014).

Third, resources may not be available where they are needed. This statewide analysis may mask geographic disparities in the various types of assistance. For many reasons, funding is distributed unevenly across the state, which may lead to unmet need in some parts of the state not reflected in the Income Assessment.

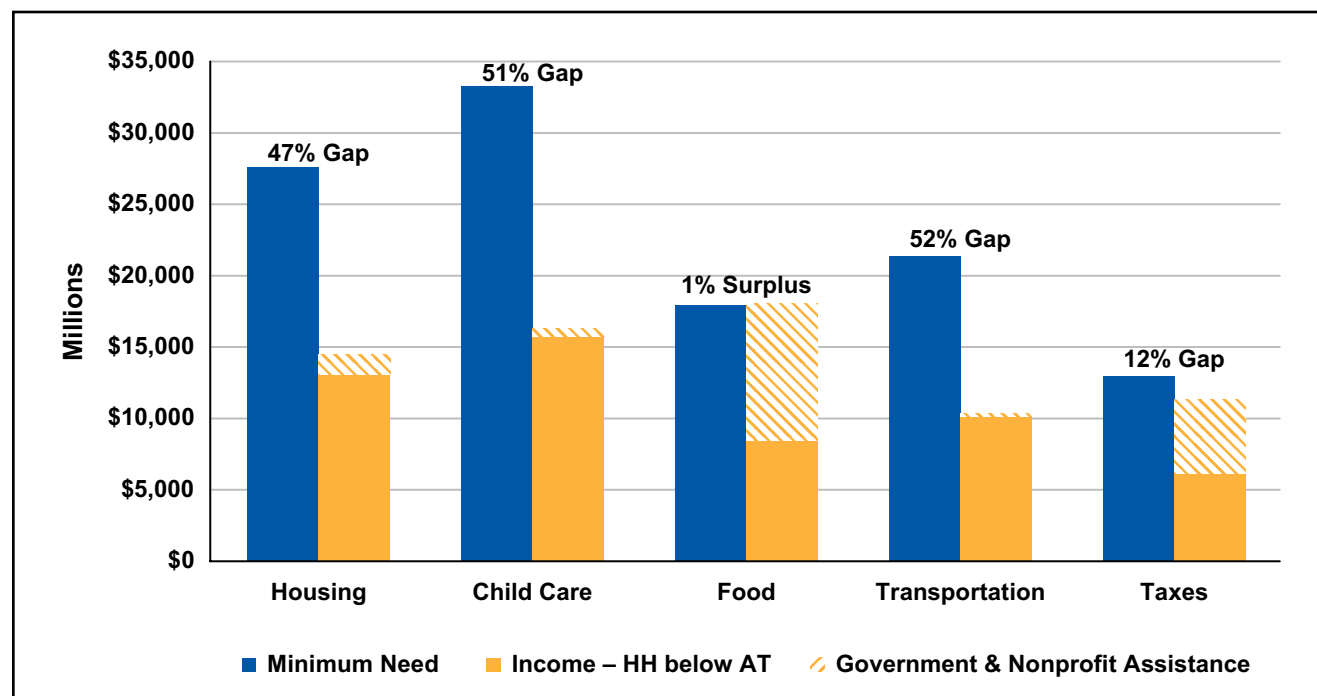
Finally, because public and nonprofit assistance is allocated for specific purposes and often delivered as services, it can only be used for specific parts of the household budget. Only 8 percent of the assistance provided in Florida is done through cash transfers, which households can use toward any of their most pressing needs. The remainder is earmarked for specific items, like food assistance or health care, for which the need varies across households below the ALICE Threshold. This means that not all households benefit equally from assistance. For example, a household that only visits a doctor for an annual checkup does not receive its share of the spending put toward health care assistance in Florida, while a household that experiences a medical emergency receives far more than the average.

Spending by Category: Example for Families with Children

A breakdown of public and nonprofit spending in Florida by category reveals that there are large gaps in key areas, particularly housing and child care. Figure 21 compares the budget amounts for each category of the Household Survival Budget for a family of four (shown in dark blue) with income from households below the ALICE Threshold (shown in dark yellow), plus the public and nonprofit spending in each category (shown in yellow cross-hatch). The gap or surplus in each budget area is the difference between the blue column and the yellow/cross-hatch column. The comparison assumes that the income households earn is allocated proportionately to each category.

Figure 21.

Comparing Basic Need with Public and Nonprofit Spending by Category (Excluding Health Care and Miscellaneous Expenses), Florida, 2015



Source: Office of Management and Budget, 2015; U.S. Department of Agriculture (USDA), 2015; Internal Revenue Service, 2015; Department of Treasury, 2015; American Community Survey, 2015; National Association of State Budget Officers, 2016; Urban Institute, 2012

Housing

In the Household Survival Budget for a family of four, housing accounts for 19 percent of the family budget. Following this allocation, this analysis assumes that all ALICE households then spend 19 percent of their income on housing. That still leaves them far short of what is needed to afford rent at HUD's 40th rent percentile. But does public assistance fill the gap? Federal housing programs provide \$1.2 billion in assistance, including Section 8 Housing Vouchers, the Low Income Home Energy Assistance Program, the Public Housing Operating Fund, and Community Development Block Grant (CDBG). In addition, nonprofits spend an estimated \$231 million on housing assistance (because nonprofit spending is not available by category, the estimate is one-fifth of the total nonprofit budget). Yet when income and government and nonprofit assistance for housing are combined, **there is still a 47 percent gap in resources for all households to meet the basic ALICE Threshold for housing.** Therefore it is not surprising that most families spend more of their income on housing, which leaves less for other items.

Child Care

In the Household Survival Budget for a family of four, child care accounts for 23 percent of the family budget. Yet for many ALICE households, 23 percent of earned income is not enough to pay for even home-based child care, the least expensive organized care option. Additional child care resources available to Florida families include \$457 million for Head Start, the program that helps children meet their basic needs or is necessary to enable their parents to work, and Florida's School Readiness program. Nonprofits provide additional child care assistance including vouchers and child care services estimated at \$231 million. Yet when income and government and nonprofit assistance are combined, **there is still a 51 percent gap in resources for all households to meet the basic ALICE Threshold for child care.**

Food

In the Household Survival Budget for a family of four, food accounts for 12 percent of the family budget, yet for many ALICE households, 12 percent of what they actually earn is insufficient to afford even the USDA Thrifty Food Plan. Food assistance for Florida households includes \$1.6 billion of federal spending on food programs, primarily SNAP (formerly food stamps), school breakfast and lunch programs, and the Special Supplemental Nutrition Program for Women, Infants, and Children (WIC). Nonprofits also provide food assistance – including food pantries, food banks, and soup kitchens – totaling approximately \$231 million. When income and government and nonprofit food assistance are combined, **there is a 1 percent surplus in resources for all households to meet the basic ALICE Threshold for food.** In practice, there is a gap for many Florida families. Because there are strict eligibility requirements for Florida's Food Assistance Program, and food pantries are not always geographically accessible to families in need, approximately 17 percent of Florida residents struggled with hunger in 2015, according to Feeding Florida (Florida Department of Children and Families, 2016; Feeding Florida, 2015).

Transportation

In the Household Survival Budget for a family of four, transportation accounts for 15 percent of the family budget. Yet for many ALICE households, 15 percent of what they actually earn is not enough to afford even the running costs of a car. While Florida's public transportation systems are state-funded, there is no government spending on transportation targeted specifically to ALICE and poverty families. However, nonprofits provide some programs, spending an estimated \$231 million. When income and nonprofit assistance are combined, **there is a 52 percent gap in resources for all households to meet the basic ALICE Threshold for transportation.**

Taxes

In the Household Survival Budget for a family of four, taxes account for 14 percent of the family budget, so this analysis assumes that 14 percent of income is allocated toward taxes. Though earning enough to afford the Household Survival Budget would put some ALICE households above the eligibility level for the Earned Income Tax Credit (EITC), many households below the ALICE Threshold benefit from the EITC (the average income for households receiving EITC in Florida in 2014 was \$14,118). The federal EITC provided \$1.3 billion in tax credits and refunds for Florida's working families. Eligible households collected an average federal tax refund of \$2,450, which helped 2 million ALICE and poverty-level households in 2015 (National Conference of State Legislatures, 2016; Brookings, 2016). The per-household amount of taxes depends on a recipient's income; for every additional dollar families with children earned above \$17,830 (\$23,260 for married families), the amount of credit they received decreased. When income and government credits and refunds are combined, **there remains a 12 percent gap in resources for all households to meet the basic ALICE Threshold for taxes.**

The Special Case of Health Care

Health care resources are separated from other government and nonprofit spending because they account for the largest single source of assistance to low-income households: \$26.7 billion or 55 percent of all spending in Florida. Health care spending includes federal grants for Medicaid, CHIP, and Hospital Charity Care; state matching grants for Medicaid, CHIP, and Medicare Part D Clawback Payments; and the cost of unreimbursed or unpaid services provided by Florida hospitals (Office of Management and Budget, 2016; Internal Revenue Service (IRS), 2007, 2010 and 2012; National Association of State Budget Officers, 2016).

With the increasing cost of health care and the implementation of the Affordable Care Act (ACA), spending on health care has also increased in Florida, but the percent of residents insured has also increased for all income groups. For this reason, spending on health care in Florida surpasses the amount needed for each household to afford basic out-of-pocket health care expenses. However, even this level of assistance does not necessarily guarantee good or improved health to low-income Florida households.

Because there is greater variation in the amount of money families need for health care than there is in any other single category, it is difficult to estimate health care needs and costs, and even more difficult to deliver health care efficiently to families in poverty or ALICE families. An uninsured (or even an insured) household with a severe and sudden illness could be burdened with hundreds of thousands of dollars in medical bills in a single year, while a healthy household would have few expenses. National research has shown that a small proportion of households facing severe illness or injury account for more than half of all health care expenses, and those expenses can vary greatly from year to year (U.S. Department of Housing and Urban Development (HUD), 2010; Stanton, 2006; Kaiser Family Foundation, 2012).

Public and Nonprofit Assistance per Household

Looking at the breakdown of average spending further highlights the difference between health care spending and other types of assistance. In Florida, the average assistance each household received was \$8,130 in health care resources from the government and hospitals in 2015, a 14 percent increase from 2012. By comparison, the average benefit to households below the ALICE Threshold from other types of federal, state, and local government and nonprofit assistance – excluding health care – was \$6,647 per household, a 13 percent increase from 2012. Combining the two categories, the average household below the ALICE Threshold received a total of \$14,776 in cash and services, shared by all members of the household and spread throughout the year (Figure 22) (Office of Management and Budget, 2016; American Community Survey, 2007, 2010, 2012, and 2015; Urban Institute, 2010, 2012; National Association of State Budget Officers, 2016; and the ALICE Threshold, 2012 and 2015).

Figure 22.

Total Public and Nonprofit Assistance per Household Below the ALICE Threshold, Florida, 2015

Spending per Household Below the ALICE Threshold			
	HEALTH ASSISTANCE ONLY	ASSISTANCE EXCLUDING HEALTH	TOTAL ASSISTANCE
2012	\$7,151	\$5,886	\$13,037
2015	\$8,130	\$6,647	\$14,776

Source: Office of Management and Budget, 2016; Department of Treasury, 2015; National Association of State Budget Officers, 2016; Urban Institute, 2012; American Community Survey, 2015; and the ALICE Threshold, 2015

To put the amount of per-household spending in perspective, most Floridians, including those well above the ALICE Threshold, receive some form of assistance though the mechanism for delivery are different. For example, households with income between \$100,000 and \$200,000 receive an average of \$9,978 as a home mortgage interest deduction and \$4,720 in real estate tax deductions; households with income above \$1 million receive an average of \$24,516 as a home mortgage interest deduction and \$41,600 in real estate tax deductions in 2014 (Internal Revenue Service, 2014).

IV. HOW HAVE ECONOMIC CONDITIONS CHANGED FOR ALICE FAMILIES?

More than any demographic feature, employment defines ALICE households. The financial stability of ALICE workers depends on local job opportunities, as well as the cost and condition of housing, and the availability of community resources. The updated Economic Viability Dashboard presented in this section describes changes in these economic factors throughout Florida.

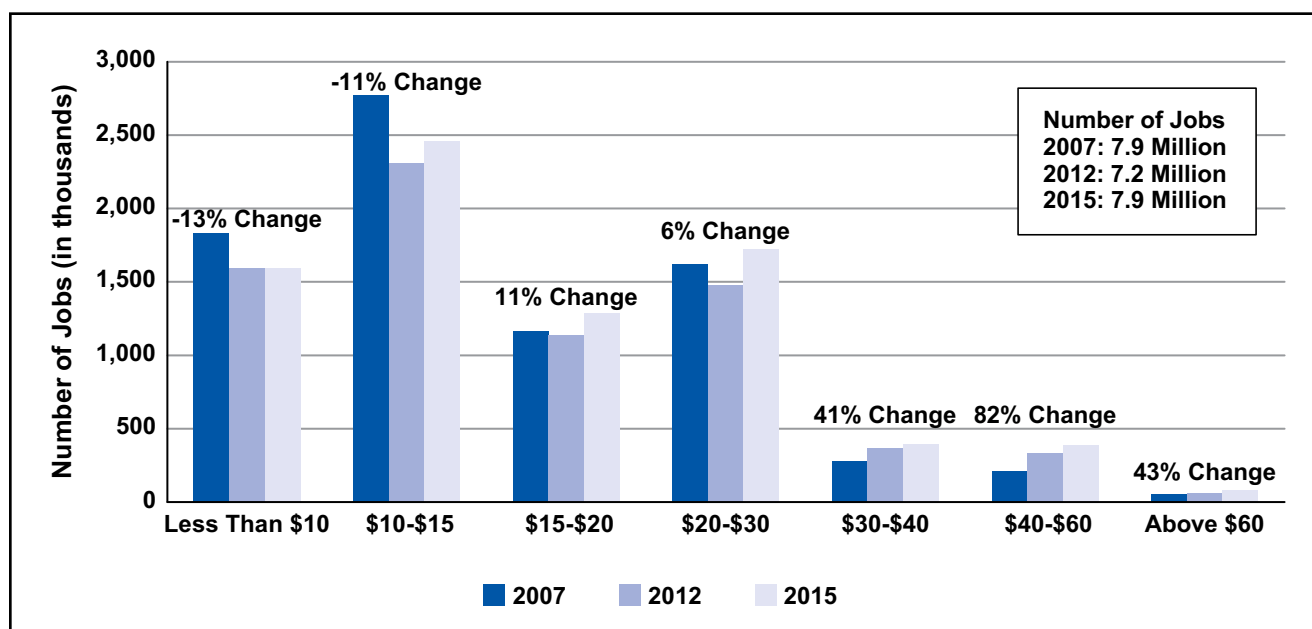
FLORIDA JOBS

Florida's job market has improved since 2012, though low-wage jobs still dominate the economic landscape. In Florida, **67 percent of jobs pay less than \$20 per hour, with three-quarters of those paying less than \$15 per hour.** This is lower than the 73 percent of jobs that were low-wage in 2007 (Figure 23). However, when 2007 wages are adjusted for inflation, the percent of jobs paying less than \$20 per hour in 2015 dollars was the same, 67 percent.

A full-time job that pays \$15 per hour grosses \$30,000 per year, which is well below the average Household Survival Budget for a family of four in Florida of \$53,856.

With 7.9 million total jobs in Florida recorded by the Bureau of Labor Statistics in 2015, the job market has shown improvement since 2012, and it is just returning to its 2007 size (Figure 23). Though jobs paying less than \$20 per hour dominate the job market, those paying less than \$15 decreased between 2007 and 2015. The number of jobs paying more than \$20 per hour increased, with those paying more than \$30 per hour rising dramatically. Jobs paying \$30 to \$40 rose by 41 percent and jobs paying \$40 to \$60 increased by 82 percent. Jobs that saw the most growth were food preparers, restaurant cooks, customer service representatives, office administrative supervisors, and secretaries and administrative assistants (Bureau of Labor Statistics (BLS), 2007 and 2015).

Figure 23.
Number of Jobs by Hourly Wage, Florida, 2007 to 2015



Source: Bureau of Labor Statistics, Occupational Employment Statistics (OES) Wage Survey – All Industries Combined, 2007-2015

Industries in Florida vary in the contributions they make to the state's employment and gross domestic product (GDP). The industries with large GDP contributions but low employment tend to pay higher wages to employees, while those with smaller GDP contributions but higher employment have more people to pay. In Florida, ALICE workers tend to be concentrated in the industries with smaller GDP contributions (Figure 24).

The financial industry continues to be the largest contributor to GDP, with over \$173 billion in 2015 or 22 percent of total GDP. However, it employs less than 2 percent of the workforce. There are few ALICE workers in this field, and they are primarily in administrative support roles. With strong demand for banking, financial investments, insurance, and real estate investments, Miami and Tampa had the 3rd and 4th fastest growing financial sectors in the state (Headlight Data, 2015).

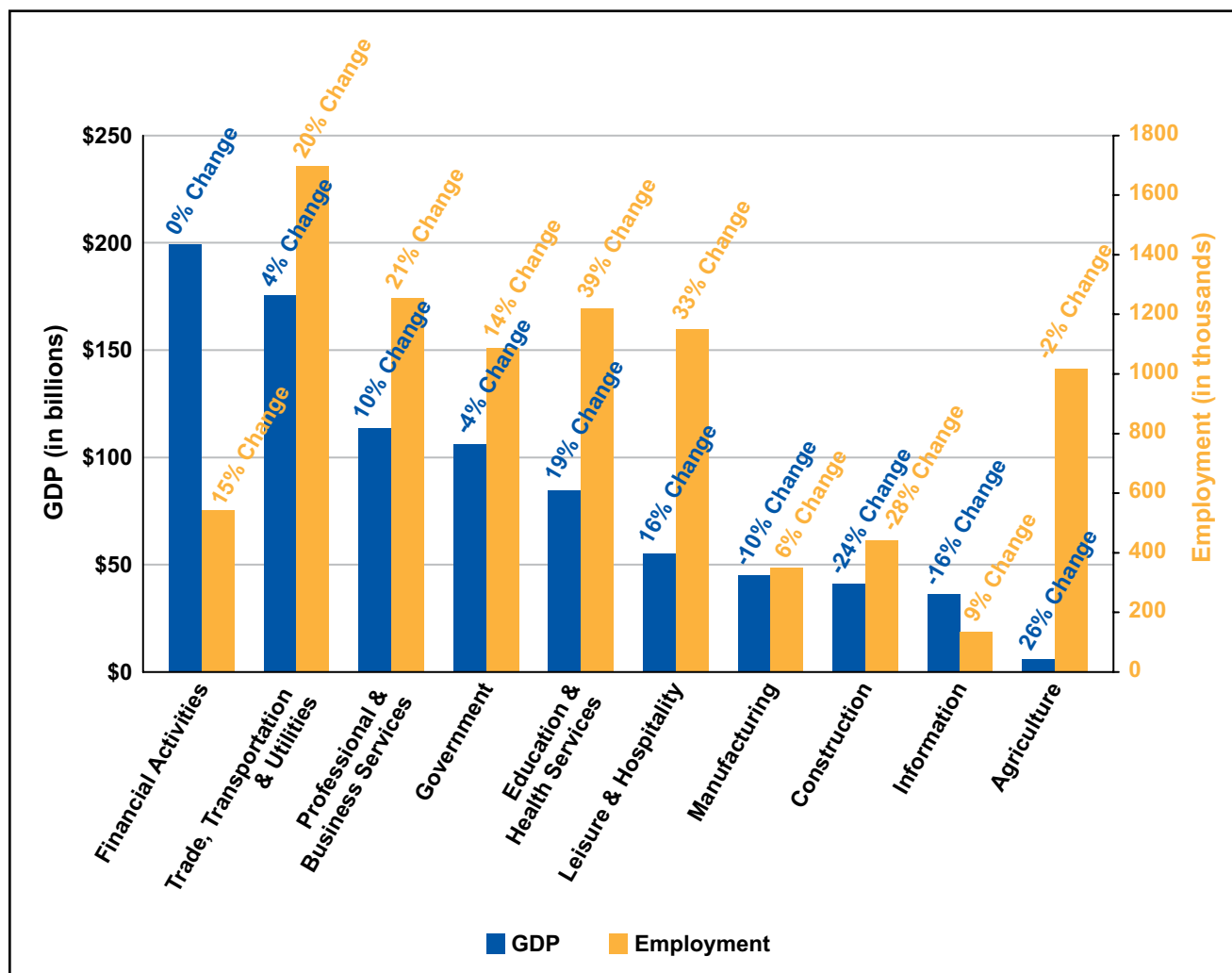
The trade, transportation, and utilities industry made the second largest contribution to GDP (20 percent) and employed the largest number of workers, 1.7 million workers or 17 percent of the workforce. While its contribution to GDP increased by 4 percent between 2007 and 2015, employment in the industry increased by 20 percent, and continues to employ significant numbers of ALICE workers.

The next four largest employing industries – professional and business services, government, education and health services, and leisure and hospitality employ a larger share of the population than is represented by its contribution to GDP. Primarily service industries, these are large employers of ALICE workers. Education and health services is the fastest growing sector for employment and GDP. Leisure and hospitality have also shown strong growth, especially since 2010. In 2015, there were more than 106 million out-of-state visitors who spent more than \$89 billion in taxable spending and provided \$11.3 billion in state and local taxes. Government grew in employment but declined in GDP (Bureau of Labor Statistics (BLS), 2015; Parrish, 2016).

While agriculture and construction make much smaller contributions to GDP, they are large employers (16 percent and 5 percent respectively), and have shown some of the strongest growth since 2010. With Florida's warm climate, the growing season is more year-round than other regions of the country, and the leading commodities (greenhouse and nursery products, as well as oranges, tomatoes, and dairy products) require more labor than most agriculture products. The construction industry, which took a hard hit during the Great Recession, has bounced back and is now responsible for the largest percentage increase in job creation of all categories from 2010 to 2015, though the sector still has not returned to 2007 levels (Parrish, 2016; Walton, 2016).

Though Florida is a well known leader in the aerospace industry, overall manufacturing accounts for less than 5 percent of employment and GDP in Florida. Despite this small share, prominence in the aerospace industry has garnered national attention and provided a compelling case for Florida's future in the technology and innovation sectors (DiBello, 2013; Walton, 2016).

Figure 24.
Employment and GDP by Industry, Florida, 2007 to 2015



Source: Bureau of Labor Statistics (BLS), 2007-2015, and U.S. Department of Commerce, Bureau of Economic Analysis, 2007-2015

With the service sector employing a large number of ALICE workers, it's important to address several characteristics of the service-sector economy that add to the struggles of their employees. Most notably, service sector jobs pay low wages. In 2015, only one of the 20 most common service sector occupations paid enough to support the Household Survival Budget, a minimum of \$26.93 per hour: registered nurses who earned an average of \$29.87 per hour (Figure 25).

The most common occupation in Florida, retail sales, pays a wage that is well below what is needed to make ends meet. The more than 337,140 retail salespeople make an average of \$9.99 per hour, or \$19,980 if working full time, year round. These jobs fall short of meeting the family Household Survival Budget by more than \$33,000 per year. Even if both parents worked full time at this wage, they would fall short of the Household Survival Budget by almost \$14,000 per year.

Working in service sector jobs can put more financial stress on ALICE families in other ways. First, many of these jobs are seasonal, like those in agriculture and tourism, and this leads to irregular income for ALICE households as well as unpredictable scheduling and lack of benefits. Second, these jobs are often located in areas with high housing costs, meaning that employees have to either pay more for housing or have longer commutes and higher transportation costs. Most of these jobs require employees to work on-site, and they often have unpredictable or nontraditional work schedules, which makes it harder to plan around public transportation and child care.

This is especially true in Naples and Orlando, and many of Florida's islands as well as the Florida Keys, where tourism and resort communities exacerbate some of these challenges. In these areas, the demand for jobs is highest where housing costs are highest, and yet many jobs are low wage and seasonal (Maxwell, 2015; Florida Housing Coalition, 2015; Florida Department of Economic Opportunity, 2015).

Figure 25.

Top 20 Occupations by Employment and Wage, Florida, 2015

OCCUPATION	2015		2007-2015 Percent Change	
	NUMBER OF JOBS	MEDIAN HOURLY WAGE	NUMBER OF JOBS	MEDIAN HOURLY WAGE
Retail Salespersons	337,140	\$9.99	19%	-6%
Food Prep, Including Fast Food	227,860	\$8.98	38%	20%
Cashiers	226,000	\$9.08	-5%	13%
Customer Service Representatives	220,700	\$13.73	33%	4%
Waiters and Waitresses	209,340	\$9.31	3%	7%
Secretaries and Admin Assistants	173,050	\$14.73	21%	17%
Registered Nurses	168,870	\$29.87	14%	9%
Office Clerks, General	155,040	\$12.48	-18%	14%
Laborers and Movers, Hand	129,670	\$11.03	1%	12%
Stock Clerks and Order Fillers	123,120	\$10.98	-22%	17%
Janitors and Cleaners	112,290	\$9.99	-2%	8%
Cooks, Restaurant	96,010	\$11.68	37%	10%
Sales Representatives	91,910	\$22.80	-6%	2%
Bookkeeping and Auditing Clerks	91,670	\$16.69	-22%	15%
First-Line Supervisors of Office and Admin Workers	90,560	\$23.87	21%	17%
Nursing Assistants	88,110	\$11.43	-1%	5%
First-Line Supervisors of Retail Sales Workers	86,680	\$19.10	0%	0%
Security Guards	82,860	\$10.43	7%	5%
Maids and Housekeeping Cleaners	80,960	\$9.46	12%	12%
Maintenance and Repair Workers	80,190	\$15.29	3%	12%

Source: Bureau of Labor Statistics, Occupational Employment Statistics (OES) Wage Survey – All Industries Combined, 2007 and 2015

Small Businesses

Small businesses – firms employing fewer than 500 employees – employed 44 percent of the private sector workforce in 2013 in Florida (latest data available). Firms employing less than 20 people employed the largest share. Small businesses, and their employees, experienced the largest shifts during the Great Recession, a trend that continued through 2015. For example, in the second quarter of 2014, 18,673 ventures started up in Florida and 16,293 exited (meaning they closed, moved to another state, or merged with another company). Startups generated 75,015 new jobs while exits caused 68,247 job losses. Small businesses are more vulnerable to changes in demand, price of materials, and transportation, as well as to cyber attacks and natural disasters. Many small businesses have fewer resources to pay their employees, and even fewer to maintain employees in lean times (U.S. Small Business Administration, 2016; Florida SBDC and University of West Florida Center for Research and Economic Opportunity, 2015).

Some sectors are more heavily reliant on small businesses, such as construction (88 percent of employees worked in small businesses in 2013) and other services such as food and cleaning (81 percent), while other sectors are much less so, such as administrative support (19 percent) (Figure 26 shows 2013 figures, the latest data available). For many small businesses, there is a dual challenge when ALICE is both the employee and the customer, such as child care, where more than 90 percent of operators are sole proprietors (included as part of Educational Services in Figure 26). On the one hand, child care workers are ALICE; there were 7,664 small child care businesses in Florida in 2015 and 33,860 child care workers, who earned an average wage of \$9.53 per hour (\$19,060 annually if full time). On the other hand, ALICE families use child care so they can work, but it can be the most expensive item in ALICE's budget – even more than housing. The conundrum is that if small businesses increase wages of their employees, those expenses are passed on to customers, who themselves are ALICE. These ALICE workers will earn more money, but child care will become more expensive for them (U.S. Small Business Administration, 2016; SBDCNet, 2014; Florida SBDC and University of West Florida Center for Research and Economic Opportunity, 2015).

Figure 26.
Small Business Employment by Sector, Florida, 2013

Small Business Employment by Sector, Florida, 2013			
	SMALL BUSINESS EMPLOYMENT SHARE	SMALL BUSINESS EMPLOYMENT	TOTAL PRIVATE EMPLOYMENT
Construction	88%	308,407	271,423
Other Services	81%	300,906	244,604
Agriculture, Forestry, Fishing	78%	9,182	7,118
Professional, Scientific, and Tech Services	68%	444,688	304,220
Wholesale Trade	63%	299,427	188,149
Real Estate and Rental and Leasing	63%	149,440	93,433
Manufacturing	53%	281,852	149,610
Arts, Entertainment, and Recreation	52%	178,157	92,009
Educational Services	52%	156,060	80,435
Accommodation and Food Services	51%	832,085	427,739
Health Care and Social Assistance	45%	1,010,544	454,690
Mining and Oil and Gas Extraction	37%	4,185	1,563
Transportation and Warehousing	35%	209,498	72,772
Finance and Insurance	31%	338,792	103,461
Retail Trade	29%	985,663	288,998
Utilities	24%	27,579	6,598
Information	23%	155,169	34,855
Administrative Support	19%	1,307,729	245,474
Total	44%	6,999,363	3,067,151

Source: U.S. Small Business Administration, 2016

SHIFTING TOWARDS THE “GIG ECONOMY”

NEW ECONOMY TERMS

Gig – also referred to as **contract** or **freelance** work – one-time project and compensation

Contingent – work arrangements without traditional employers or regular, full-time schedules

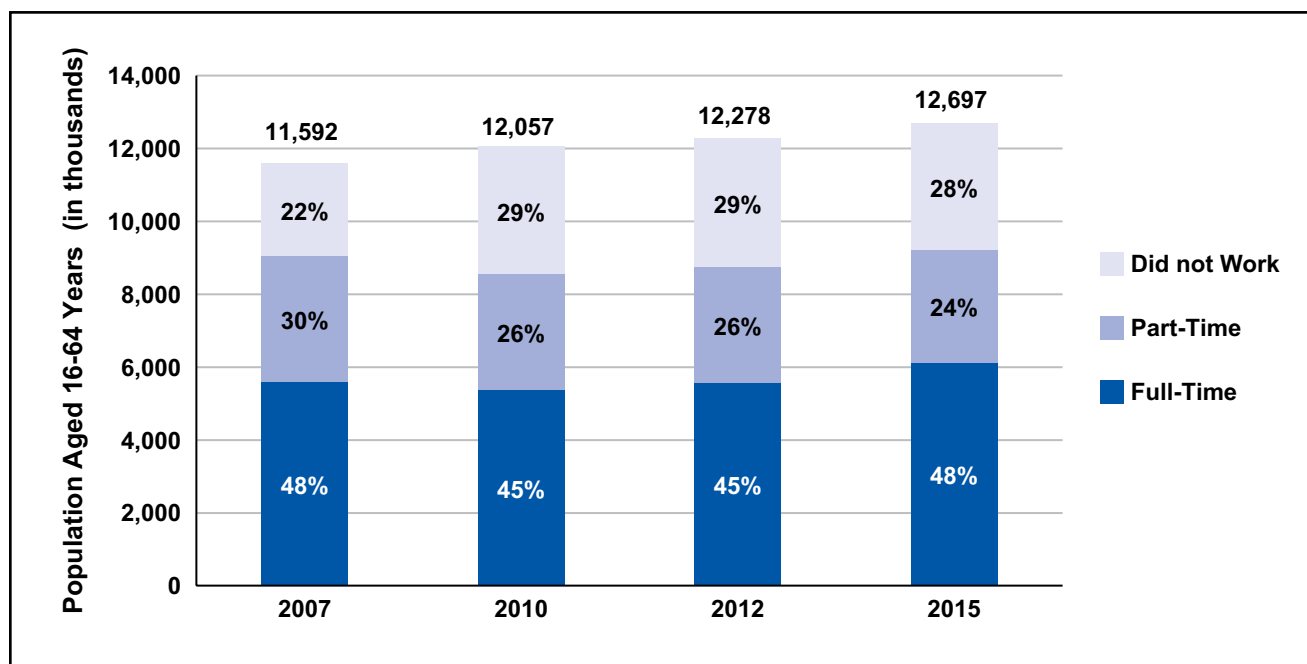
On-demand – also referred to as **on-call** – work with schedule variability according to customer activity

Shadow economy – also referred to as the **grey or underground economy** – unreported activity and income from the production of legal goods and services

The nature of work is changing dramatically in Florida and across the country, and these changes impact ALICE workers disproportionately. The most significant change is that low-wage jobs, especially those in the service sector, are increasingly shifting away from traditional full-time employment with benefits towards part-time, on-demand, or contingent employment with fluctuating hours and few benefits. At the same time, workers are replacing or supplementing their traditional jobs with a new gig-to-gig, project-to-project work life. Freelance and contingent (on-call) labor has more than doubled its share of the national labor force over the last 20 years, from 7 percent in 1993 to 15 percent in 2015, and is expected to grow to nearly 20 percent by 2020 (Intuit, 2010; Economist Intelligence Unit, 2014; Manyika, et al., 2016).

These positions may help ALICE households who need to fill short-term gaps in standard employment, and may provide more lucrative opportunities than exist in the traditional employment market. Companies have also come to value the new hiring model since it provides flexibility to scale up or down on demand, and often can be cheaper than hiring a part-time or full-time employee on staff when considering health insurance and other benefits (Boudreau, 2015). The non-traditional nature of this work is not captured in the American Community Survey, which only asks about number of weeks and hours worked, not number of jobs or quality of relationships with the employers. In fact, the American Community Survey statistics show a decline in part-time work and self-employment (Figure 27), whereas recent national surveys focusing on changes in the labor market report an increase in part-time work and self-employment (U.S. Census Bureau, 2010, 2015; American Community Survey, 2007, 2010, 2012, and 2015; Boudreau, 2015; Fehr, 2017).

Figure 27.
Work Status, Florida, 2007 to 2015



Source: American Community Survey, 2007-2015

Likewise, declining unemployment rates do not account for the changing numbers of underemployed workers – defined as those who are employed part time (either in the traditional or gig economy), those who have accepted a lower income than they had in the past, or those who have stopped looking for work but would like to work. For example, Florida’s unemployment rate was 5.4 percent in 2015, but the underemployment rate was 11.5 percent (Bureau of Labor Statistics (BLS), 2015).

While information specific to Florida was not available, two national surveys provide greater insight on the growing prevalence of alternative work arrangements in primary and supplementary jobs. Nationally, the percentage of workers employed as temporary help agency workers, on-call workers, contract workers, independent contractors, or freelancers as their **main** job rose from 10.1 percent in 2005 to 15.8 percent in 2015, according to the RAND-Princeton Contingent Worker Survey (RPCWS) (Katz & Krueger, 2016).

By a broader measure, one-third of all workers in the U.S. have had supplemental, temporary, or contract-based work in addition to their main job in the past 12 months, according to an independent survey by Freelancers Union and Elance-oDesk. These findings are supported by IRS data showing a steady increase in nonemployee compensation (1099 form), sole proprietorship businesses, and self-employment. Because low-wage jobs continue to dominate the employment landscape, income earned through alternative and supplemental employment is increasingly critical for many ALICE families (Abraham, Haltiwanger, Sandusky, & Spletzer, 2016; Katz & Krueger, 2016; Freelancers Union & Elance-oDesk; Wald, 2014).

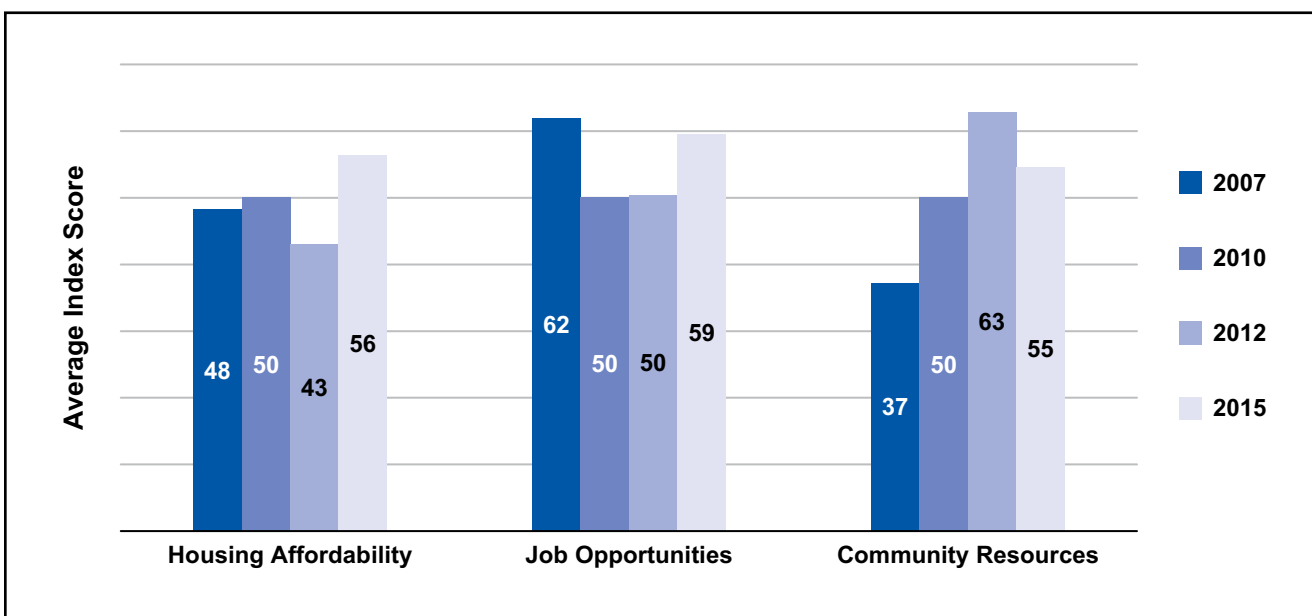
The characteristics and experiences of non-traditional, contingent workers differ from those of standard, full-time workers in a number of ways. The U.S. Government Accountability Office’s report on the contingent workforce found that core contingent workers are less likely to have a high school degree and more likely to have low family income. They are more likely to experience job instability, have worker-safety issues, and feel less satisfied with their benefits and employment arrangements than standard full-time workers. In addition, contingent work tends to yield lower earnings with fewer benefits (such as retirement plans and health insurance), which results in greater reliance on public assistance (U.S. Government Accountability Office (U.S. GAO), 2015).

FLORIDA'S ECONOMY AND LOCAL CONDITIONS

In addition to shifting labor market conditions, the financial stability of ALICE households depends on local conditions. The **Economic Viability Dashboard** is composed of three indices that evaluate the local economic conditions that matter most to ALICE households – the **Housing Affordability Index**, the **Job Opportunities Index**, and the **Community Resources Index**. Index scores range from 1 to 100, with higher scores reflecting better conditions. Each county's score is relative to other counties in Florida and compared to prior years. A score of 100 does not necessarily mean that conditions are very good; it means that they are better than scores in other counties in the state. These indices are used only for comparison within the state, not for comparison to other states.

The change in statewide Dashboard scores from 2007 to 2015 provides a picture of the Great Recession and the uneven recovery in Florida (Figure 28). Between 2007 and 2010, scores for Housing Affordability were relatively stable; Job Opportunities fell by 19 percent, and Community Resources rose by 35 percent. In the five years since the recession ended in 2010, conditions fluctuated before rebounding in 2015; Housing Affordability surpassed 2007 levels, Job Opportunities improved by 19 percent but have not returned to their 2007 level, and Community Resources were 47 percent higher than 2007.

Figure 28.
Economic Viability Dashboard, Florida, 2007 to 2015



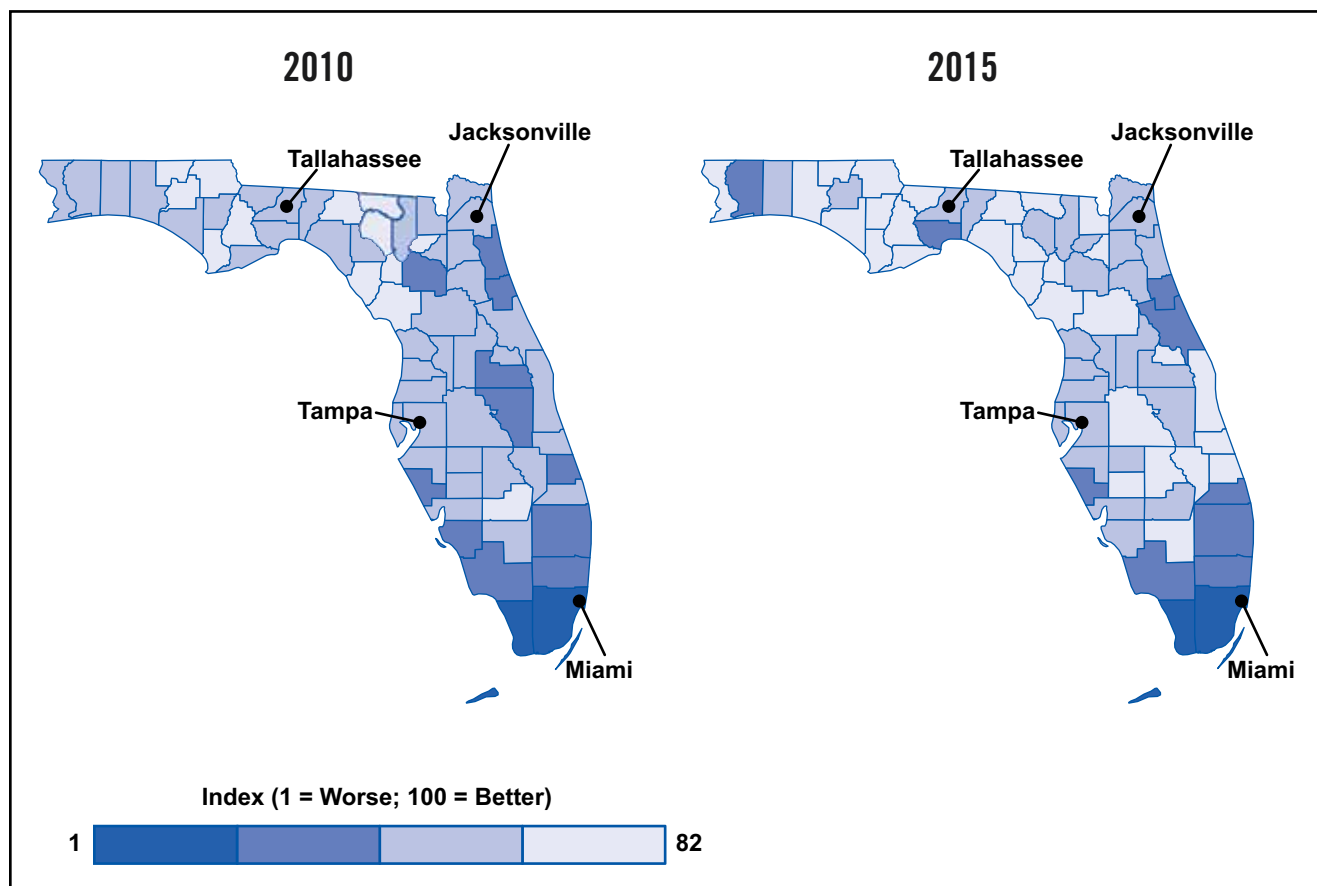
Source: American Community Survey, 2010 and 2015; Bureau of Labor Statistics (BLS), 2010 and 2015; U.S. Department of Housing and Urban Development (HUD), 2010 and 2015

Housing Affordability, which includes measures on the affordable housing stock, housing burden, and real estate taxes, showed significant improvement from 2007 to 2015. Despite a dip in 2012, the index surpassed its 2007 level in 2015 by 17 percent. This improvement fits with statewide reports on the housing industry (O'Connor, 2016). However, the statewide improvement also masked varying conditions across the state. The Housing Affordability Index improved from 2010 to 2015 in most counties. In Figure 29, higher scores shifted these counties from darker blues (worse conditions) in 2010 to lighter blues (better conditions) in 2015. At the same time, affordability fell in several counties, notably Bradford, Jackson, Nassau, and Columbia counties, which had affordability scores fall more than 20 percent.

For the 2007 to 2015 time period, Monroe and St. Johns counties had the largest drops in Housing Affordability, falling by more than 37 percent. Housing stock in Monroe County continues to face increasing pressure from tourism and resort communities. St. Johns County has a small stock of affordable housing, which cannot keep pace with a growing population and changing job opportunities (Florida Housing Coalition, 2015; Florida Department of Economic Opportunity, 2015; American Community Survey, 2007, 2010, 2012, and 2015).

Part of the reason housing became more affordable in Florida is because the housing bubble burst. Florida had one of the highest rates of foreclosure in the country. This left many neighborhoods with empty and unkempt houses that brought down value for the whole community. Foreclosures are still occurring but at a lower rate; the rate in Florida is 0.10 percent, compared to 0.06 percent nationally in 2015. The highest rates of foreclosure in the state – rates more than 0.20 percent are in Hernando and Hendry counties (RealtyTrac, 2016; O'Connor, 2016).

Figure 29.
Housing Affordability Index, Florida, 2010 to 2015



Source: American Community Survey; 2010-2015; Bureau of Labor Statistics (BLS), 2010-2015; U.S. Department of Housing and Urban Development (HUD), 2010-2015

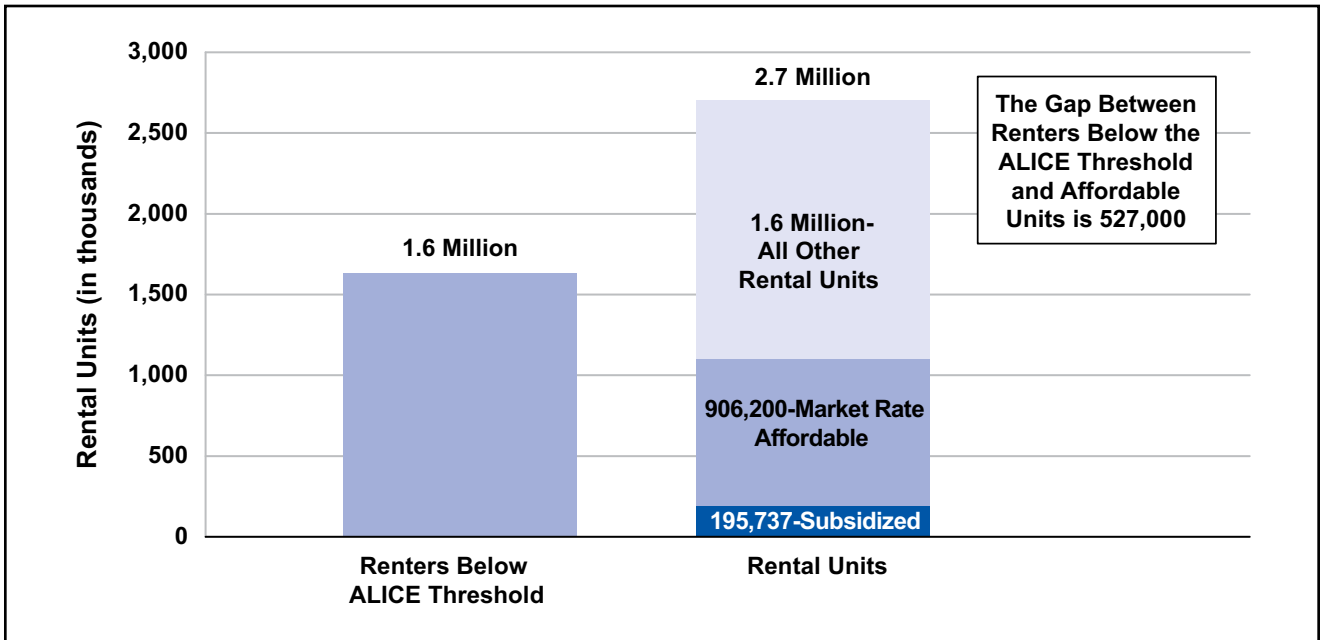
Drilling down into housing affordability in Florida, analysis of the housing stock in each county reveals that the available rental units do not match current needs. According to housing and income data that roughly aligns with the ALICE dataset, there are more than 1.6 million renters with income below the ALICE Threshold, yet there are approximately 1.1 million rental units – subsidized and market-rate – that these households can afford without being housing-burdened, which is defined as spending more than one-third of income on housing (Figure 30). Therefore, Florida would need at least 527,000 additional lower-cost rental units to meet the demand of renters below the ALICE Threshold. This estimate assumes that all ALICE and poverty-level households are currently

living in rental units they can afford. The data on housing burden, in fact, shows that many are not, in which case the assessment of need for low-cost rental units is a low estimate, and is more likely closer to 675,000 units (American Community Survey, 2015; U.S. Department of Housing and Urban Development (HUD), 2015).

Subsidized housing units are an important source of affordable housing for poverty-level households and some ALICE families. Of the 1.1 million rental units that households with income below the ALICE Threshold can afford across the state, approximately 18 percent are subsidized: Florida's affordable rental housing programs reached 195,737 households across the state in 2015 (U.S. Department of Housing and Urban Development (HUD), 2015).

Figure 30.

Renters Below the ALICE Threshold vs. Rental Stock, Florida, 2015

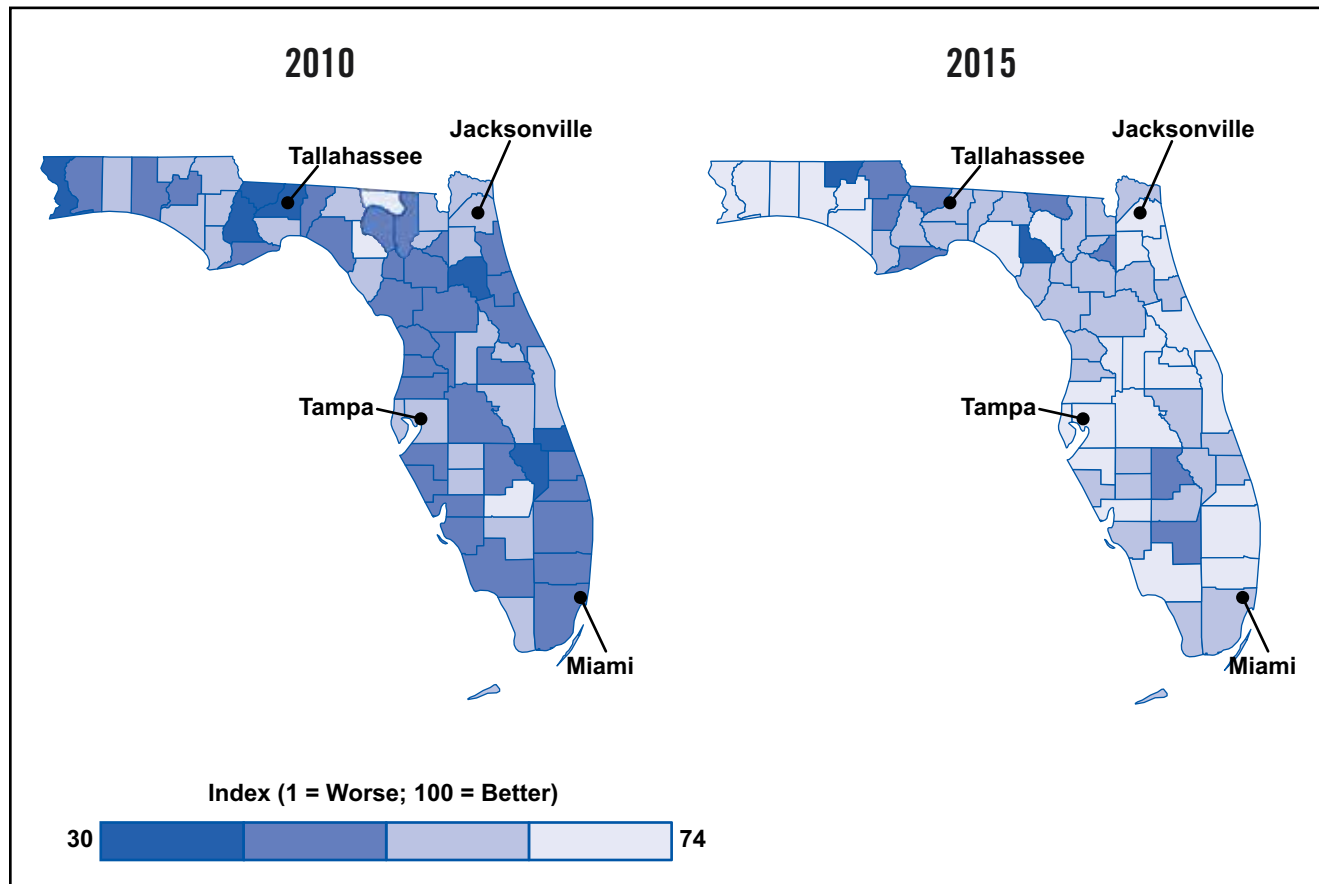


Source: American Community Survey, 2015, U.S. Department of Housing and Urban Development (HUD), 2015, and the ALICE Threshold, 2015

Job Opportunities Index scores reflect more than the number of jobs, but also wages and distribution of income. The Index score fell dramatically across Florida counties during the Great Recession and remained low through 2012. The rebound from 2012 to 2015 has been pronounced, but has not quite reached 2007 levels in all Florida counties. In the post-Recession era, from 2010 to 2015, all but 13 counties experienced some improvement in job opportunities. Liberty County had the greatest improvement, increasing by 93 percent, followed by Martin, Flagler, Indian River, Walton, Taylor, and Escambia counties, which all had an increase of more than 50 percent.

Several counties still face tough job conditions. Four counties had scores that dropped by at least 20 percent since 2007: Bradford, Jackson, Nassau, and Columbia counties. At the same time, Job Opportunity Index scores improved by more than 20 percent in Sarasota, Alachua, and Escambia counties. In general, the best job opportunities remain in central Florida and the top of the Panhandle (Figure 31).

Figure 31.
Jobs Opportunities Index, Florida, 2010 to 2015



Source: American Community Survey; Bureau of Labor Statistics (BLS), 2010-2015; U.S. Department of Housing and Urban Development (HUD) 2010-2015

Improvement in Community Resources was driven primarily by the increased rate of those with health insurance. The spike in the index in 2012 was due to voting, which is an indicator of social capital, or how invested people are in their community. Voting was higher during the 2012 presidential election. See Exhibit V for county scores.

ECONOMIC VIABILITY DASHBOARD

The Housing Affordability Index

Key Indicators: Affordable Housing Gap + Housing Burden + Real Estate Taxes

The more affordable a county, the easier it is for a household to be financially stable. The three key indicators for the Housing Affordability Index are the affordable housing gap, the housing burden, and real estate taxes.

The Job Opportunities Index

Key Indicators: Income Distribution+Unemployment Rate+New Hire Wages

The more job opportunities there are in a county, the more likely a household is to be financially stable. The three key indicators for the Job Opportunities Index are income distribution as measured by the share of income for the lowest two quintiles, the unemployment rate, and the average wage for new hires.

The Community Resources Index

Key Indicators: Education Resources+Health Resources+Social Capital

Collective resources in a location can make a difference in the financial stability of ALICE households. The three key indicators for the Community Resources Index are the percent of 3- and 4-year-olds enrolled in preschool, health insurance coverage rate, and the percent of the adult population who voted.

Refer to the Methodology Exhibit for more information

CONCLUSION: WHAT CHALLENGES LIE AHEAD?

While ALICE families differ in their composition, challenges, and level of need, there are three broad trends that will impact the conditions these households face in the next decade and their opportunities to change their financial status. These trends will also have significant implications for local communities and the state as a whole. These are:

1. **Population Changes – Migration and an Aging Population**
2. **Jobs – Technology and Future Prospects**
3. **Education and Income Gap**

POPULATION CHANGES

Migration has been the primary source of Florida's high population growth since at least the 1970s, and despite having a reputation of attracting retirees, Florida has become home to people of all ages. Population growth rates slowed during the Great Recession, especially migration from other states, but it has picked up again since 2010. More than 85 percent of Florida's total population growth since 2010 was due to migration with domestic migration accounting for just over half (Wang & Rayer, 2016; Florida Department of Transportation, 2014).

When migration is broken down by age group, it is clear that Florida is a destination for more than retirees. The largest movement of people into the state in 2015 was by those under 18 years old, with more than 234,000 moving to Florida (Figure 32). As minors, most came with their families, paralleling the inflows of 20-, 30-, and 40-somethings.

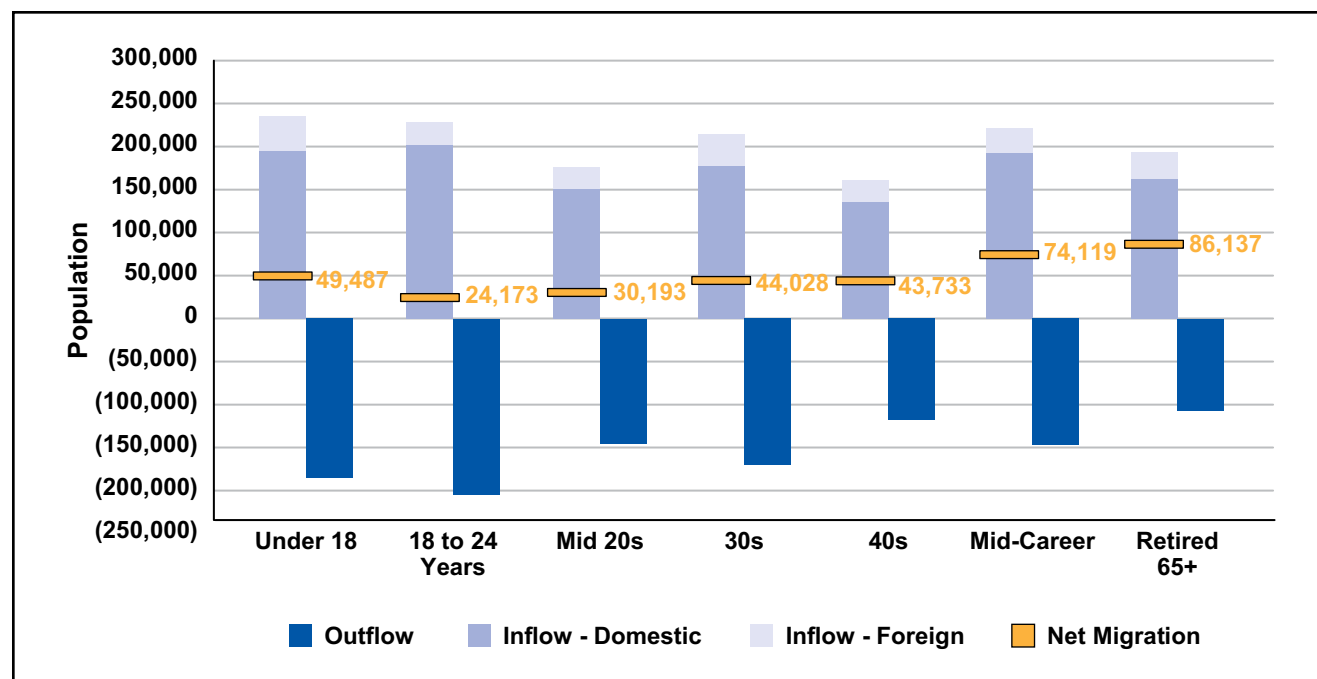
The largest movement in and out of the state was among those aged 18 to 24, with more than 228,000 moving in to the state and 205,000 moving out. Without this net positive migration, the decline in households headed by someone under 25 would be even larger. Many of those moving were college students. In fact, 27,301 students moved to Florida to enroll in undergraduate programs, while 17,719 went to colleges in another state (American Community Survey, 2007, 2010, 2012, and 2015; U.S. Census Bureau, 2010, 2015; National Center for Education Statistics (NCES), 2014; Wang & Rayer, 2016; Florida Department of Transportation, 2014).

At all ages, there is a net gain, which among adults steadily increases with age, reaching 86,137 for those ages 65 and older (U.S. Census Bureau, 2010, 2015; American Community Survey, 2014).

Foreign migration accounted for more than 10 percent of inflows in each age group. Foreign immigrants accounted for 17 percent of those under 18 years old and 11 percent of college age students (American Community Survey, 2014).

Figure 32.

Population Inflows and Outflows, Florida, 2015



Source: American Community Survey, 2015

What Shifting Demographics Means for the Community

When unemployment rates are low, a large college-age population is a potential engine for a state's future economic growth. Florida's challenge is to have job opportunities and affordable living available to these young residents. Debt for unemployed or underemployed college graduates can cause them to remain below the ALICE Threshold. Florida's college loan default rate was 14.1 percent, considerably higher than the national rate of 11.3 percent in 2013 (U.S. Department of Education, 2013).

The high cost of living combined with college debt has made it difficult for young workers in Florida. This is reflected in the decline in the number of households headed by someone under 25 years old in Florida, and in the high rate of poverty and ALICE among young people living alone. Recent graduates and young workers are choosing to move in with their parents or roommates, and delaying buying a home and starting a family on their own. With fewer young people choosing to strike out on their own, not only has the housing construction sector suffered, but there has also been a reduction in furniture and appliance manufacturing and other indirect effects for retail and utilities (Keely, van Ark, Levanon, & Burbank, May 2012; American Community Survey, 2007, 2010, 2012, and 2015; U.S. Department of Education, 2013).

Foreign-born Residents

International migration plays an increasing role in Florida's racial and ethnic composition. The foreign-born population represented 20 percent of the state total in 2015, up from 16.7 percent in 2000. The light blue portion of the inflow bars in Figure 32 represents the number of people moving to Florida from outside the U.S. Almost four million foreign-born residents live in Florida, with many settling in Florida's largest counties: Orange, Broward, Palm Beach, and Miami-Dade. More than half (54 percent) have become citizens, 5 percent are undocumented, and 41 percent are legal permanent residents. Current immigrants in Florida came from Latin America (75 percent), followed by Asia (11 percent), but they also hail from Africa, Europe, and the Middle East (Migration Policy Institute, 2014; American Community Survey, 2014; Wang & Rayer, 2016; Florida Department of Transportation, 2014; American Immigration Council, 2015).

Immigrants vary widely in language, education, age, and skills – as well as in their financial stability. Among adults ages 25 and older, 22 percent of Florida’s foreign-born population has less than a high school education, compared to 12 percent of the native population. However, a higher percentage of the foreign-born population has a graduate or professional degree (10 percent) compared to the native-born population (7 percent). As a result, there are many well-educated and financially successful immigrants in Florida. Yet, there are also other immigrant families with distinct challenges that make them more likely to be unemployed or in struggling ALICE households. These challenges include low levels of education, minimal English proficiency, and lack of access to support services if their citizenship status is undocumented (American Community Survey, 2014; Chirillo, Anderson, & Hess, 2016; Aspen Institute, 2013).

As both workers and entrepreneurs, immigrants are an important source of economic growth in Florida, making up 24.5 percent of the state’s workforce (2.3 million workers) in 2013. Across the state, Latino- and Asian-owned businesses contributed to the economy through sales revenue, and employed more than 400,000 people in 2007 (latest data available). And the state’s Asians and Latinos also contribute to the economy as consumers, according to the U.S. Census Bureau (U.S. Census Bureau, 2012; Migration Policy Institute, 2014; Gardner, Johnson, & Wiehe, April 2015; Perryman Group, 2008; U.S. Chamber of Commerce, 2013).

Implications of Undocumented Workers for the Community

Not only do immigrants run businesses and pay taxes, they facilitate growth in the economy. They contribute to a range of fields from engineering to science to the service sector and are more likely to start their own business. In addition, the availability of low-skilled immigrant workers, such as child care providers and house cleaners, has enabled higher-income American women to work more and to pursue careers while having children (Furman & Gray, 2012).

Though undocumented workers make up a small part of the overall immigrant population, their costs and benefits to Florida’s economy are being hotly debated. On the one hand, they contribute to economic growth and the tax base. The Perryman Group estimates that if all undocumented immigrants were removed from the state, Florida would lose billions in economic activity, approximately 750,000 jobs, and according to the Institute for Taxation and Economic Policy, millions in state and local taxes. According to the U.S. Chamber of Commerce, removing undocumented workers would not lead to the same number of job openings for unemployed Americans, because undocumented workers have a different set of skills that complement rather than replicate the U.S. workforce (Perryman Group, 2008; U.S. Chamber of Commerce, 2013).

On the other hand, undocumented workers use community resources, though they use a lot fewer resources than legal residents because they are often not eligible for assistance. In Florida, state and local governments provide services for undocumented residents including schooling for K-12 children of undocumented residents and medical care (Gardner, Johnson, & Wiehe, April 2015; Martin & Ruark, 2010; National Academies of Sciences, Engineering, and Medicine, 2016).

Exacerbating this issue is the fact that foreign born, and especially undocumented workers, are often underpaid and are among the most likely to live in poverty and ALICE households. Often without access to any government safety net, they can be more likely to need emergency services in a crisis. While there continues to be high demand for foreign born workers in Florida, especially those who are bilingual, job opportunities and wages need to be sufficient in order to continue to attract these workers and prevent them from being ALICE (Pew Charitable Trusts, 2014; Camarota, 2015; Pereira, et al., 2012).

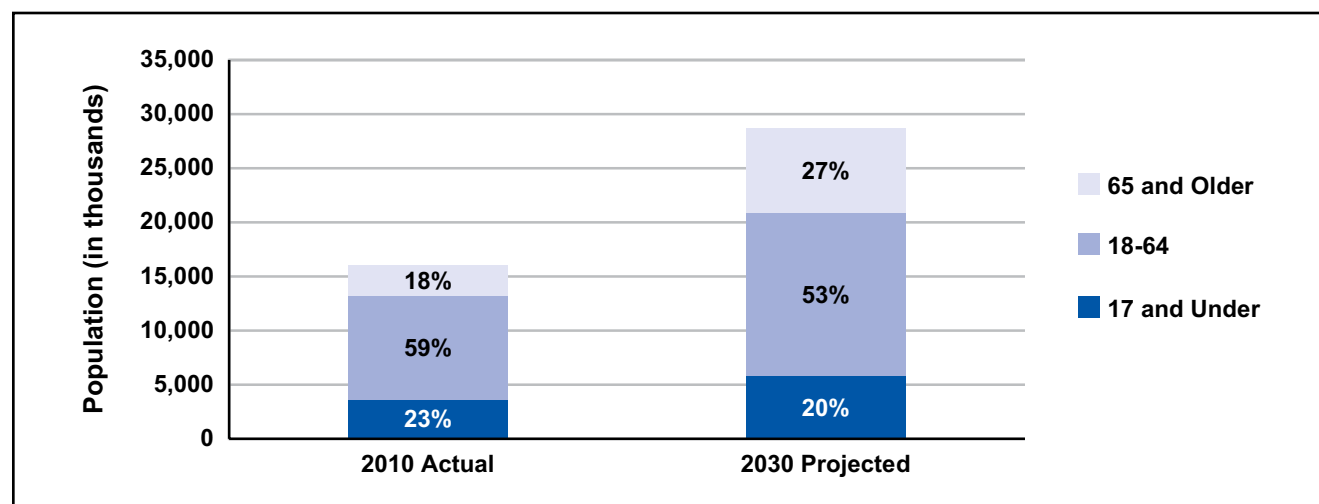
An Aging Population

By 2030, when all baby boomers are 65 or older, the senior share of the population is projected to increase in nearly every country in the world. Because this shift will tend to lower labor force participation and reduce the amount of money people put towards savings, there are well-founded concerns about a potential slowing in future economic growth (Bloom, Canning, & Fink, 2011).

The proportion of Florida's population that is 65 and above was projected to grow from 18 percent in 2010 to 27 percent by 2030, a 177 percent increase (Figure 33). Florida's population is significantly older than the national average with a median age of 41.6 years old compared to the nation's 37.6 in 2014. In contrast, demographers predict that the population of all other age groups will increase by 10 percent or less in Florida (U.S. Census Bureau, 2005; Florida Demographic Estimating Conference and the University of Florida, Bureau of Economic and Business Research, 2015; Florida Department of Transportation, 2014; American Community Survey, 2014).

Figure 33.

Population Projection, Florida, 2010 to 2030



Source: U.S. Census, 2005

As five million Florida residents will age into retirement over the next 20 years, this demographic shift has implications for the financial stability of these households as well as for the economic stability of the state. In Florida, and nationally, these trends will likely produce increases in the number of ALICE households. Since the start of the Great Recession, retirement plan participation decreased for all families and has continued to do so for families in the bottom half of the income distribution. For upper-middle income families, participation rebounded slightly from 2010 to 2015, but did not return to 2007 levels (Bricker, et al., 2014; Florida Demographic Estimating Conference and the University of Florida, Bureau of Economic and Business Research, 2015).

Florida has the lowest rate of residents planning for retirement with only 46 percent of workers participating in an employer-sponsored retirement plan, the lowest in the country, and below the national average of 49 percent. Rates also vary across metropolitan areas within Florida. One of the lowest rates is in Fort Myers-Cape Coral, with 33 percent and Miami-Fort Lauderdale-Miami Beach, with 38 percent (The Pew Charitable Trusts, 2016; The Pew Charitable Trusts, May 2016).

However, those on the brink of retirement are finding that they cannot afford to fully leave the workforce. Nationally, the large numbers of post-WW II baby boomers (those aged 55 and over) are expected to make up a larger share of the labor force in the next decade. The over 55 age group has steadily increased its share of the labor force from 11.8 percent in 1992 to 14.3 percent in 2002 to 20.9 percent in 2012, and is projected to increase to 25.6 percent by 2022. In Florida, almost half (48 percent) of the over 65 population were in the workforce in 2011 (Bricker, et al., 2014; AARP, 2012; Bureau of Labor Statistics (BLS), 2014; Institute for Women's Policy Research, 2016).

More of the ALICE seniors will be women because they are likely to live longer than their generation of men, and have fewer resources on which to draw. Generally, women have worked less and earned less than men, and therefore have lower or no pensions and lower Social Security retirement benefits. Since women tend to live longer than men, they are more likely to be single and depend on one income in their old age. In Florida in 2015, there were 18 percent more women 65 or older than men of the same age, but 38 percent more in poverty (Waid, 2013; Hounsell, 2008; American Community Survey, 2007, 2010, 2012, and 2015; Brown, Rhee, Saad-Lessler, & Oakley, March 2016).

Broader Consequences of an Aging Population

The aging of the population in Florida presents new challenges. First, there will be greater pressure on the state's infrastructure, especially the housing market for smaller, affordable rental units. These units need to be near family, health care, and other services. Likewise, transportation services need to be expanded for older adults who cannot drive, especially those in rural areas. Unless changes are made to Florida's housing stock, the current shortage will increase, pushing up prices for low-cost units and making it harder for ALICE households of all ages to find and afford basic housing. In addition, homeowners trying to downsize may have difficulty selling their homes at the prices they had estimated in better times, a source of income they were relying on to support their retirement plans (U.S. Department of Transportation, 2015). As a result of the financial hardships of home ownership for seniors, increasing numbers are actually living together, in rented and owned homes, to maintain independence while minimizing the economic burden (Abrahms, 2013).

The aging population will increase demand for geriatric health services, including assisted living and nursing facilities and home health care. Along with the traditional increase in physical health problems, low-income seniors in Florida are more likely to face mental health issues. According to American's Health Rankings, seniors in Florida with income below \$25,000 average 6.1 poor mental health days in the last month compared to 2 days for those with income above \$75,000. Seniors reporting mental distress are also more likely to report poor or fair physical health (United Health Foundation, 2016; Substance Abuse and Mental Health Services Administration in partnership with the U.S. Administration on Aging, 2012).

Without sufficient savings, many families will not be able to afford the health care they need. A collaborative project of AARP, the Commonwealth Fund, and The Scan Foundation suggests that the state is ill-prepared. The Long-Term Services and Support Scorecard ranks Florida 43rd among all states in its long-term support and services for older adults in terms of affordability, access, and quality of life (Reinhard, et al., 2014).

Shifting demographics also have implications for caring for the growing number of seniors. The Caregiver Support Ratio, the number of potential caregivers aged 45 to 64 for each person aged 80 and older, was 5.5 in 2010, and is projected to fall to 2.9 by 2030. In fact, The Long-Term Services and Support Scorecard ranked Florida 40th in its support for family caregivers (Reinhard, et al., 2014; AARP Public Policy Institute, 2015; Redfoot, Feinberg, & Houser, 2013).

A number of additional consequences are emerging, ranging from job implications to elder abuse. With the increased demand for caregivers, there is a growing need for more paid health aides, who are themselves likely to be ALICE. Nursing assistants, one of the fastest growing jobs in Florida, are paid \$11.72 per hour, and require reliable transportation, which can consume a significant portion of the worker's wage. There are similar challenges for home health aides and personal care aides. These jobs do not require much training, are not well regulated, and yet involve substantial responsibility for the health of vulnerable clients. Together these factors may lead to poor quality caregiving. There are significant downsides to poor quality caregiving, including abuse and neglect – physical, mental and financial – an issue that is on the rise in Florida and across the country (MetLife Mature Market Institute, June 2011; U.S. Bureau of Justice Statistics, 2015).

JOBS – TECHNOLOGY AND THE FUTURE

More than any other factor, jobs define ALICE. The outlook for new jobs shows that they will be dominated by low-wage jobs that will require no work experience and minimal education. According to the Bureau of Labor Statistics 2015 to 2023 job projections for Florida, 82 percent of new jobs will pay less than \$15 per hour, and only 3 percent will require any work experience. In terms of education, 29 percent of new jobs will not require a high school diploma, 37 percent will require only a high school diploma, while 31 percent will require an associate or postsecondary degree, and only 3 percent will require a bachelor's degree (Figure 34) (Florida Department of Economic Opportunity, 2016).

Figure 34.
New Growth by Occupation, Florida, 2015 to 2023

OCCUPATION	2015 EMPLOYMENT	ANNUAL NEW GROWTH	HOURLY WAGE	EDUCATION OR TRAINING	WORK EXPERIENCE
Retail Salespersons	331,438	123,284	11.81	High school diploma	None
Cashiers	210,410	97,267	9.34	High school diploma	None
Waiters and Waitresses	193,583	100,784	10.03	Less than high school	None
Customer Service Representatives	190,248	66,525	14.21	Postsecondary adult vocational	None
Food Prep, Including Fast Food	183,508	65,794	8.87	Less than high school	None
Registered Nurses	169,380	56,799	30.28	Associate degree	None
Secretaries	163,703	28,974	14.9	Postsecondary adult vocational	None
Office Clerks, General	147,743	41,935	13.22	High school diploma	None
Janitors and Cleaners	121,214	29,113	10.36	Less than high school	None
Stock Clerks and Order Fillers	117,509	26,423	11.46	High school diploma	None
First-Line Supervisors of Retail Sales Workers	117,222	29,279	20.46	Postsecondary adult vocational	Less than 5 years
Laborers and Movers, Hand	108,118	38,438	12.17	Less than high school	None
Landscaping and Groundskeeping	96,958	31,207	11.26	Less than high school	None
Sales Representatives	92,964	28,160	28.47	Postsecondary adult vocational	None
Nursing Assistants	88,258	26,829	11.72	Postsecondary adult vocational	None
Cooks, Restaurant	87,226	25,416	11.52	Postsecondary adult vocational	None
Accountants and Auditors	84,311	26,377	32.27	Bachelor's degree	None
First-Line Supervisors of Administrative Support Workers	81,107	26,962	24.45	Associate degree	None
Receptionists and Information Clerks	77,264	34,178	12.72	High school diploma	None
Sales Representatives, Services	68,533	24,935	26.55	High School diploma	None

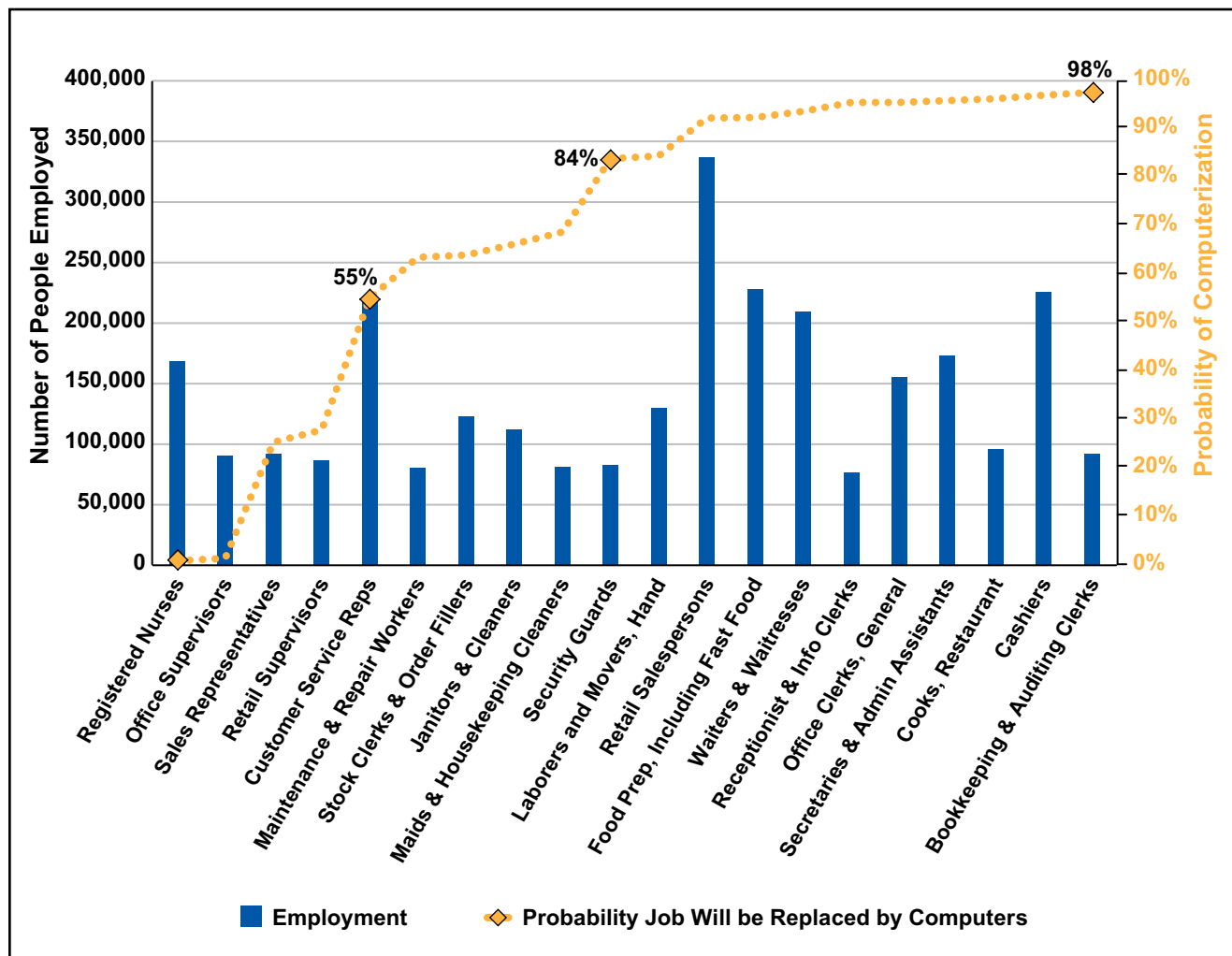
Source: Florida Department of Economic Opportunity, 2016

Jobs and Technology

With Florida's High Tech Corridor, the state's innovation economy has grown substantially over the past five years; in 2015, it was ranked the 4th highest state for technology jobs in the country. In addition, technology is changing the nature of work in most sectors and will likely have a large impact on the future of both low-wage and high-wage jobs across industries (CBRE Research, 2015; Comptia, 2016; florida.High.Tech, 2016; Parrish, 2016).

While technology has been changing jobs for centuries as businesses weigh the costs of capital versus wages, the latest wave comes as technology has decreased the costs of automation of manufacturing and many services. Wendy's, for example, recently announced plans to replace front-line staff with computer kiosks. Figure 35 shows the likelihood that Florida's top 20 occupations will be replaced by technology over the next two decades. While some of the changes are likely to be positive and offer new opportunities, there are many new risks associated that will negatively impact ALICE workers (Frey & Osborne, September 2013).

Figure 35.
Employment by Occupation and Impact of Technology, Florida, 2015



Source: Bureau of Labor Statistics (BLS), OES wages, 2015, and Frey and Osborne, 2013

New jobs: Technology has created new opportunities in types as well as the availability of jobs. Most commonly, technology is changing the scope of jobs. For example, Wish Farms in Plant City is investing in robots that can pick berries, meaning fewer employees will be needed for harvesting, but the company will need engineers to program and oversee the machines. Technology is also creating new services, and has ushered in a “gig” economy, creating new jobs such as TaskRabbit workers and Uber drivers. Gig positions may help ALICE households fill short-term gaps in standard employment and may be more lucrative than jobs in the traditional employment market (Knight, 2012; Price, 2016; David, 2016; Manyika, et al., 2016; Smith, 2016).

Cost of changing jobs: When technology eliminates jobs, even if new jobs are created, there is disruption for those losing their jobs and they incur costs associated with unemployment, moving, and retraining. The cost of changing jobs will affect millions of U.S. workers, as more than 60 percent of jobs have a higher than 50 percent chance of being replaced by technology by 2020. Low-wage workers, especially those with lower levels of education, and older workers, especially women, are among those most at-risk of not benefiting from new technology-based jobs. For example, a hard-working cashier does not necessarily have the skills to repair digital checkout kiosks. The jobs that remain will be service jobs that cannot be automated and are often low paying, such as health aides, janitors, sales representatives, and movers (Brynjolfsson & McAfee, 2014; Frey & Osborne, September 2013; Monge-Naranjo, 2015; Mitchell, 2013).

Risks to job security: A contingent workforce provides flexibility for companies to scale up or down on demand, but it subjects workers to unexpected gains or losses in work hours, making it difficult for ALICE households to pay bills regularly or to make long-term financial plans, especially qualifying for a mortgage. In the gig economy, there are no benefits, such as health insurance and retirement plans. This increases costs to ALICE families and makes them more vulnerable should they have a health crisis or have to retire early. In addition, unpredictable wages can put employer or government benefits that are tied to work hours in jeopardy, including paid and unpaid time off, health insurance, unemployment insurance, public assistance, and work supports. For example, low-wage workers are 2.5 times more likely to be out of work than other workers, but only half as likely to receive unemployment insurance (Garfield, Damico, Stephens, & Rouhani, 2015; Watson, Frohlich, & Johnston, 2014; U.S. Government Accountability Office (U.S. GAO), 2007).

Fewer standard workplace protections: Independent contractors lack other standard workplace protections such as protection against discrimination (age, gender, and race). And they do not have recourse under the Fair Labor Standards Act (FLSA), which mandates that eligible workers be compensated for hours worked in excess of 40 hours per workweek, or the Family and Medical Leave Act (FMLA), which entitles eligible workers to unpaid, job-protected leave depending on their work history with a company. Without workforce protections, ALICE workers are vulnerable to exploitation, legal bills, and poor working conditions (Donovan, Bradley, & Shimabukuro, 2016).

The impact of technology on education: Technology – and increasingly affordable technology – will enable more online education options and could change the recent trajectory of poor returns on education. However, these options are less available to those without access to the Internet, such as low-income individuals and those in rural areas. Colleges are embracing online courses for matriculated students and Massive Open Online Courses (MOOCs) for the wider community. These can lower the cost of education and enable many more avenues to gain and update skills. However, technology also makes it easier to create fraudulent educational organizations and to cheat unsuspecting students. For-profit colleges nationwide enroll about 11 percent of all higher education students but account for nearly 50 percent of all loan defaults. The U.S. Government Accountability Office (U.S. GAO) and several state attorneys general are investigating numerous fraudulent educational practices and money-making education schemes (State Attorneys General, 2014; U.S. Government Accountability Office (U.S. GAO), September 21, 2009; U.S. Government Accountability Office (U.S. GAO), October 7, 2010; U.S. Government Accountability Office (U.S. GAO), August 4, 2010; Cohen, 2015; Minnesota Attorney General’s Office, 2016; United States Senate Health, Education, Labor and Pensions Committee, July 30, 2012; Carlson & Gross, 2016).

According to the Florida Chamber of Commerce, four out of five new jobs in Florida will be created by small businesses, and many of those will be innovation-based businesses. While these present some opportunities for ALICE workers with the right skills, small businesses are also more unpredictable employers (as discussed earlier). Innovation has the potential to change the jobs landscape, but the timing and the extent depend on a host of economic factors, and the implications for ALICE families are not yet clear (Teague, 2014; Florida SBDC and University of West Florida Center for Research and Economic Opportunity, 2015).

EDUCATION AND INCOME GAP

There are many compounding factors to being ALICE or in poverty. Being a racial or ethnic minority, an unskilled recent immigrant, language-isolated, or being an undocumented worker makes a household more likely to be ALICE. Likewise, as discussed in the full United Way ALICE Report published in 2014, having a female-headed household, having a low level of education, living with a disability, or having a household headed by a transgender individual predisposes a household to being ALICE. Groups with more than one of these factors – younger combat veterans or ex-offenders, for example, who may have both a disability and a low level of education – are even more likely to fall below the ALICE Threshold.

The Education Gap

The education gap among racial and ethnic groups is showing some signs of improvement, suggesting that some structural changes are occurring in Florida. In K-12 education, the Education Equality Index (EEI) shows that the achievement gap – the disparity in educational measures between socioeconomic and racial or ethnic groups – in Florida narrowed between 2011 and 2014. The achievement gap for students from low-income families and families of color in Florida is smaller than the national average, with Florida ranking 2nd out of 35 states for which data is available. Of Florida's six cities with large populations of color (Hialeah, Jacksonville, Miami, Orlando, St. Petersburg, and Tampa), all but St. Petersburg scored above the national average (Education Equality Index, 2016; Office of the Governor, 2014).

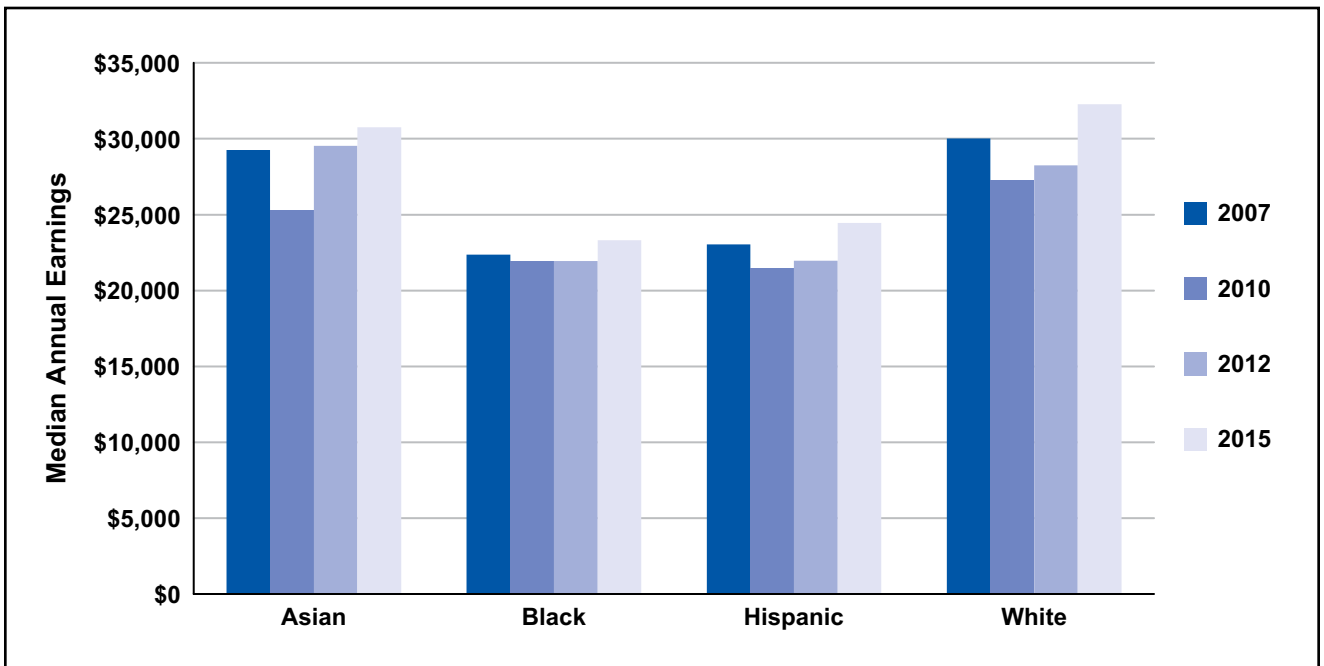
The education gap impacts graduation rates and college performance. Among teenagers, 65 percent of Black students, 75 percent of Hispanic students, and 68 percent of economically disadvantaged students in the state go on to college after high school, compared to 82 percent of White students. However, once in college, students who are Black or Hispanic were more likely to need remediation and had lower grade point averages than students who are White (Office of the Governor, 2014; National Center for Education Statistics (NCES), 2015; Ladner & Burke, 2010).

Income Trends among Ethnic and Racial Groups

The differences between racial and ethnic groups are also apparent in earnings and employment. All groups experienced a decline in earnings during the Great Recession, as noted in the drop from 2007 to 2010 in Figure 36, and all have recovered to some degree since then. Yet, the wages for Black and Hispanic workers remain significantly lower than those for Asian and White workers (American Community Survey, 2007, 2010, 2012, and 2015).

Because it is hard to accumulate wealth with lower earnings, Black and Hispanic households have substantially less wealth than White households, a gap that has been widening in recent years. Nationally (wealth data is not available at the state level), the median wealth of White households was 13 times the median wealth of Black households in 2013, compared with eight times the wealth in 2010, according to the Pew Research Center (Kochhar & Fry, 2014).

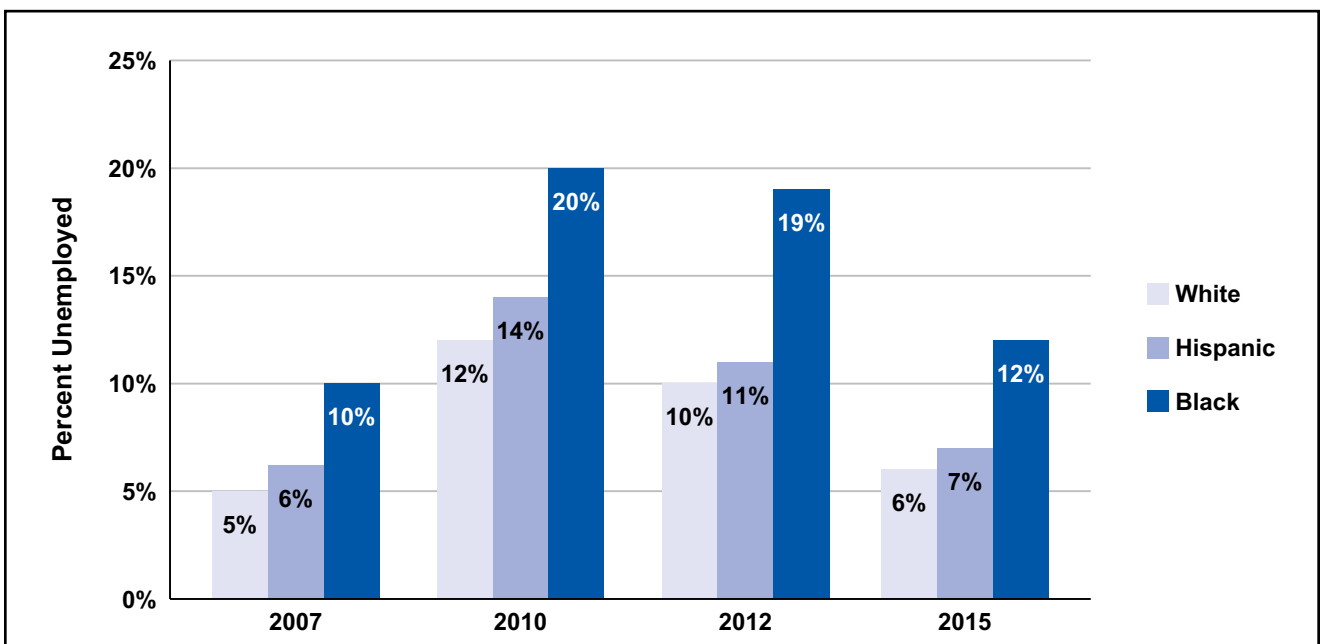
Figure 36.

Median Earnings Asian, Black, Hispanic, and White Workers, Florida, 2007 to 2015

Source: American Community Survey, 2007-2015

Black and Hispanic workers also have higher rates of unemployment in Florida. Though all groups faced higher rates of unemployment through the Great Recession, and have seen some improvement since then, the rate of unemployment for Blacks remains well above the rate for Whites and Hispanics. The gap in unemployment between Hispanic and White workers remains 1 percentage point (Figure 37).

Figure 37.

Unemployment for White, Hispanic, and Black Workers, Florida, 2007 to 2015

Source: American Community Survey, 2007-2015

Implications of an Education and Income Gap for the Community

The importance of high-quality child care and public education remains a fundamental American value, but ALICE households are challenged to find quality, affordable education at all levels in Florida. With inadequate educational opportunities, the state economy loses talent and suffers from lower productivity from less-skilled workers. In order for Florida's economy to continue to grow and sustain an aging population, the state must also then continue to attract workers from other states and abroad. An education system that works for all residents would be an important draw.

Education is also important for communities; people with lower levels of education are often less engaged in their communities and less able to improve conditions for their families. More than half of those without a high school diploma report not understanding political issues, while 89 percent of those with a bachelor's degree have at least some understanding of political issues. Similarly, having a college degree significantly increases the likelihood of volunteering, even controlling for other demographic characteristics (Baum, Ma, & Payea, 2013; Campbell, 2006; Mitra, 2011).

Ultimately, basic secondary education remains essential for any job. According to the Alliance for Excellent Education, if 90 percent of students graduated from high school in Florida, their aggregate increased annual income would be \$436 million and they would pay \$23 million in annual state and local tax revenues (Alliance for Excellent Education (AEE), 2013).

What Will it Take to Meet the Challenges Ahead?

There is a basic belief in America that if you work hard, you can support your family. Yet, the data presented in this Report shows that this is not the case for hundreds of thousands of hard-working families in Florida. The Report also debunks the assumptions and stereotypes that those who cannot support their families are primarily people of color, live in urban areas, are unemployed, or in extreme cases are thought to be simply lazy or have some sort of moral failing.

Why is there a mismatch between stereotypes and the facts? First, there has been a lack of awareness. Before the United Way ALICE Reports, 3.3 million struggling households in Florida had not been clearly named and documented. Second, the situation has developed over decades and barriers are embedded in many parts of our economy and communities.

Solutions require addressing the layers of obstacles outlined in this Report that prevent ALICE families from achieving financial stability: An economy heavily dependent on low-wage jobs, fast-changing job landscape, institutional bias against populations of color, changing demographics, increasing cost of household basics, and even the increasing occurrence of natural disasters.

What Will it Take to Overcome These Barriers?

The most common approaches to overcoming these barriers are short-term efforts that help an ALICE family weather an emergency. Temporary housing, child care assistance, meals, rides to work, and caregiving for ill or elderly relatives help ALICE recover from the loss of housing, a lack of food, an accident, or illness. These approaches can be crucial to preventing an ALICE household from falling into poverty or becoming homeless. But, these short-term relief efforts are not designed to move households to long-term financial stability.

The issues affecting ALICE are complex and solutions are difficult. Real change requires identifying where barriers exist and understanding how they are connected. Only then can stakeholders begin to envision bold ideas and take the steps necessary to remove barriers so that ALICE families can thrive. The following solutions need to be a part of the dialogue when addressing the financial stability of Florida residents.

Decrease the cost of household basics: The cost of basic household necessities in Florida has increased faster than the national rate of inflation – and wages of most jobs – leaving ALICE households further behind than a decade ago. Large-scale economic and social changes that could

significantly reduce basic household costs over time include a larger supply of affordable housing (market-rate or subsidized), public preschool, accessible and affordable health care, and more public transportation (Collins & Gjertson, 2013; Consumer and Community Development Research Section of the Federal Reserve Board's Division of Consumer and Community Affairs (DCCA), 2015; Lusardi, Schneider, & Tufano, 2011; Allard, Danziger, & Wathe, 2012).

Improve job opportunities: The seemingly simple solution – to increase the wages of current low-paying jobs – has complex consequences. The increased cost of doing business is either passed on to the consumer, who in many cases is ALICE, or absorbed by the business, resulting in fewer resources to invest in growth, or in some cases in a reduction in staff. However, if ALICE families have more income, they can spend more and utilize less assistance. Increased consumer activity provides benefits to businesses that can offset increased costs in production (Knowledge@Wharton, 2013; Congressional Budget Office, 2014; Wolfson, 2014).

Another option is to focus on restructuring the Florida economy towards more medium- and high-skilled jobs in both the public and private sectors, an enormous undertaking involving a wide range of stakeholders. But as technology increasingly replaces many low-wage jobs, this will be even more important for Florida. Such a shift would require an influx of new businesses and new industries, increased education and training for workers, and policies for labor migration to ensure skill needs are met (Luis, 2009; Frey & Osborne, September 2013).

Adjust to fast paced job change: New gig-focused job opportunities help many ALICE households fill short-term gaps in standard employment and some provide more lucrative opportunities than exist in the traditional employment market. While part-time and contract work has been part of the Florida economy for decades, these jobs are growing rapidly, pushing economists and policymakers into uncharted territory. With the shift to contract work, the burden of economic risk is increasingly shifted to workers, including retraining and securing benefits such as health insurance and disability insurance. Since any period of unemployment is a financial hardship for ALICE families, new safety measures that keep workers from sliding into financial distress during periods of transition will be needed (Friedman, 2016; Donovan, Bradley, & Shimabukuro, 2016; Watson, Frohlich, & Johnston, 2014).

Accommodate changing demographics: Based on forecasted economic and demographic changes, particularly the increasing number of seniors and immigrants, it is foreseeable that significantly more households will need smaller, lower-cost housing over the next two decades. In addition, these groups prefer housing that is close to transportation and community services. The changing structure of households, including the decline in the number of married parents with children and the increase in single male-parent families, will impact child care and schools as well as neighborhoods (sidewalks and playgrounds) and consumer goods (Harvard Joint Center for Housing Studies, 2014; Stilwell, 2015; Southwick Associates, 2015; Snaith, 2016; Shimberg Center for Housing Studies, 2013; South Florida Regional Planning Council, 2008).

Cost, regulations, and zoning laws limit the building of new, small, or low-cost housing units in most of the remaining open areas in Florida. To meet the needs of seniors, and preferences of millennials and immigrants, regulations and zoning laws will need to be changed and possibly subsidies or tax breaks would be necessary to make it cost effective to build townhouses and multifamily units. However, such changes impact developers and existing homeowners, making this a complex undertaking (Joint Center for Housing Studies, 2013; The White House, 2016; Prevost, 2013).

Address institutional bias: While attitudes about race and ethnicity have improved over the last few decades, there remain deeper causes for the sharp economic racial disparities. Recent reports have found that the gaps in education, income, and wealth that now exist along racial lines in the U.S. reflect in part policies and institutional practices that create different opportunities for Whites, Blacks, and Hispanics. To make a difference for ALICE families that are Black, Hispanic, or another disadvantaged

group, changes need to be made within the institutions that impede equity in the legal system, health care, housing, education, and jobs (Mishel, Bivens, Gould, & Shierholz, 2012; Shapiro, Meschede, & Osoro, 2013; Oliver & Shapiro, 2006; Cramer, 2012; Leadership Conference on Civil Rights, 2000; Agency for Healthcare Research and Quality (AHRQ), 2015; Goldrick-Rab, Kelchen, & Houle, 2014; Sum & Khatiwada, 2010).

Prepare for natural disasters: For the most part, the areas and populations that are vulnerable to disasters are well known and well documented. Florida has 1,200 miles of coastline, almost 4,500 square miles of estuaries and bays, and more than 6,700 square miles of other coastal waters. The entire state lies within the Atlantic Coastal Plain, with a maximum elevation of less than 400 feet above sea level. Given this landscape, most of the state is vulnerable to rising water levels, while episodic flooding and beach erosion of low-lying areas are expanding into areas that have not been impacted previously. The consequences of these changes include damage to property and infrastructure, declines in coastal bird and wildlife populations, and the contamination of groundwater supplies (Florida Oceans and Coastal Council, 2010).

Natural disasters have a disproportionate impact on low-income families. With no savings to cover even minor damage to homes or cars, many households have no way to pay for these additional expenses. With a tight budget, most ALICE households cannot afford insurance or even preventative maintenance. As a result, they cannot repair even minor damage to homes and property, or afford dislocation. These natural disasters can also lead to increased mental health issues (Cooley, Eli Moore, & Allen, 2012; Deryugina, Kawano, & Levitt, 2013; Hoopes, 2013).

However, because of the demand for more housing and the desirability of water front property, the coastal region has experienced significant development and population growth over the past 50 years, with most of Florida's 18 million residents living less than 60 miles from the Atlantic Ocean or the Gulf of Mexico. Three-fourths of Florida's population resides in coastal counties. The housing that ALICE households can afford is often less expensive because it is located in flood-prone areas (Florida Oceans and Coastal Council, 2010; Florida Department of Environmental Protection, 2010; U.S. Global Change Research Program, 2014; White House, 2014; Climate Central, 2014).

Catastrophic natural disasters have disproportionate impacts on lower income families, but often are not considered in development planning. This, in turn, adds costs to emergency relief and recovery expenses down the road. Solutions are complex: Halting development adds price pressure to the existing housing stock. However, allowing development adds layers of risk to many homeowners and renters. In addition, natural disasters in these areas add enormous costs to state and federal emergency services. For flood-prone areas that have already been developed, stakeholders will need to consider the multi-faceted issues involved. These include the costs of emergency response, and insurance, the costs of relocation, the impact of mandatory relocation on families, and supports needed to minimize the impact of such relocations (Hayat & Moore, 2015; Environmental Protection Agency, 2014; Polefka, 2013).

STRATEGIES THAT CAN MAKE A DIFFERENCE FOR ALICE

This United Way ALICE Report presents a range of strategies and broad changes Florida stakeholders – whether family, friends, nonprofits or the government – can consider for their own communities. These are current and innovative ideas collected from research and practitioners. These are not policy prescriptions, but rather a collection of options that could help ALICE families in the short-, medium-, and long-term.

The chart below allocates strategies to different stakeholders, though there is often overlap. Research shows that there are layers of support for financially fragile families. Often the first place low-income people or those without emergency savings seek help are from friends and family, followed by private nonprofits and government.

Florida is a diverse state, and there is no one-size-fits-all solution. Different communities can assess which strategies make the most sense for them as they assimilate the ALICE data laid out in this Report. Ultimately, strategies that put more money in the pockets of ALICE families – either by increasing their income or reducing their expenses – are needed now and in the future.

Figure 38.

Short-, Medium-, and Long-Term Strategies to Assist Households with Income Below the ALICE Threshold

Strategies to Assist ALICE Families		
	SHORT-TERM	MEDIUM- AND LONG-TERM
Friends and Family	<ul style="list-style-type: none"> • Temporary housing • Meals and food • Rides to work and errands • Child care • Caregiving for ill/elderly relatives • Tool and trade sharing 	<ul style="list-style-type: none"> • Loans • Access to good employers
Nonprofits	<ul style="list-style-type: none"> • Temporary housing • Food pantries • Utility assistance • Home repair • Tax preparation • Caregiver respite • Subsidized child care • Tool and trade sharing • Financial counseling, debt repair and credit building 	<ul style="list-style-type: none"> • Loans and affordable financial products • Support to find good employers • Job training and educational assistance • Affordable housing
Employers	<ul style="list-style-type: none"> • Paid days off • Transportation assistance • Flex-time • Telecommuting options 	<ul style="list-style-type: none"> • Regular work schedules • Full-time opportunities • Higher wages • Benefits • HR resources for caregivers • On-site health services, wellness incentives • Career paths • Mentoring • Employer sponsored training • Apprentice programs
Government	<ul style="list-style-type: none"> • Temporary assistance • Child care vouchers • Housing subsidies • Educational vouchers and charter school options • Social Security credit for caregivers • Tax credit for caregivers, workers, parents and students • Financial counseling, debt repair and credit building 	<ul style="list-style-type: none"> • Quality, affordable housing, child care, education, health care, transportation, and financial products • Reduced student loan burden • Attract higher-skilled jobs • Strengthen infrastructure • Job training and educational assistance • Integrated public services

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EXHIBITS

The following Exhibits present key data for better understanding ALICE households in Florida from a variety of geographic and demographic perspectives. Exhibit VIII describes an overview of the methodology used in the ALICE Reports.

EXHIBIT I: COUNTY PAGES

EXHIBIT II: ALICE HOUSING DATA BY COUNTY

EXHIBIT III: ALICE THRESHOLD AND DEMOGRAPHICS, FLORIDA, 2015

EXHIBIT IV: KEY FACTS AND ALICE STATISTICS FOR FLORIDA CONGRESSIONAL DISTRICTS

EXHIBIT V: THE ECONOMIC VIABILITY DASHBOARD

EXHIBIT VI: KEY FACTS AND ALICE STATISTICS FOR FLORIDA MUNICIPALITIES

EXHIBIT VII: ALICE HOUSEHOLDS BY INCOME, 2007 TO 2015

EXHIBIT VIII: METHODOLOGY OVERVIEW & RATIONALE

ALICE COUNTY PAGES

The following section presents a snapshot of ALICE in each of Florida's 67 counties, including the number and percent of households by income, Economic Viability Dashboard scores, Household Survival Budget, key economic indicators, and data for each municipality in the county (where available).

Because state averages often smooth over local variation, these county pages are crucial to understanding the unique combination of demographic and economic circumstances in each county in Florida. Building on American Community Survey data, for counties with populations over 65,000, the data are 1-year estimates; for populations below 65,000, data are 5-year estimates (starting in 2014, there are no 3-year estimates).

ALICE IN ALACHUA COUNTY

Population: 259,964 | **Number of Households:** 96,427

Median Household Income: \$47,895 (state average: \$49,426)

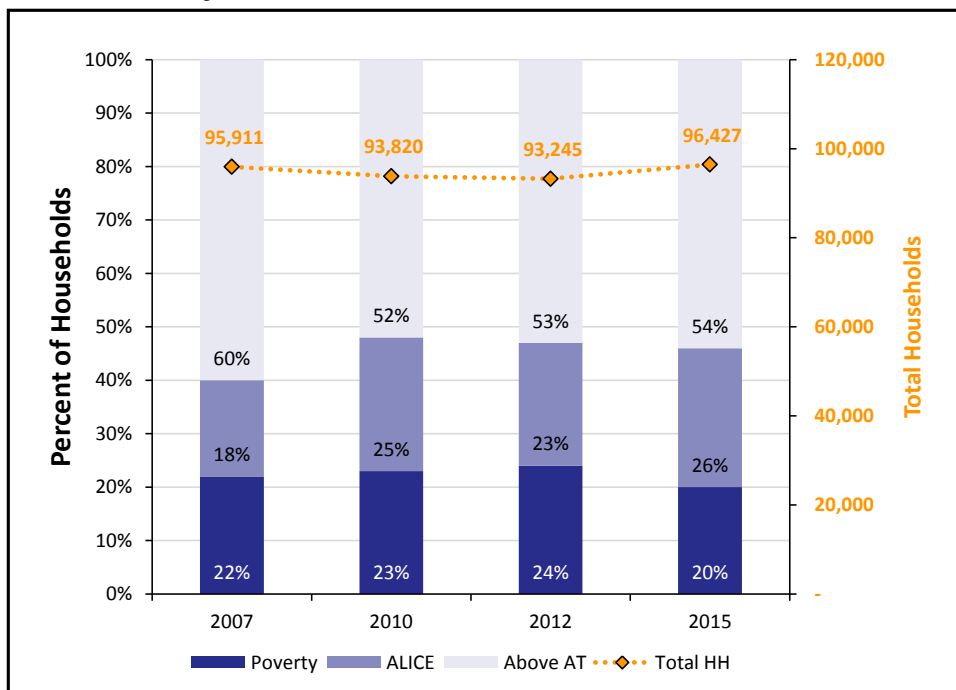
Florida Underemployment Rate for 2015: 11.5%

Households Below ALICE Threshold: 44,453 (46%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Alachua County

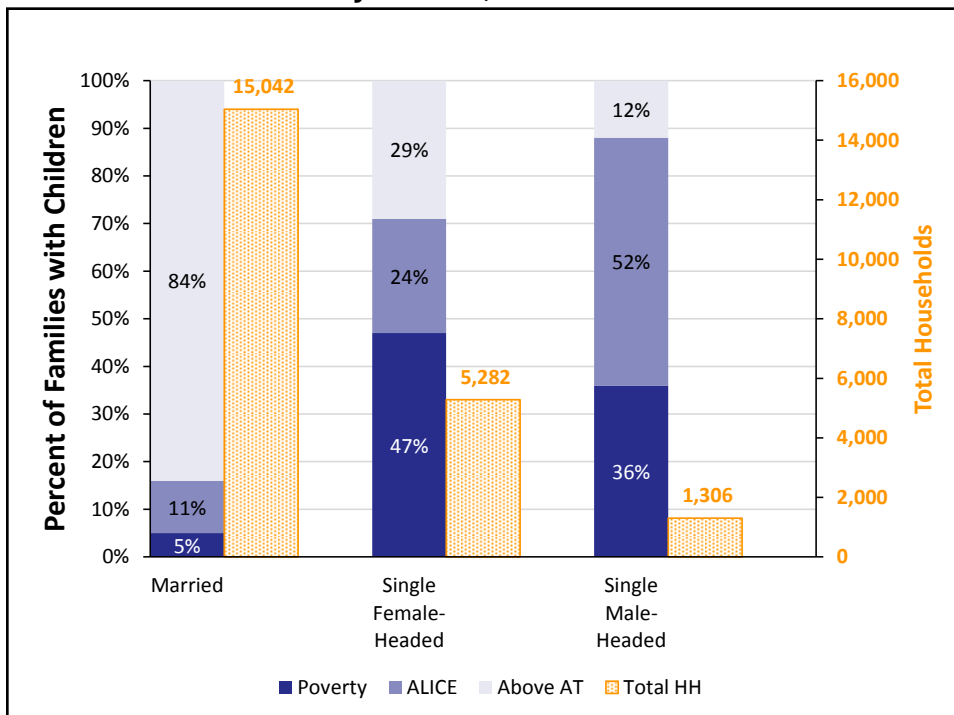
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$676	\$883
Child Care	\$–	\$1,030
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$153	\$402
Taxes	\$203	\$282
Monthly Total	\$1,684	\$4,422
ANNUAL TOTAL	\$20,208	\$53,064
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Alachua County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

Families with Children by Income, 2015

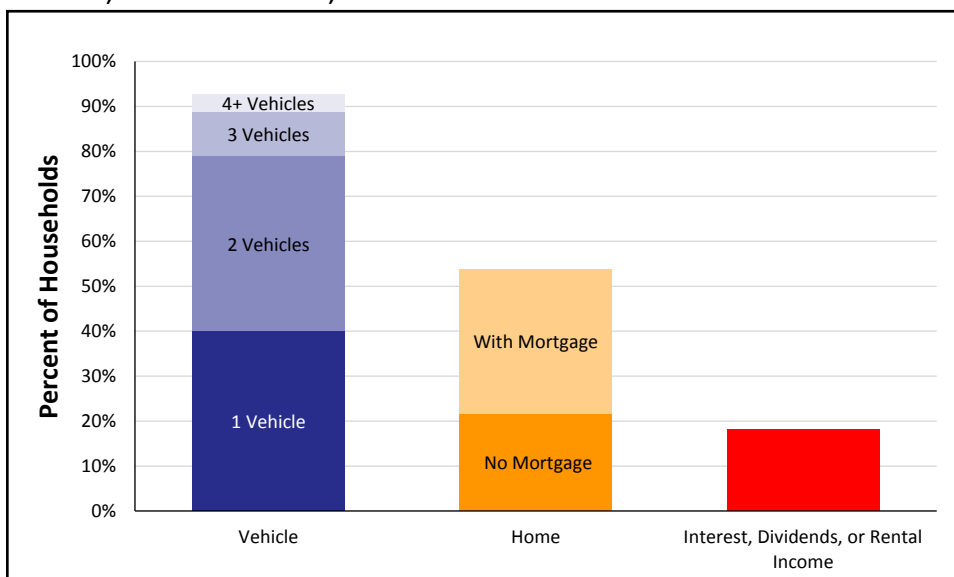


Alachua County, 2015		
Town	Total HH	% ALICE & Poverty
Alachua	4,012	42%
Archer	445	64%
Gainesville	48,617	57%
Gainesville CCD	65,880	55%
Hawthorne	507	61%
Hawthorne CCD	2,238	52%
High Springs	1,989	43%
High Springs-Alachua CCD	16,125	40%
Micanopy	293	53%
Micanopy CCD	1,237	47%
Newberry	1,845	28%
Newberry-Archer CCD	8,538	30%
Waldo	373	71%
Waldo CCD	2,685	48%

What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Alachua County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

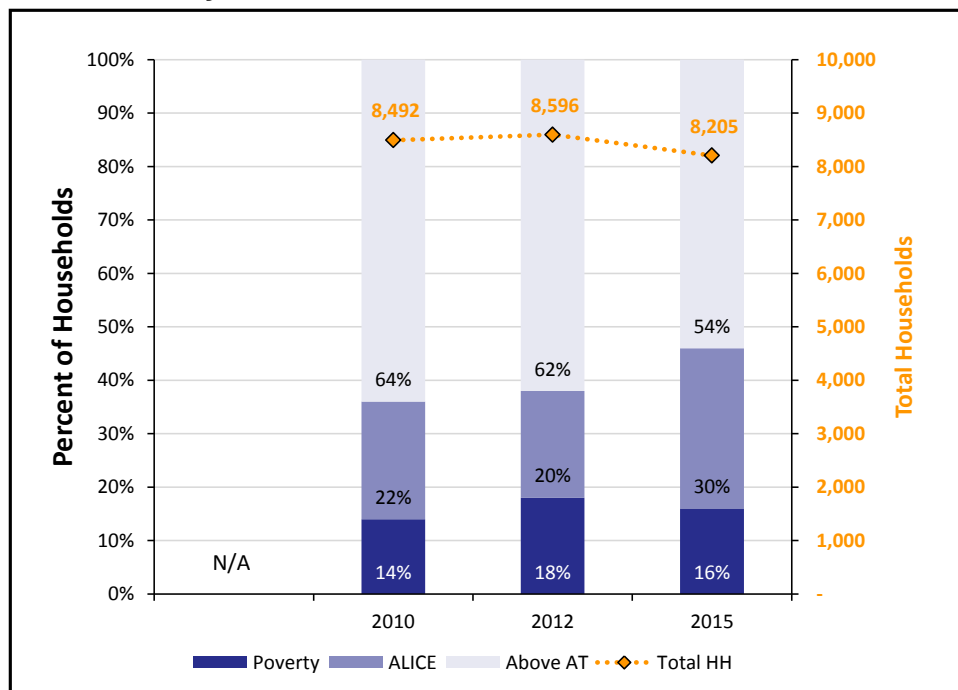
ALICE IN BAKER COUNTY

Population: 27,135 | **Number of Households:** 8,205
Median Household Income: \$47,121 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 3,749 (46%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Baker County

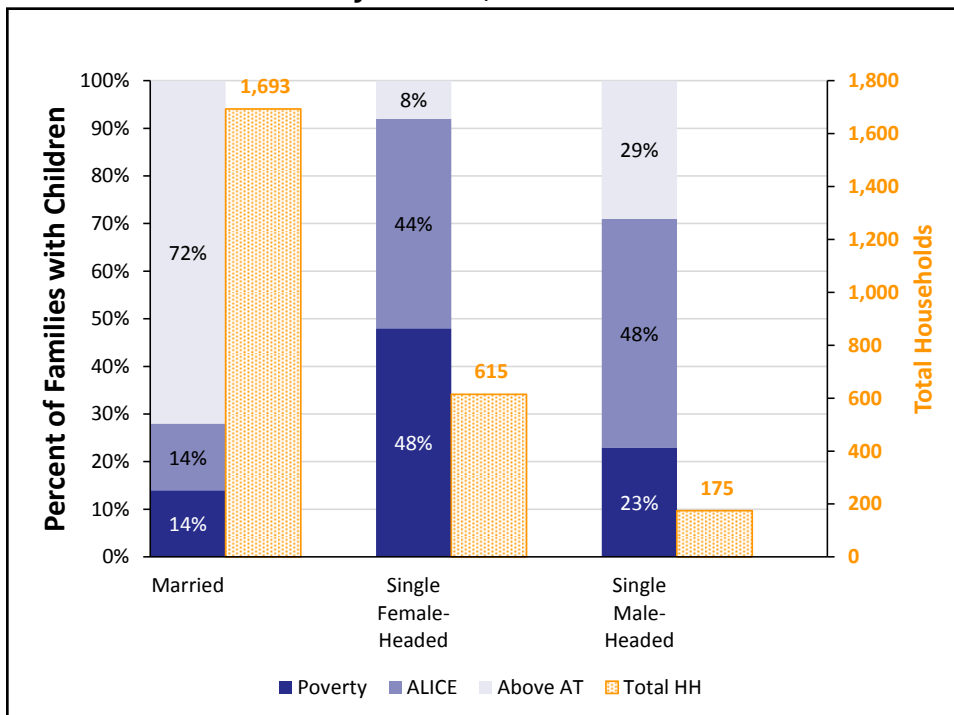
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$491	\$728
Child Care	\$–	\$757
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$130	\$347
Taxes	\$160	\$162
Monthly Total	\$1,433	\$3,819
ANNUAL TOTAL	\$17,196	\$45,828
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Baker County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

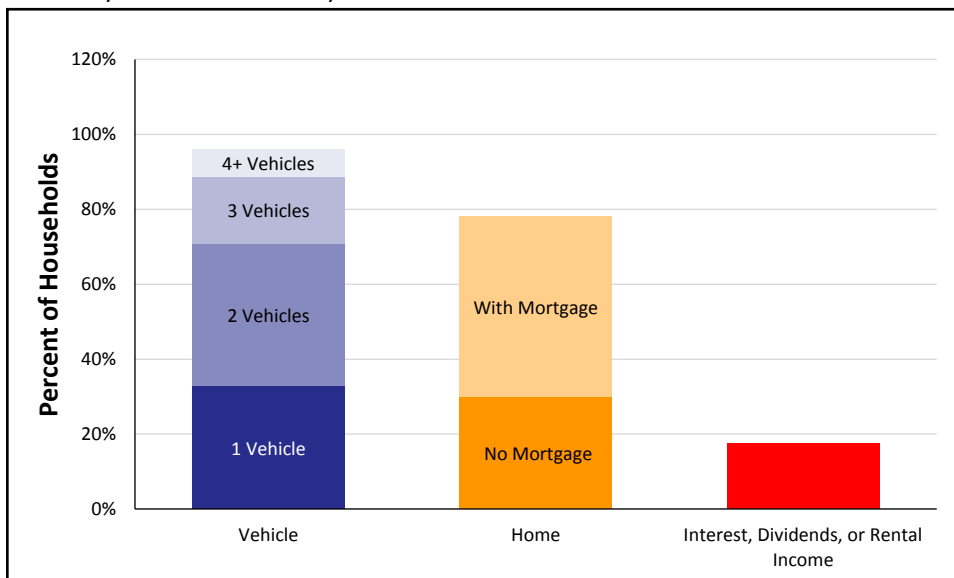
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Baker County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Baker County, 2015		
Town	Total HH	% ALICE & Poverty
Macclenny	1,899	49%
Macclenny CCD	4,493	42%
Sanderson CCD	3,712	50%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

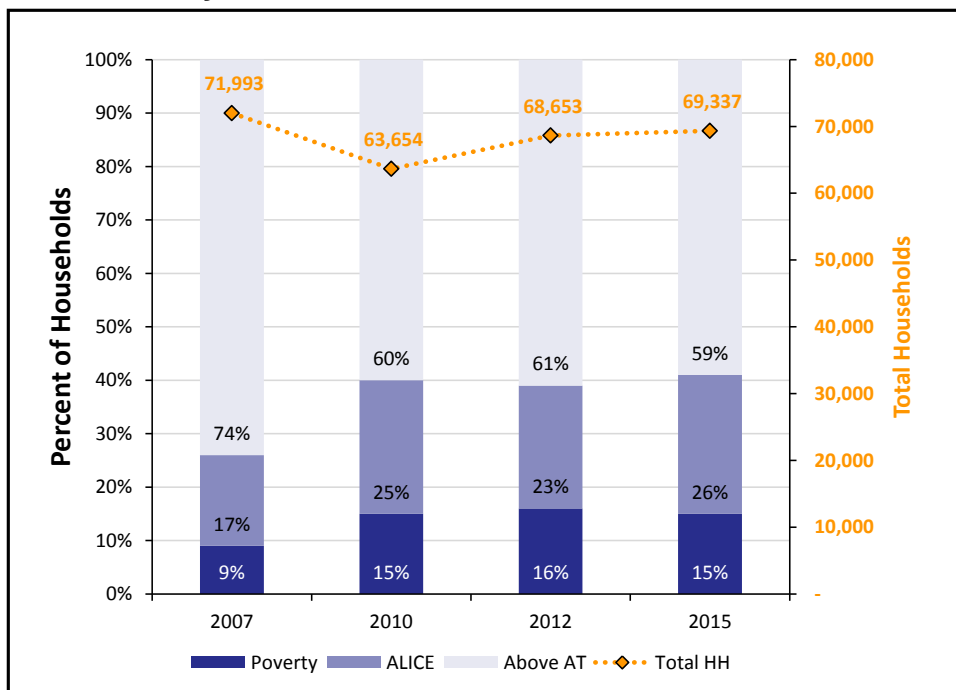
ALICE IN BAY COUNTY

Population: 181,635 | **Number of Households:** 69,337
Median Household Income: \$48,259 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 28,577 (41%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Bay County

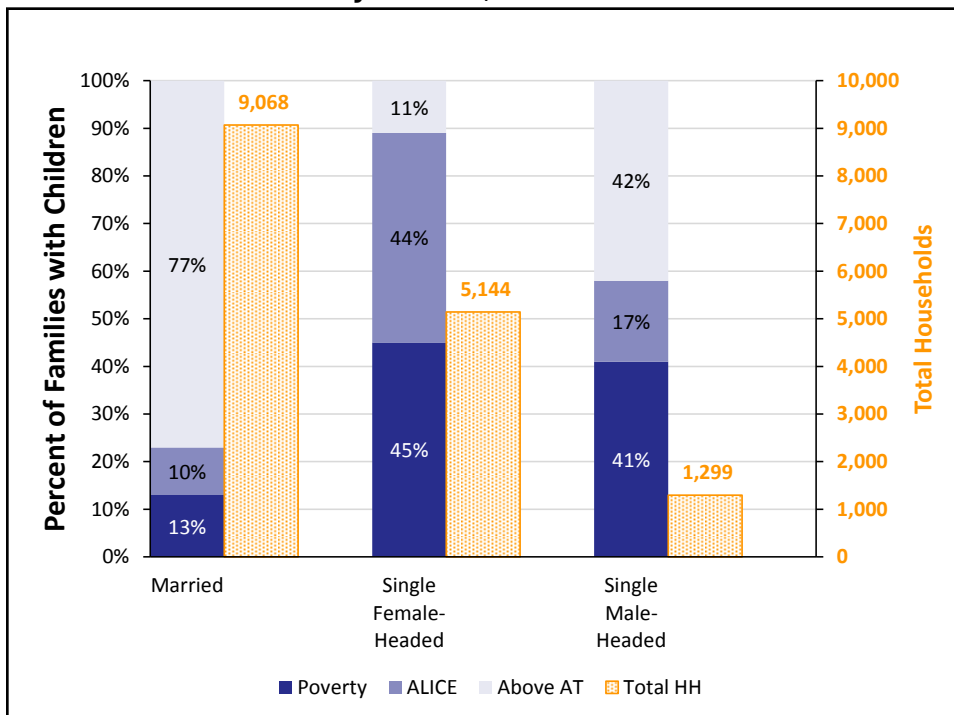
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$703	\$886
Child Care	\$–	\$920
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$157	\$388
Taxes	\$211	\$250
Monthly Total	\$1,723	\$4,269
ANNUAL TOTAL	\$20,676	\$51,228
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Bay County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

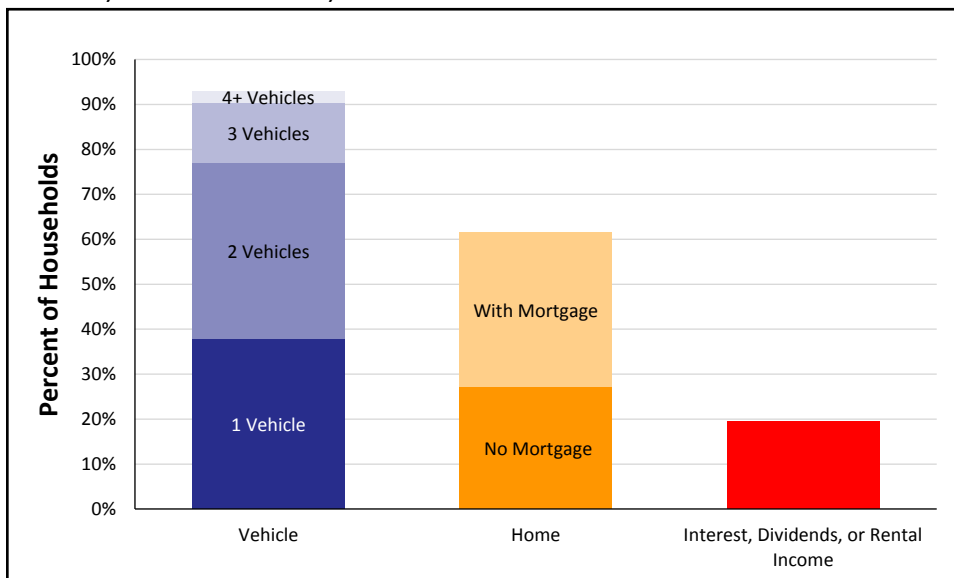
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Bay County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Bay County, 2015		
Town	Total HH	% ALICE & Poverty
Callaway	5,297	39%
Cedar Grove CDP	1,145	47%
Laguna Beach CDP	1,920	45%
Lower Grand Lagoon CDP	2,017	49%
Lynn Haven	7,238	35%
Lynn Haven CCD	9,175	33%
Mexico Beach	654	37%
Mexico Beach CCD	1,465	37%
Panama City	14,945	54%
Panama City Beach	5,241	37%
Panama City Beaches CCD	15,967	39%
Panama City CCD	34,976	47%
Parker	1,949	47%
Pretty Bayou CDP	1,386	40%
Southport CCD	3,776	34%
Springfield	3,590	59%
Tyndall AFB CDP	811	37%
Upper Grand Lagoon CDP	6,029	36%
Youngstown CCD	2,563	56%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

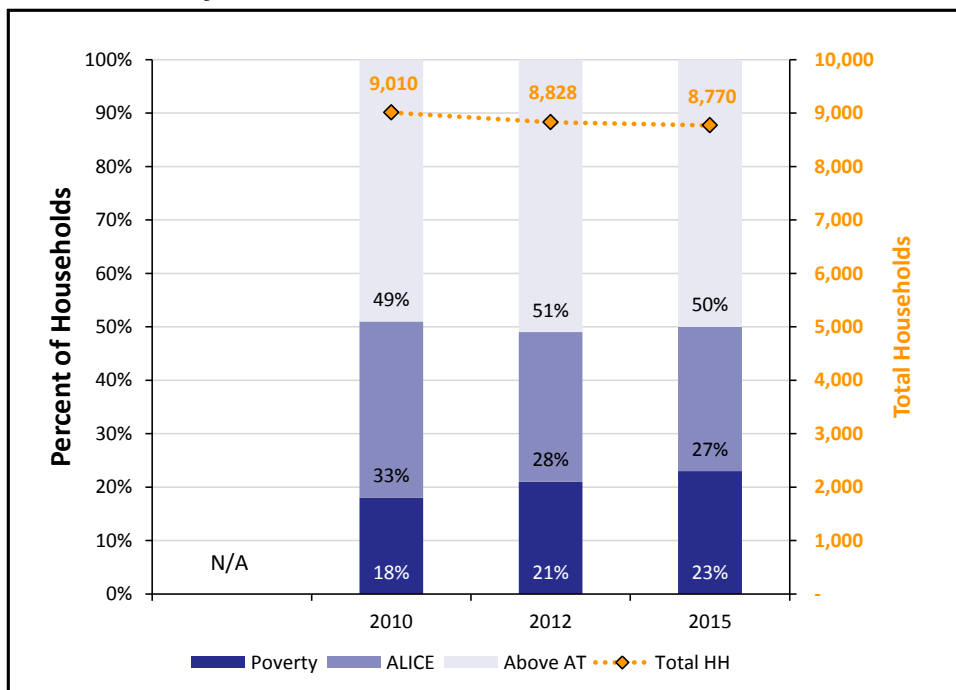
ALICE IN BRADFORD COUNTY

Population: 27,223 | **Number of Households:** 8,770
Median Household Income: \$41,606 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 4,332 (50%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Bradford County

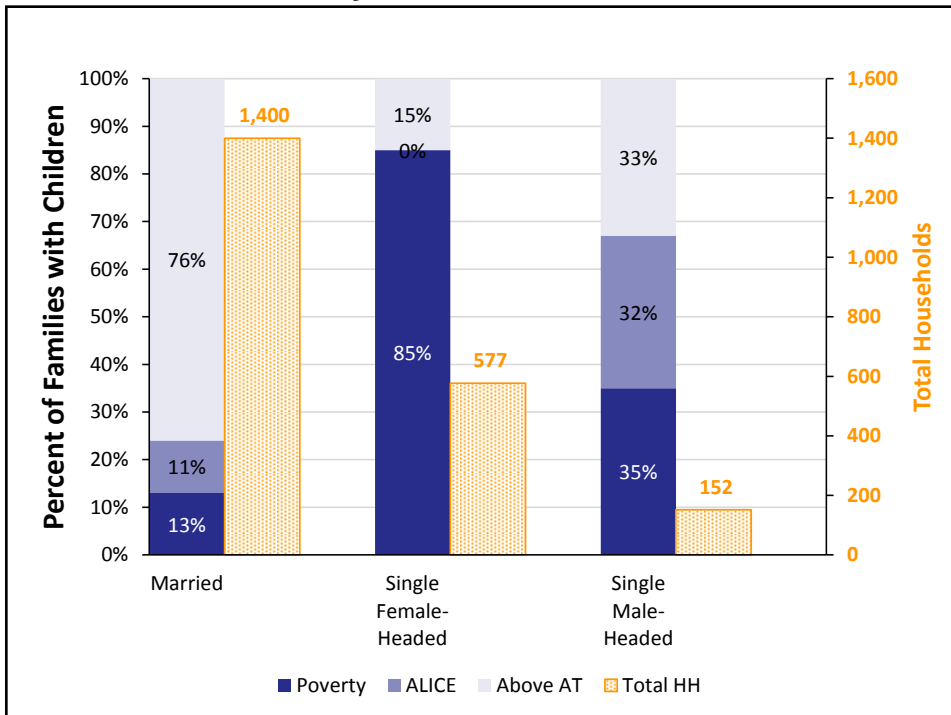
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$519	\$643
Child Care	\$–	\$1,033
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$134	\$371
Taxes	\$167	\$211
Monthly Total	\$1,472	\$4,083
ANNUAL TOTAL	\$17,664	\$48,996
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Bradford County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

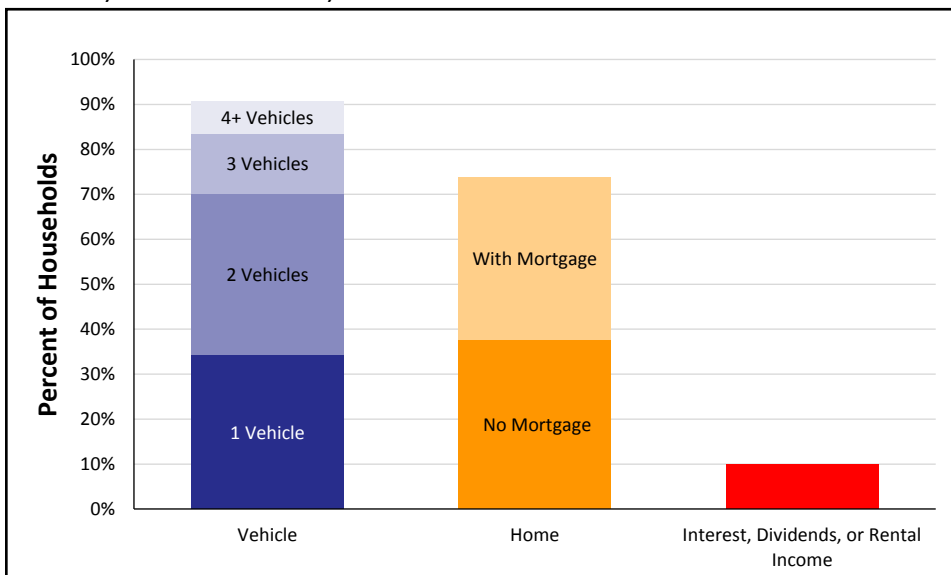
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Bradford County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Bradford County, 2015		
Town	Total HH	% ALICE & Poverty
Brooker CCD	421	51%
Hampton CCD	2,335	43%
Lawtey	386	65%
Lawtey CCD	1,460	49%
Starke	2,044	56%
Starke CCD	4,554	53%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

ALICE IN BREVARD COUNTY

Population: 568,088 | **Number of Households:** 225,682

Median Household Income: \$50,416 (state average: \$49,426)

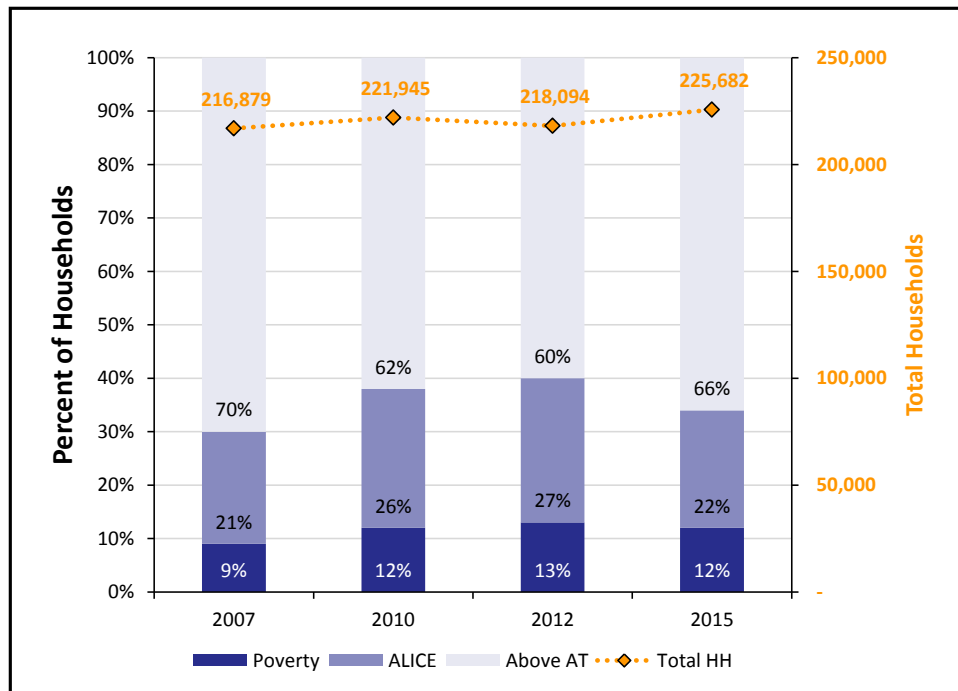
Florida Underemployment Rate for 2015: 11.5%

Households Below ALICE Threshold: 75,153 (34%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Brevard County

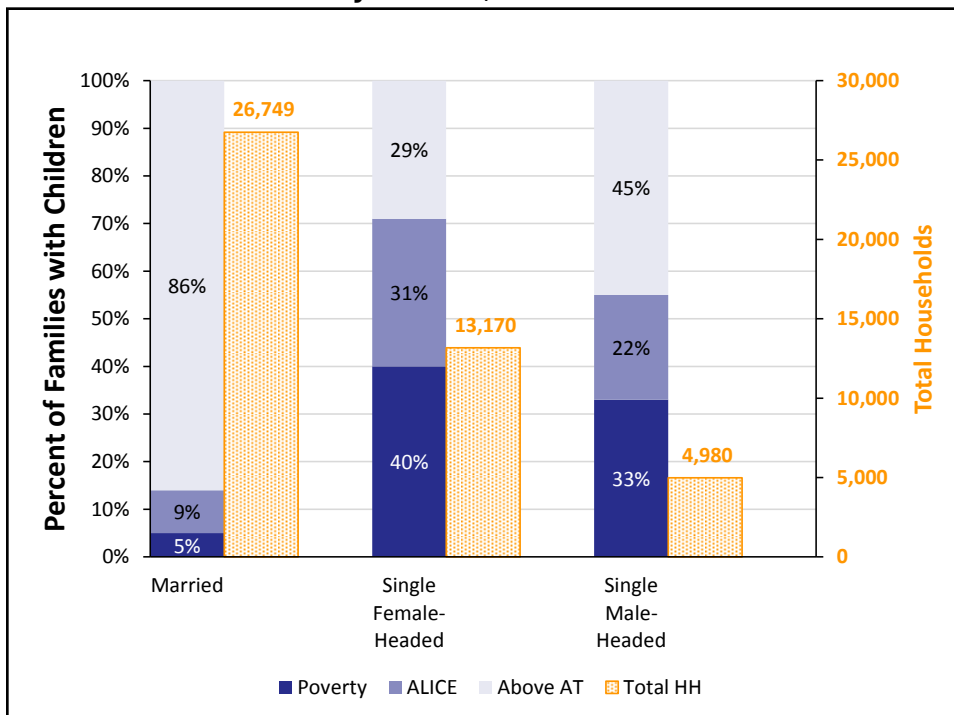
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$542	\$878
Child Care	\$–	\$933
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$137	\$389
Taxes	\$172	\$251
Monthly Total	\$1,503	\$4,276
ANNUAL TOTAL	\$18,036	\$51,312
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Brevard County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

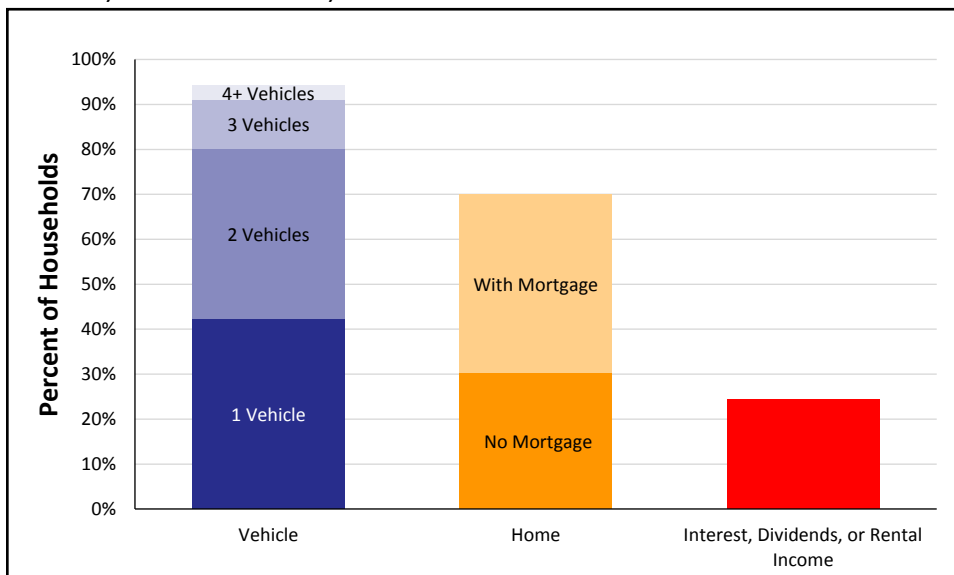
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Brevard County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Brevard County, 2015		
Town	Total HH	% ALICE & Poverty
Cape Canaveral	5,602	39%
Cocoa	6,811	56%
Cocoa Beach	5,796	32%
Cocoa Beach-Cape Canaveral CCD	12,609	35%
Cocoa West CDP	1,953	70%
Cocoa-Rockledge CCD	45,172	34%
Grant-Valkaria	1,518	25%
Indialantic	1,212	27%
Indialantic-Melbourne Beach CCD	18,972	24%
Indian Harbour Beach	3,653	34%
June Park CDP	1,570	32%
Malabar	1,084	20%
Malabar CCD	6,928	39%
Melbourne	32,825	41%
Melbourne Beach	1,211	20%
Melbourne CCD	51,170	38%
Melbourne Shores-Floridana Beach CCD	3,317	31%
Melbourne Village	316	23%
Merritt Island CCD	17,826	34%
Merritt Island CDP	14,577	35%
Micco CDP	4,234	47%
Mims CDP	2,617	35%
Palm Bay	38,113	38%
Palm Bay CCD	37,981	42%
Palm Shores	410	33%
Patrick AFB CDP	370	32%
Port St. John CDP	4,283	37%
Rockledge	10,171	30%
Satellite Beach	4,020	15%
Sharpes CDP	1,186	43%
South Patrick Shores CDP	2,638	20%
Titusville	18,722	44%
Titusville CCD	27,170	38%
Viera East CDP	4,583	25%
Viera West CDP	3,312	9%
West Brevard CCD	1,646	10%
West Melbourne	7,158	31%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

ALICE IN BROWARD COUNTY

Population: 1,896,425 | **Number of Households:** 673,870

Median Household Income: \$53,926 (state average: \$49,426)

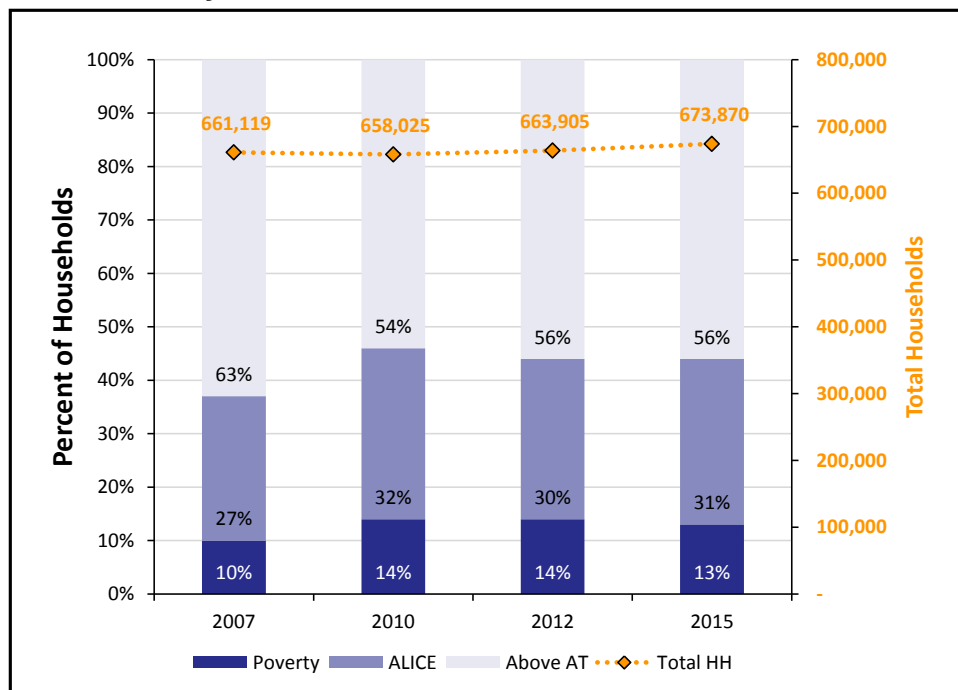
Florida Underemployment Rate for 2015: 11.5%

Households Below ALICE Threshold: 296,943 (44%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Broward County

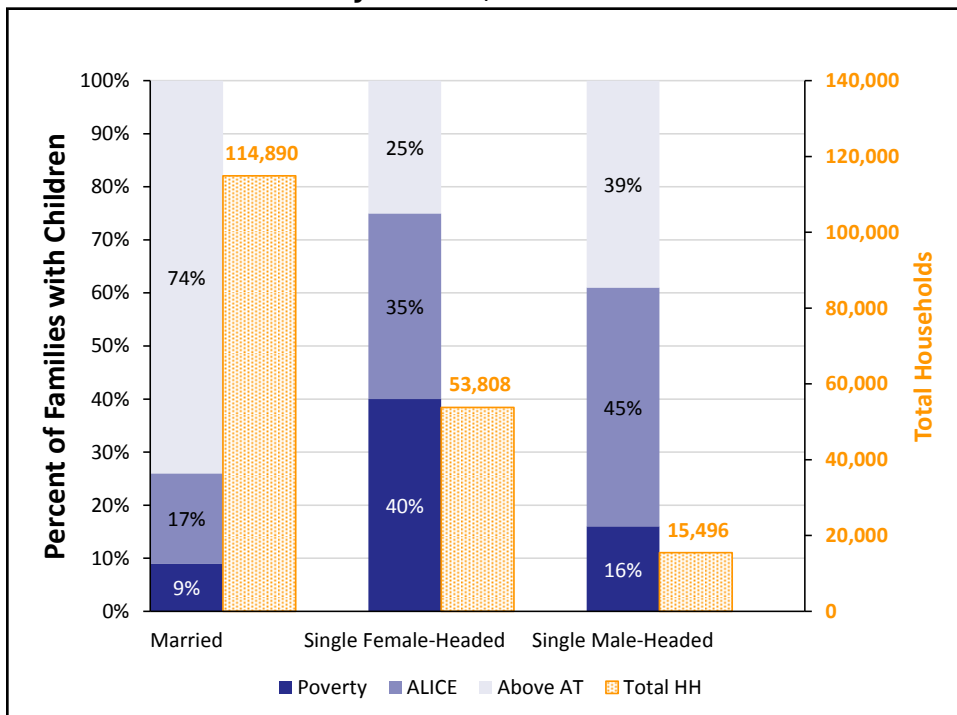
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$764	\$1,263
Child Care	\$–	\$1,100
Food	\$165	\$547
Transportation	\$419	\$837
Health Care	\$133	\$506
Miscellaneous	\$173	\$469
Taxes	\$247	\$440
Monthly Total	\$1,901	\$5,162
ANNUAL TOTAL	\$22,812	\$61,944
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Broward County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

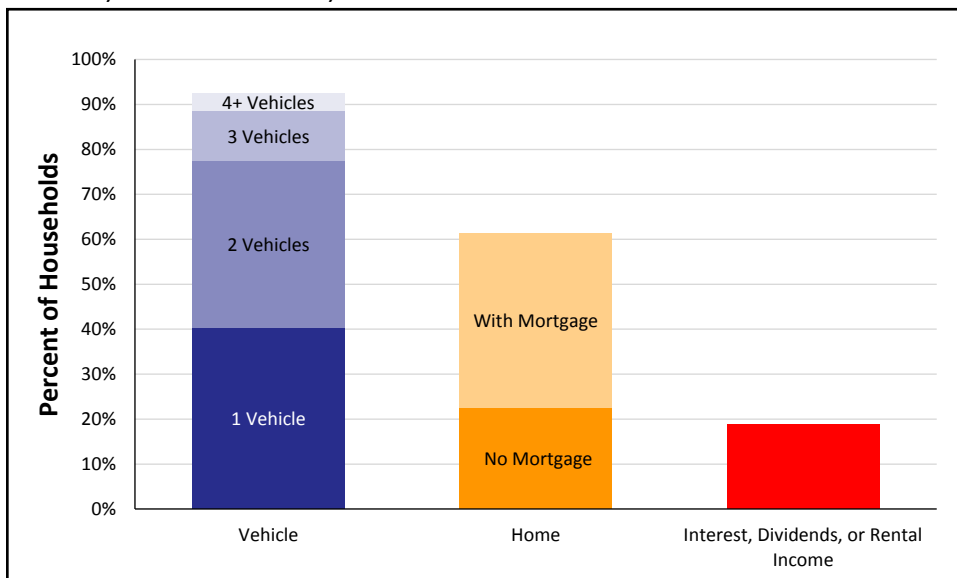
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Broward County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Broward County, 2015		
Town	Total HH	% ALICE & Poverty
Boulevard Gardens CDP	495	46%
Broadview Park CDP	2,039	52%
Coconut Creek	22,113	43%
Cooper City	10,727	22%
Coral Springs	40,825	35%
Coral Springs-Margate CCD	77,842	47%
Dania Beach	12,202	56%
Davie	36,504	39%
Davie CCD	69,286	33%
Deerfield Beach	31,863	51%
Deerfield Beach CCD	66,918	41%
Fort Lauderdale	73,817	46%
Fort Lauderdale CCD	120,691	51%
Franklin Park CDP	334	90%
Hallandale Beach	18,025	61%
Hallandale Beach CCD	22,002	62%
Hillsboro Beach	927	34%
Hollywood	56,104	52%
Hollywood CCD	72,079	51%
Lauderdale Lakes	10,999	69%
Lauderdale-by-the-Sea	3,869	39%
Lauderhill	23,525	60%
Lighthouse Point	4,932	31%
Margate	20,651	53%
Miramar	40,203	33%
Miramar-Pembroke Pines CCD	96,006	38%
North Lauderdale	11,913	58%
Oakland Park	16,837	54%
Parkland	8,240	14%
Pembroke Park	2,482	72%
Pembroke Pines	56,409	35%
Plantation	33,712	32%
Plantation CCD	100,420	48%
Pompano Beach	40,375	54%
Pompano Beach CCD	45,040	56%
Roosevelt Gardens CDP	752	56%
Sea Ranch Lakes	263	20%
Southwest Ranches	2,177	24%
Sunrise	30,856	41%
Tamarac	27,242	54%
Washington Park CDP	384	65%
West Park	4,156	60%
Weston	21,259	24%
Wilton Manors	6,474	46%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

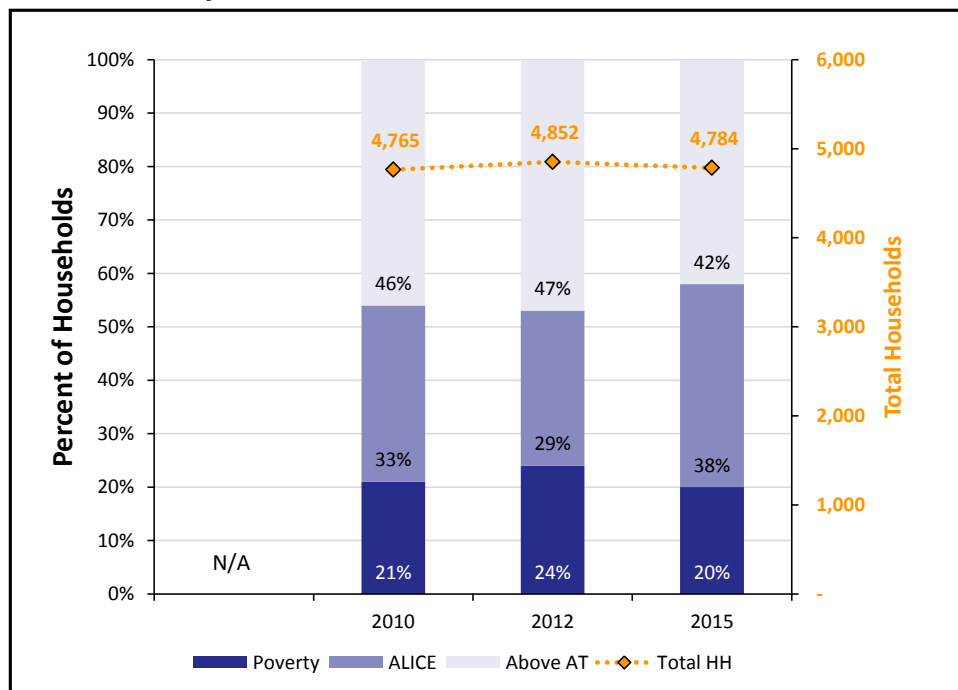
ALICE IN CALHOUN COUNTY

Population: 14,615 | **Number of Households:** 4,784
Median Household Income: \$34,510 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 2,780 (58%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Calhoun County

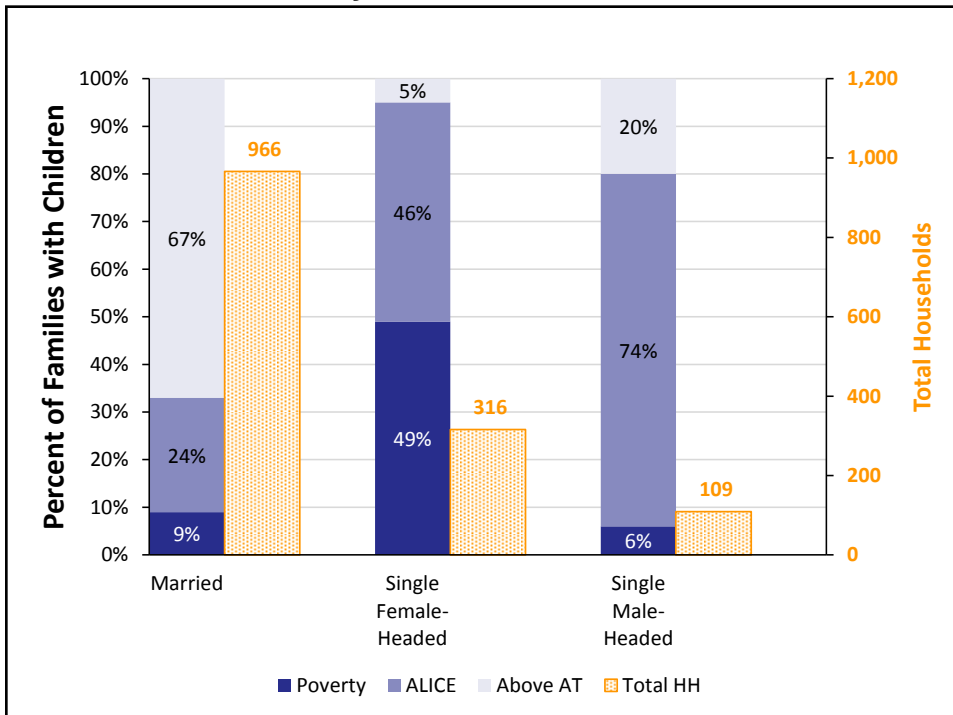
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$519	\$643
Child Care	\$–	\$1,033
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$134	\$371
Taxes	\$167	\$211
Monthly Total	\$1,472	\$4,083
ANNUAL TOTAL	\$17,664	\$48,996
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Calhoun County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

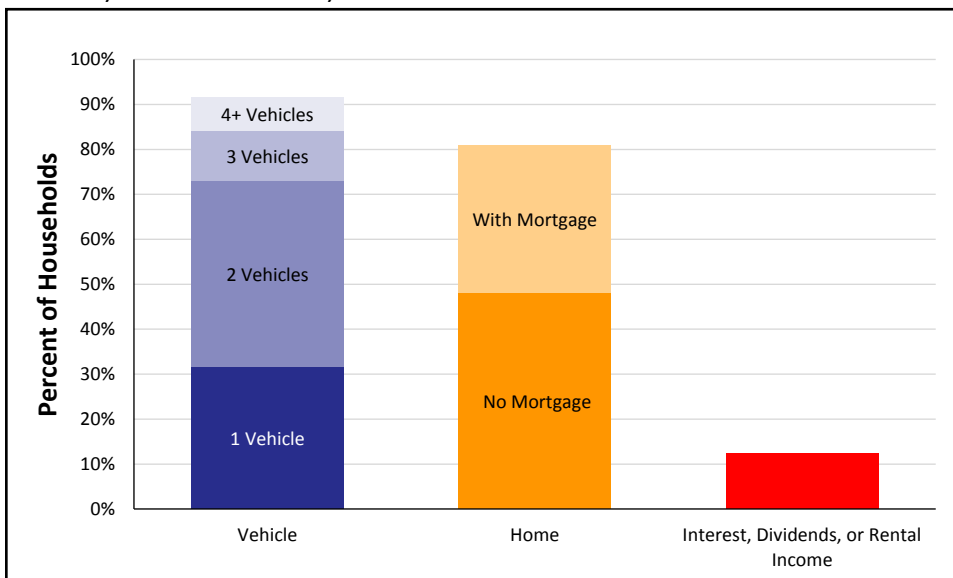
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Calhoun County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

Calhoun County, 2015		
Town	Total HH	% ALICE & Poverty
Altha CCD	973	59%
Blountstown	937	60%
Blountstown CCD	2,293	60%
West Calhoun CCD	1,518	53%

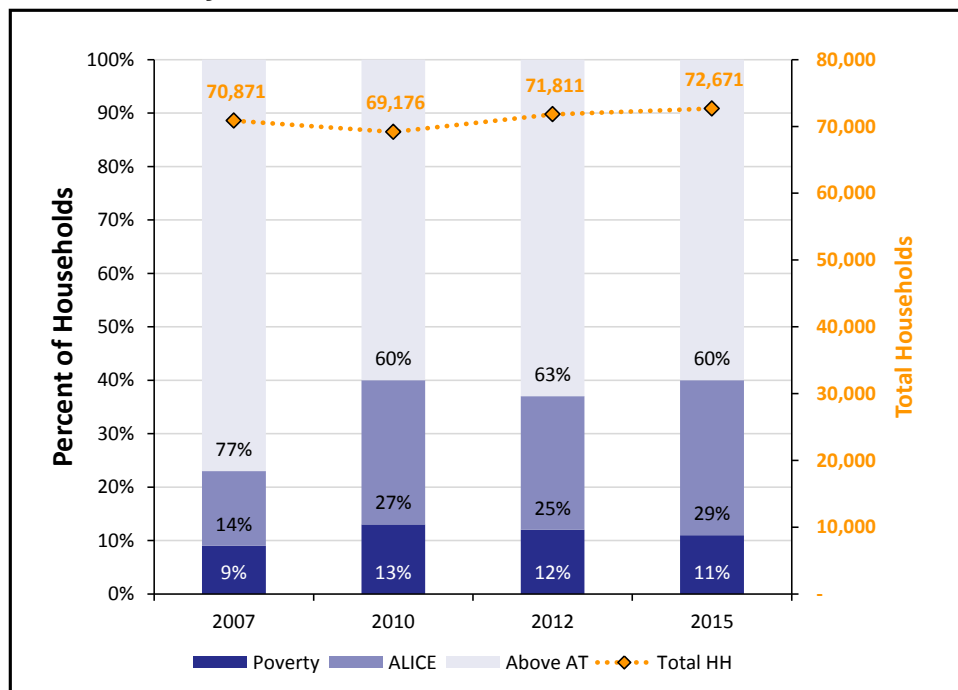
ALICE IN CHARLOTTE COUNTY

Population: 173,115 | **Number of Households:** 72,671
Median Household Income: \$45,492 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 28,632 (40%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Charlotte County

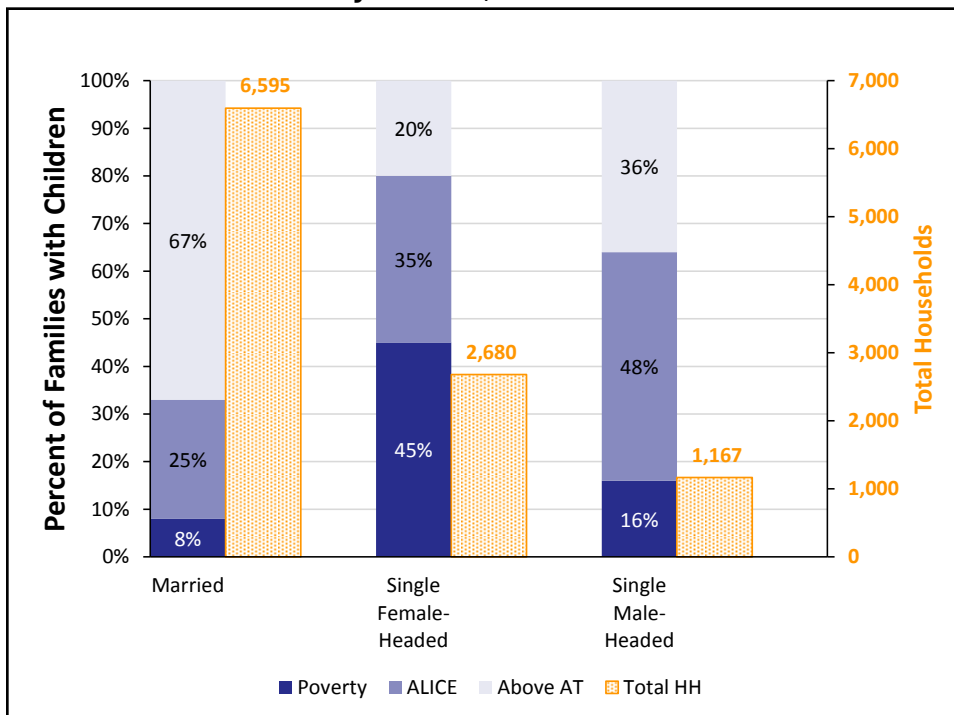
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$508	\$854
Child Care	\$–	\$1,180
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$132	\$418
Taxes	\$164	\$319
Monthly Total	\$1,456	\$4,596
ANNUAL TOTAL	\$17,472	\$55,152
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Charlotte County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

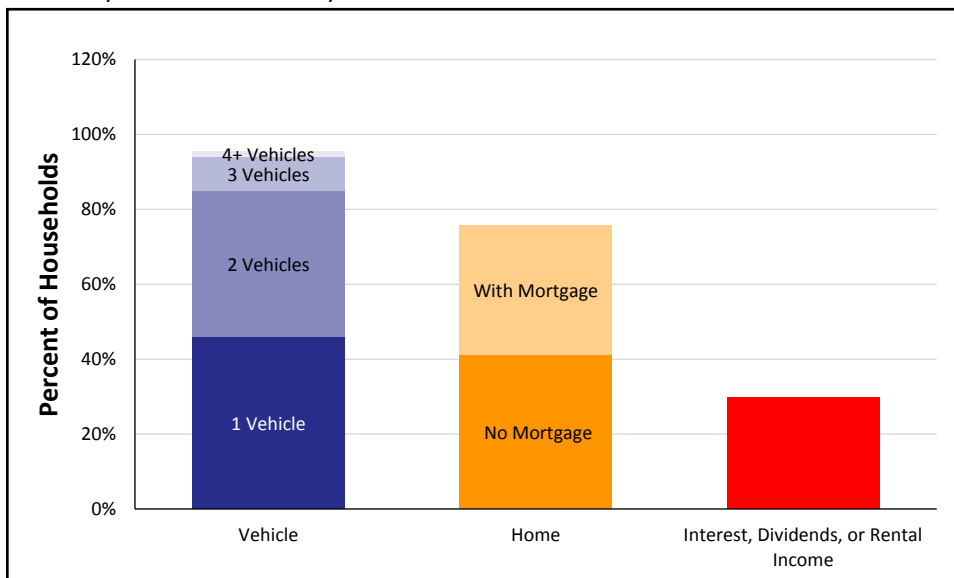
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Charlotte County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Charlotte County, 2015		
Town	Total HH	% ALICE & Poverty
Charlotte Harbor CDP	1,791	39%
Charlotte Park CDP	1,190	40%
Cleveland CDP	1,152	50%
Grove City CDP	985	50%
Grove City-Rotonda CCD	17,951	40%
Harbour Heights CDP	1,371	32%
Manasota Key CDP	605	22%
Port Charlotte CCD	37,031	43%
Port Charlotte CDP	23,486	48%
Punta Gorda	8,629	29%
Punta Gorda CCD	16,874	35%
Rotonda CDP	4,124	41%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

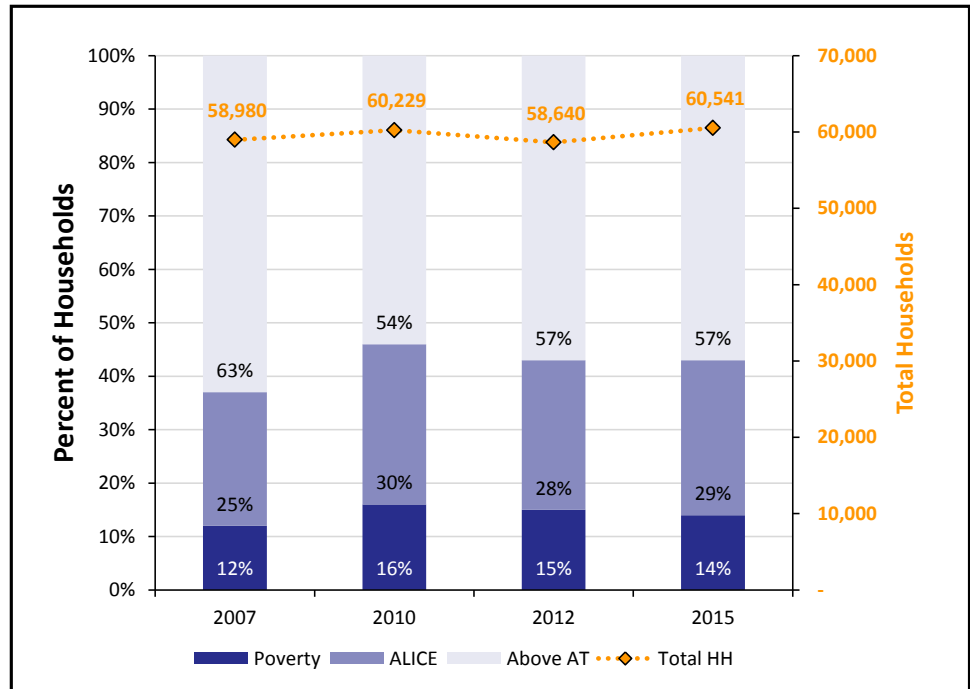
ALICE IN CITRUS COUNTY

Population: 141,058 | **Number of Households:** 60,541
Median Household Income: \$40,294 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 26,251 (43%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Citrus County

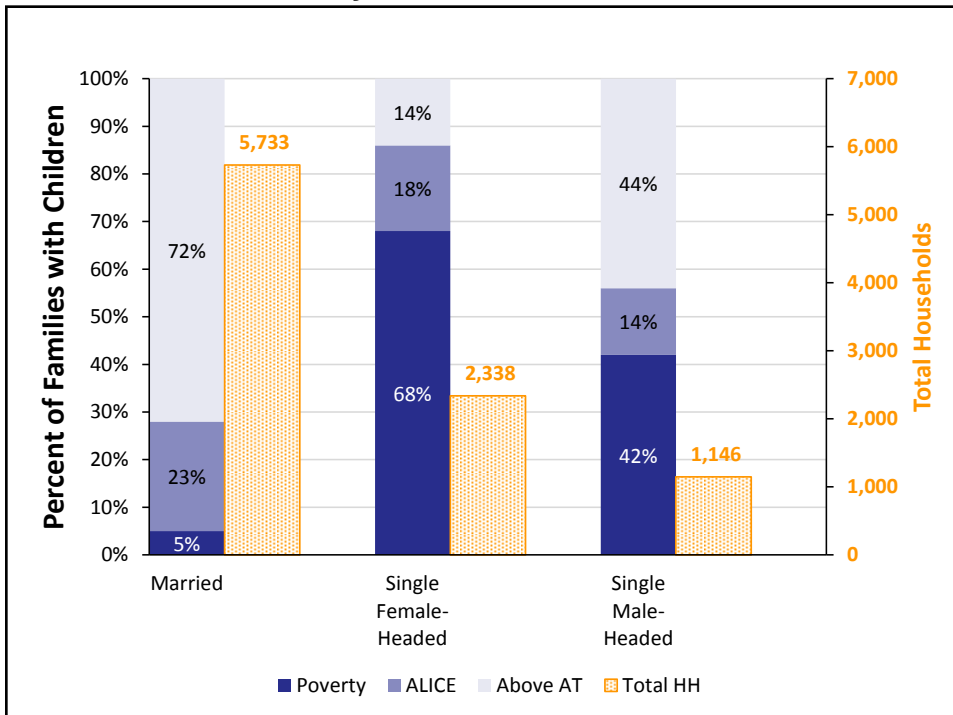
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$600	\$770
Child Care	\$–	\$880
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$144	\$368
Taxes	\$185	\$203
Monthly Total	\$1,581	\$4,046
ANNUAL TOTAL	\$18,972	\$48,552
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Citrus County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

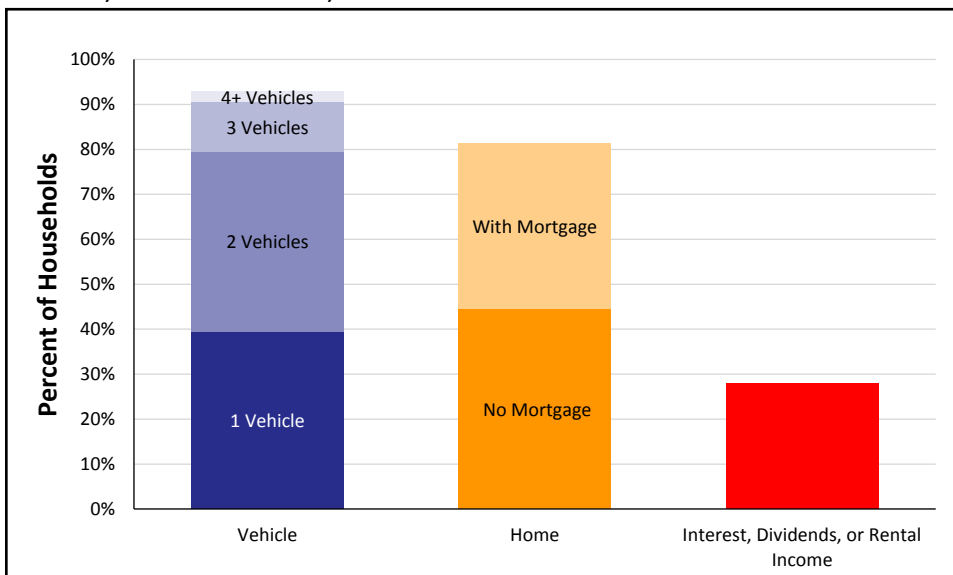
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Citrus County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Citrus County, 2015		
Town	Total HH	% ALICE & Poverty
Beverly Hills CDP	3,999	62%
Black Diamond CDP	419	22%
Citrus Hills CDP	3,691	20%
Citrus Springs CDP	3,410	37%
Crystal River	1,232	51%
Crystal River CCD	30,114	42%
Floral City CDP	2,251	51%
Hernando CDP	4,121	59%
Homosassa CDP	865	33%
Homosassa Springs CDP	5,291	60%
Inverness	3,212	61%
Inverness CCD	30,898	48%
Inverness Highlands North CDP	871	37%
Inverness Highlands South CDP	2,670	48%
Lecanto CDP	1,957	37%
Pine Ridge CDP (Citrus County)	4,671	32%
Sugarmill Woods CDP	4,410	37%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

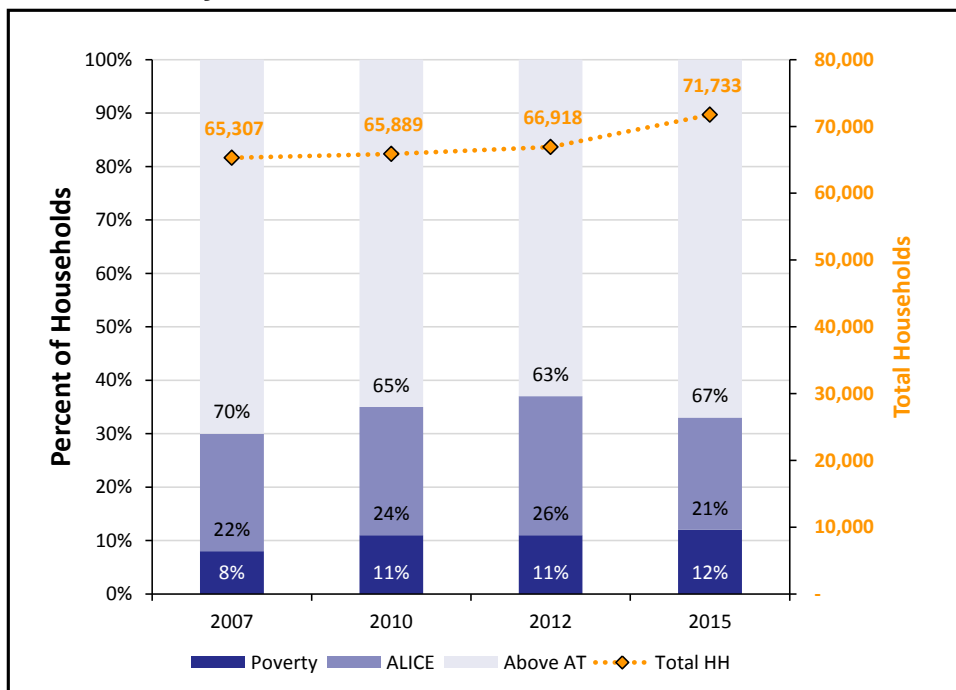
ALICE IN CLAY COUNTY

Population: 203,967 | **Number of Households:** 71,733
Median Household Income: \$58,676 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 23,925 (33%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Clay County

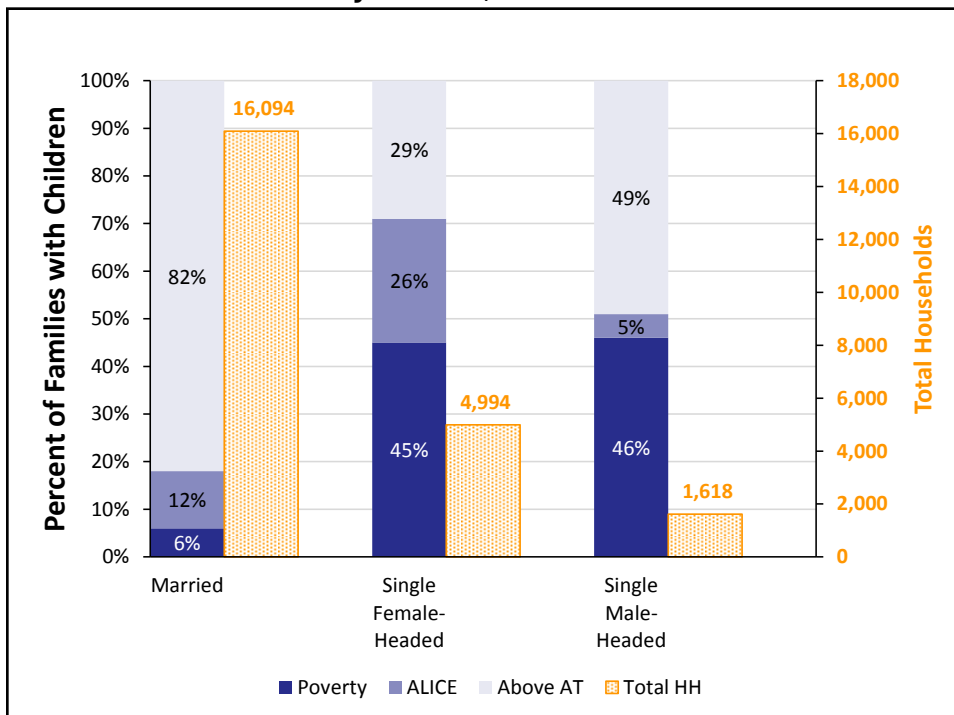
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$628	\$931
Child Care	\$–	\$990
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$147	\$403
Taxes	\$191	\$285
Monthly Total	\$1,618	\$4,434
ANNUAL TOTAL	\$19,416	\$53,208
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Clay County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

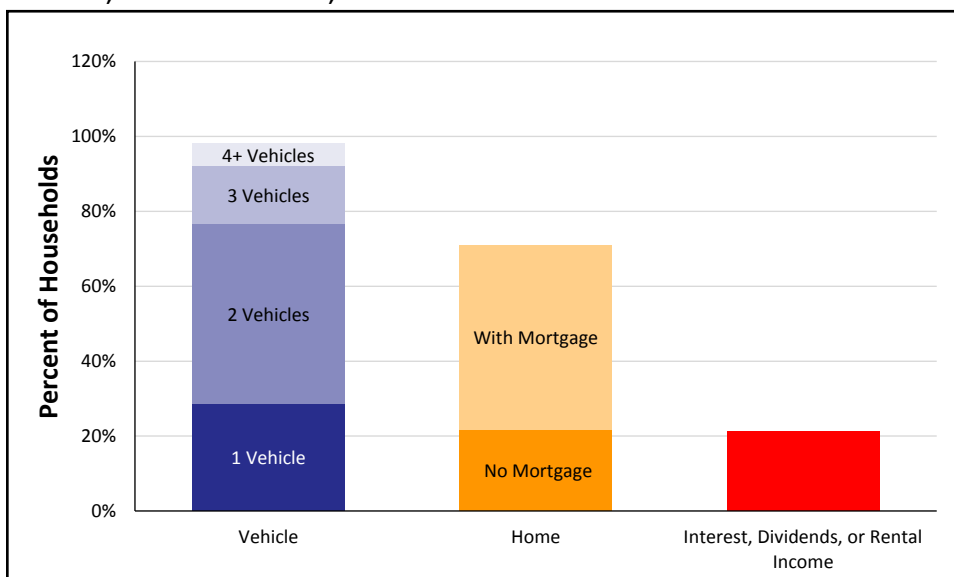
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Clay County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Clay County, 2015		
Town	Total HH	% ALICE & Poverty
Asbury Lake CDP	2,867	23%
Bellair-Meadowbrook Terrace CDP	5,381	49%
Fleming Island CDP	10,216	19%
Green Cove Springs	2,421	47%
Green Cove Springs CCD	5,128	43%
Keystone Heights	587	34%
Keystone Heights CCD	6,562	45%
Lakeside CDP	11,310	34%
Middleburg CDP	4,438	43%
Middleburg-Clay Hill CCD	18,568	34%
Oakleaf Plantation CDP	6,830	20%
Orange Park	3,455	41%
Orange Park CCD	33,396	31%
Penney Farms	353	53%
Penney Farms CCD	5,399	31%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

ALICE IN COLLIER COUNTY

Population: 357,305 | **Number of Households:** 134,906
Median Household Income: \$62,126 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 44,948 (33%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Collier County

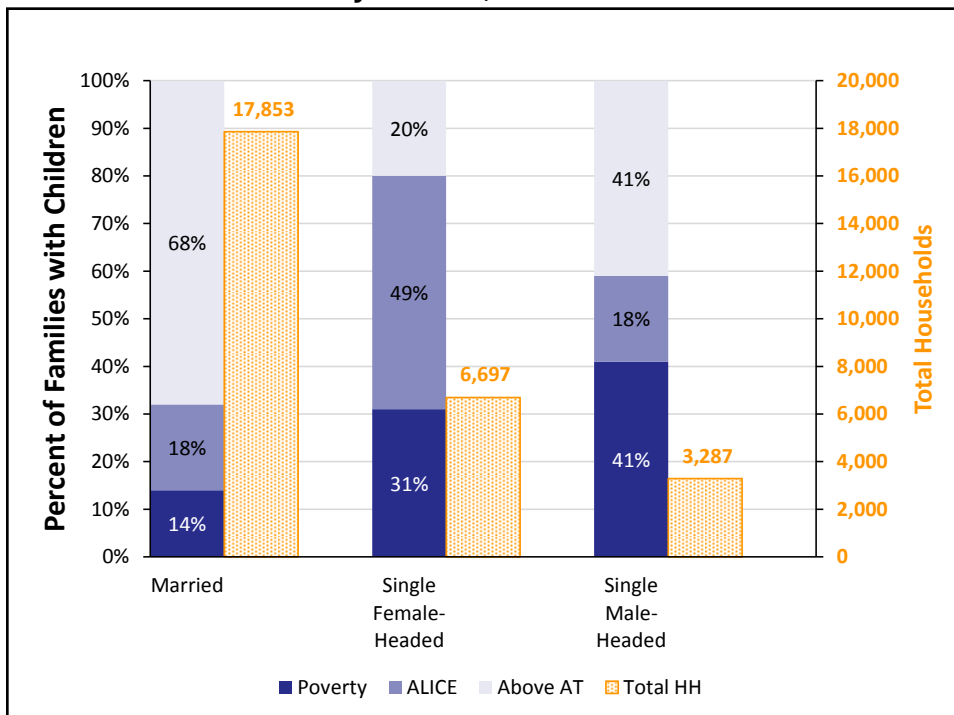
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$691	\$990
Child Care	\$–	\$1,100
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$155	\$425
Taxes	\$207	\$336
Monthly Total	\$1,705	\$4,676
ANNUAL TOTAL	\$20,460	\$56,112
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Collier County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

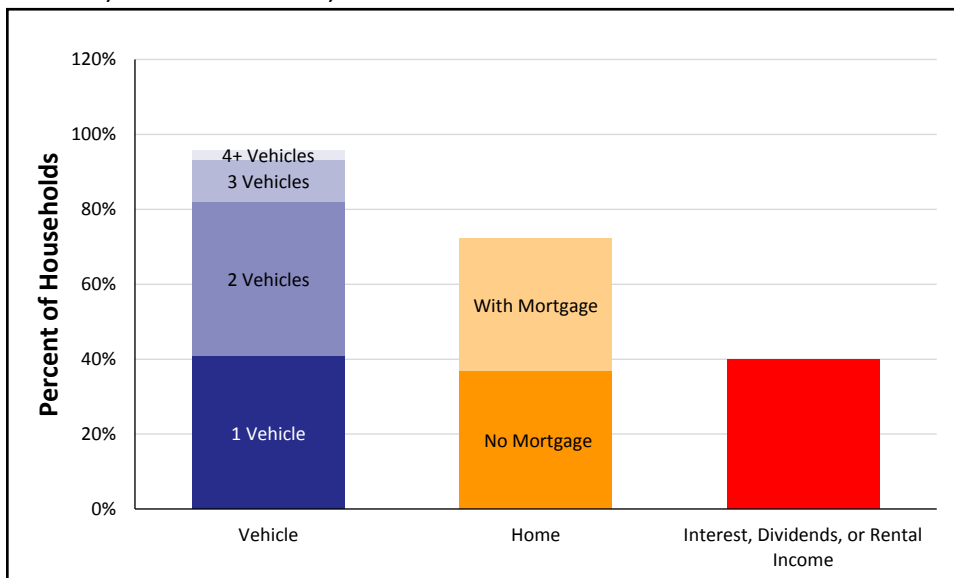
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Collier County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Collier County, 2015		
Town	Total HH	% ALICE & Poverty
Golden Gate CDP	7,113	60%
Immokalee CCD	14,937	40%
Immokalee CDP	4,955	75%
Island Walk CDP	1,551	13%
Lely CDP	1,731	38%
Lely Resort CDP	2,104	33%
Marco Island	8,254	27%
Marco Island CCD	8,416	28%
Naples	10,392	27%
Naples CCD	99,949	37%
Naples Manor CDP	1,120	77%
Naples Park CDP	2,568	49%
Orangetree CDP	1,369	19%
Pelican Bay CDP	2,995	14%
Pine Ridge CDP (Collier County)	848	21%
Verona Walk CDP	1,230	32%
Vineyards CDP	1,716	15%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

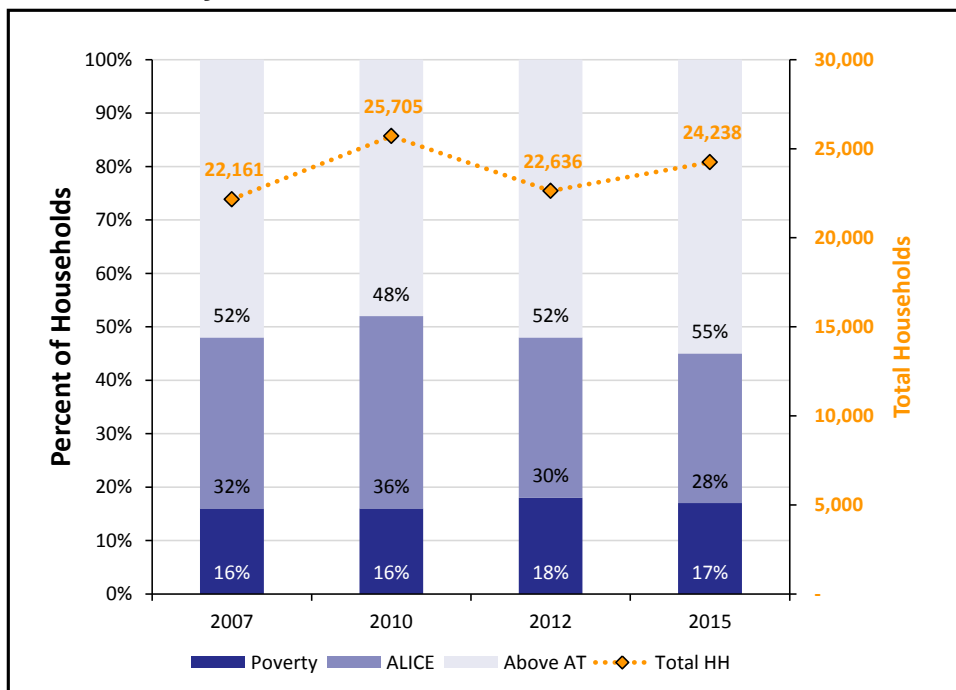
ALICE IN COLUMBIA COUNTY

Population: 68,348 | **Number of Households:** 24,238
Median Household Income: \$47,808 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 10,862 (45%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Columbia County

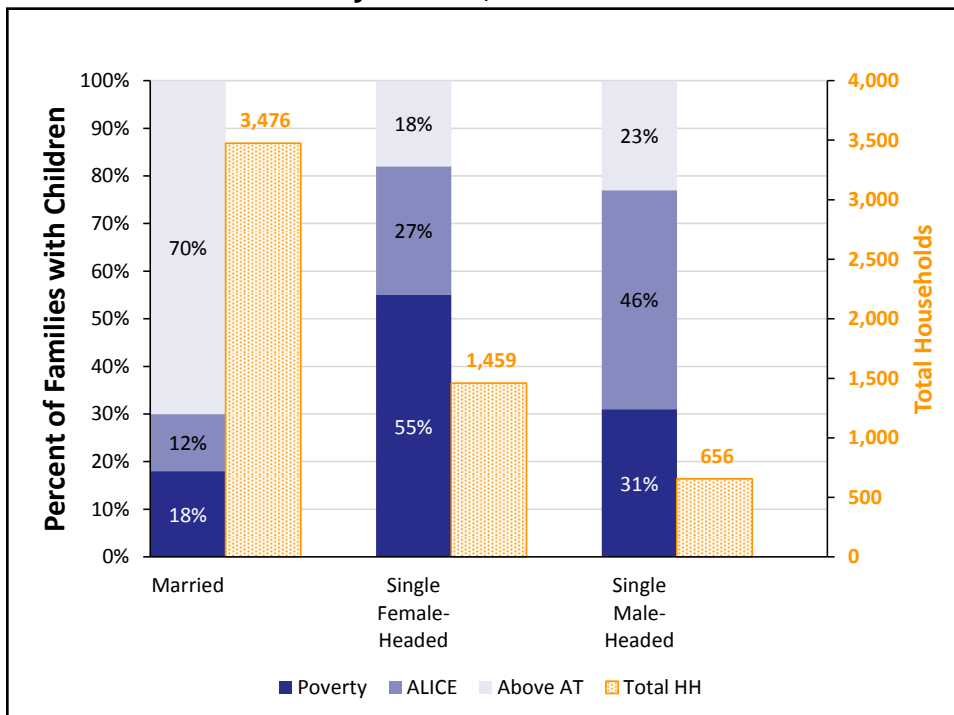
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$480	\$747
Child Care	\$–	\$1,033
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$129	\$385
Taxes	\$158	\$242
Monthly Total	\$1,419	\$4,232
ANNUAL TOTAL	\$17,028	\$50,784
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Columbia County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

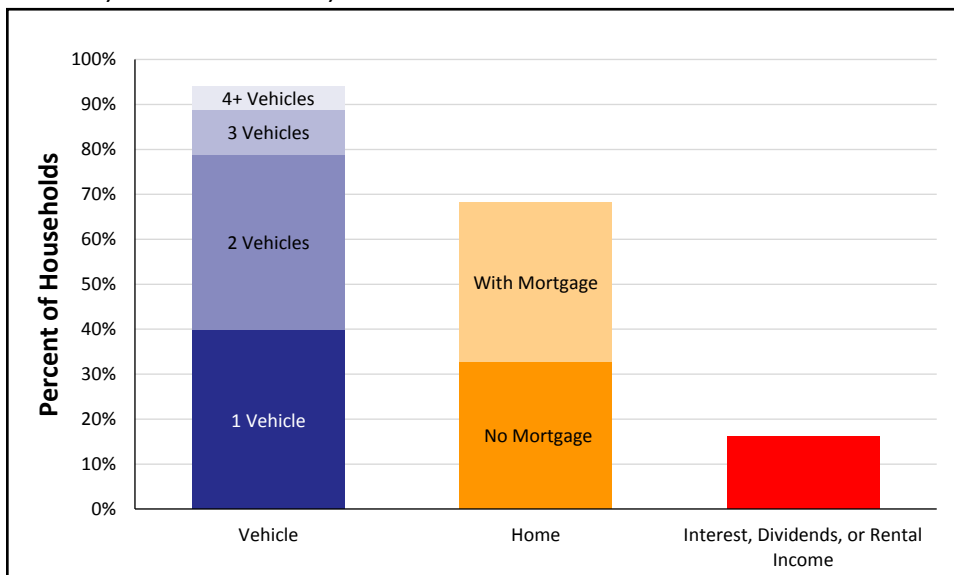
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Columbia County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Columbia County, 2015		
Town	Total HH	% ALICE & Poverty
Five Points CDP	299	55%
Fort White CCD	5,556	50%
Lake City	4,634	58%
Lake City CCD	17,609	47%
North Columbia CCD	543	58%
Watertown CDP	1,167	55%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

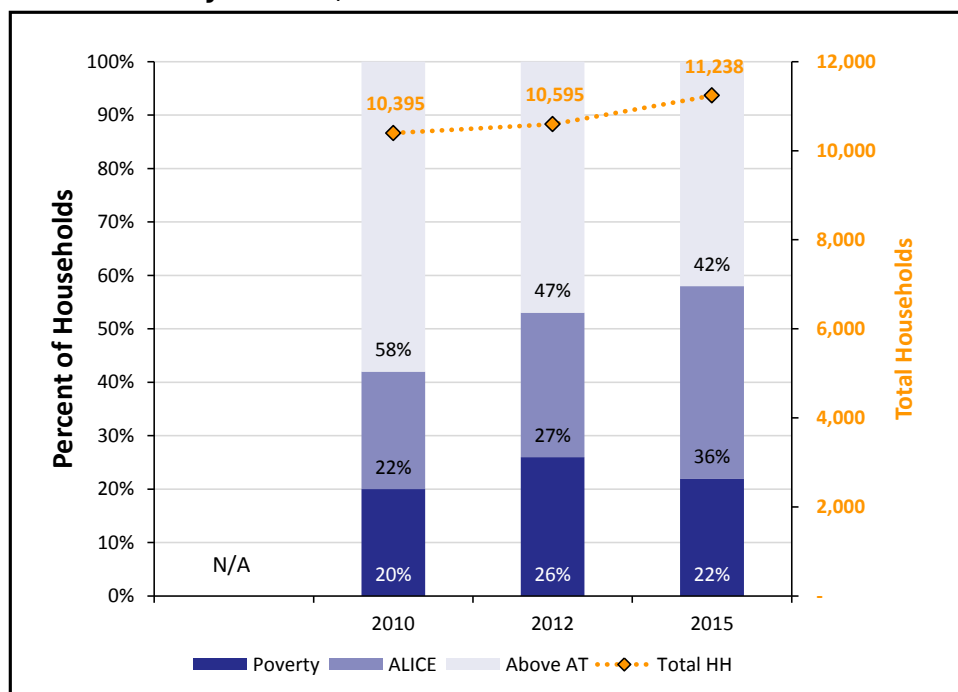
ALICE IN DESOTO COUNTY

Population: 34,957 | **Number of Households:** 11,238
Median Household Income: \$35,165 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 6,535 (58%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, DeSoto County

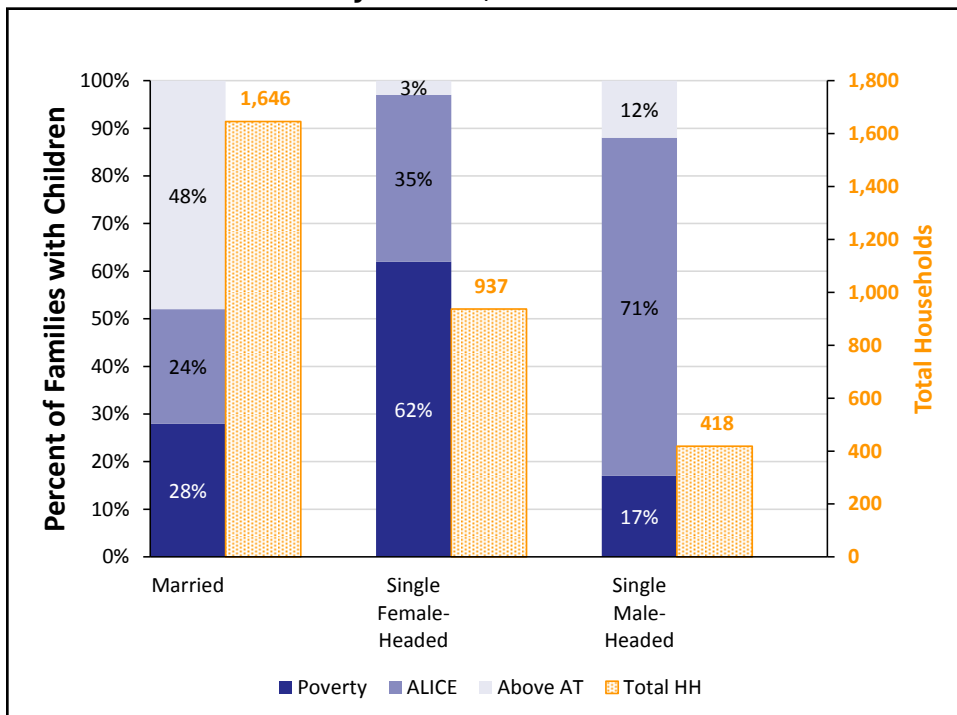
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$532	\$658
Child Care	\$–	\$1,033
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$135	\$373
Taxes	\$170	\$215
Monthly Total	\$1,489	\$4,104
ANNUAL TOTAL	\$17,868	\$49,248
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more DeSoto County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

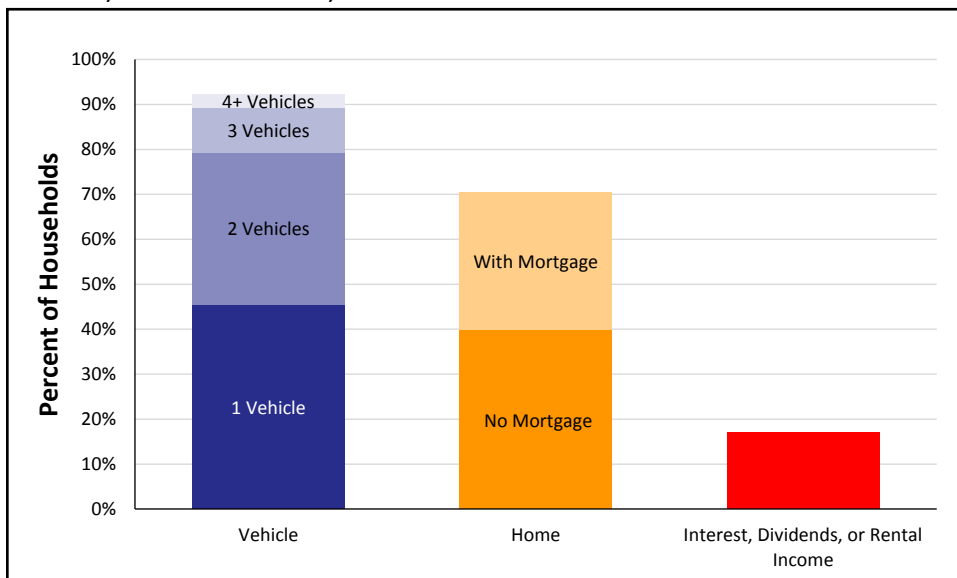
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in DeSoto County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



DeSoto County, 2015		
Town	Total HH	% ALICE & Poverty
Arcadia	2,527	64%
Arcadia East CCD	7,178	64%
Arcadia West CCD	4,060	49%
Southeast Arcadia CDP	2,336	71%

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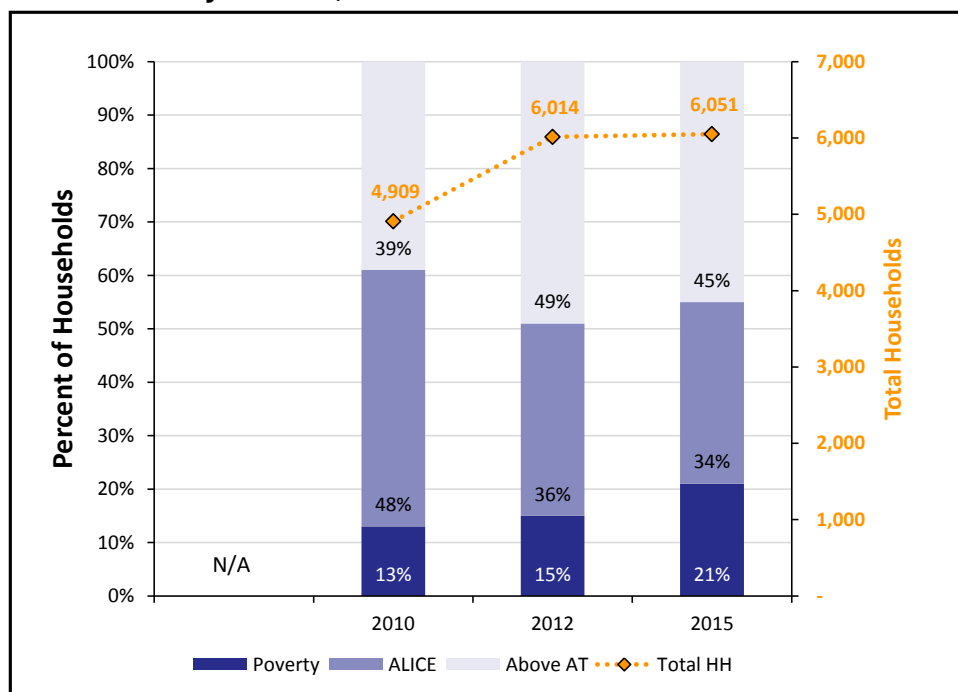
ALICE IN DIXIE COUNTY

Population: 16,091 | **Number of Households:** 6,051
Median Household Income: \$36,292 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 3,327 (55%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Dixie County

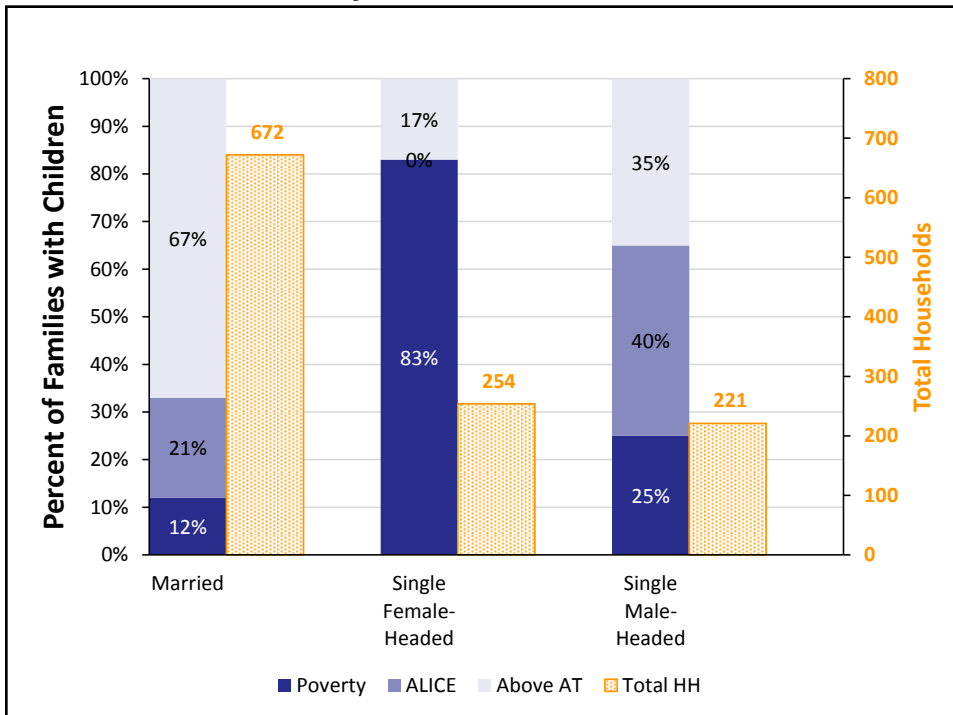
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$519	\$643
Child Care	\$–	\$1,033
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$134	\$371
Taxes	\$167	\$211
Monthly Total	\$1,472	\$4,083
ANNUAL TOTAL	\$17,664	\$48,996
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Dixie County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

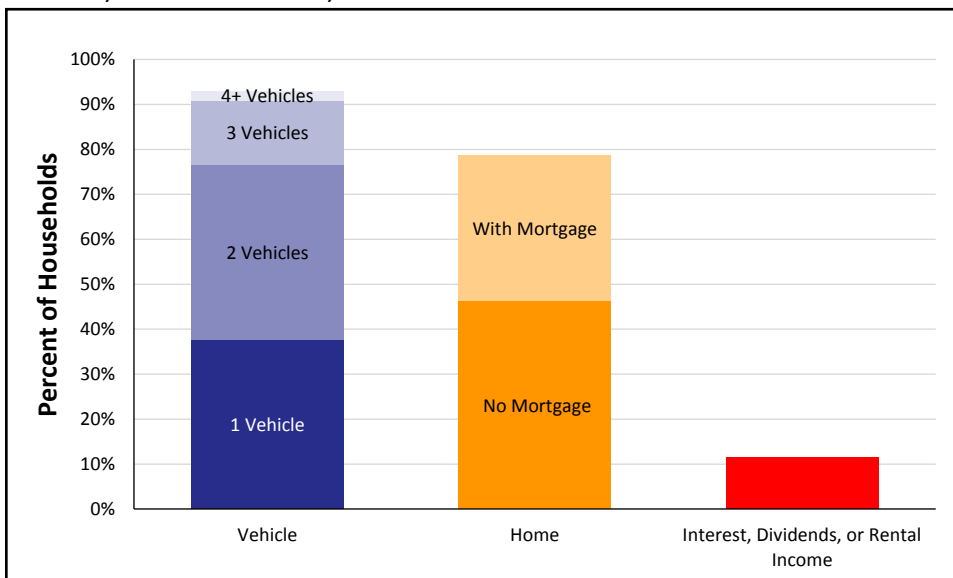
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Dixie County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

Dixie County, 2015		
Town	Total HH	% ALICE & Poverty
Cross City	788	66%
Cross City North CCD	4,290	59%
Cross City South CCD	1,761	47%

ALICE IN DUVAL COUNTY

Population: 913,010 | **Number of Households:** 343,467

Median Household Income: \$49,554 (state average: \$49,426)

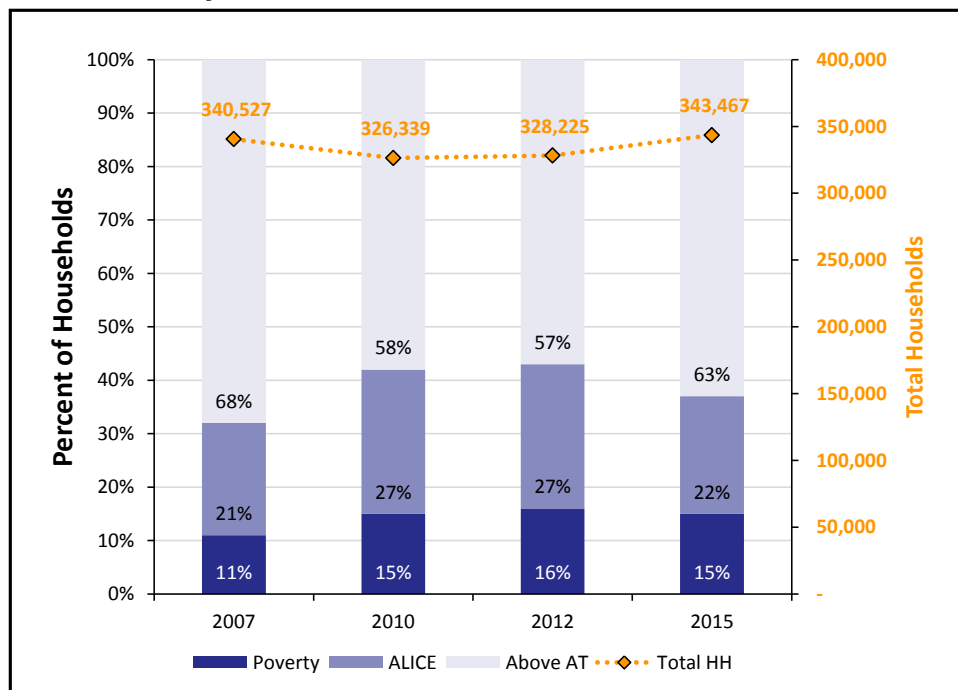
Florida Underemployment Rate for 2015: 11.5%

Households Below ALICE Threshold: 128,665 (37%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Duval County

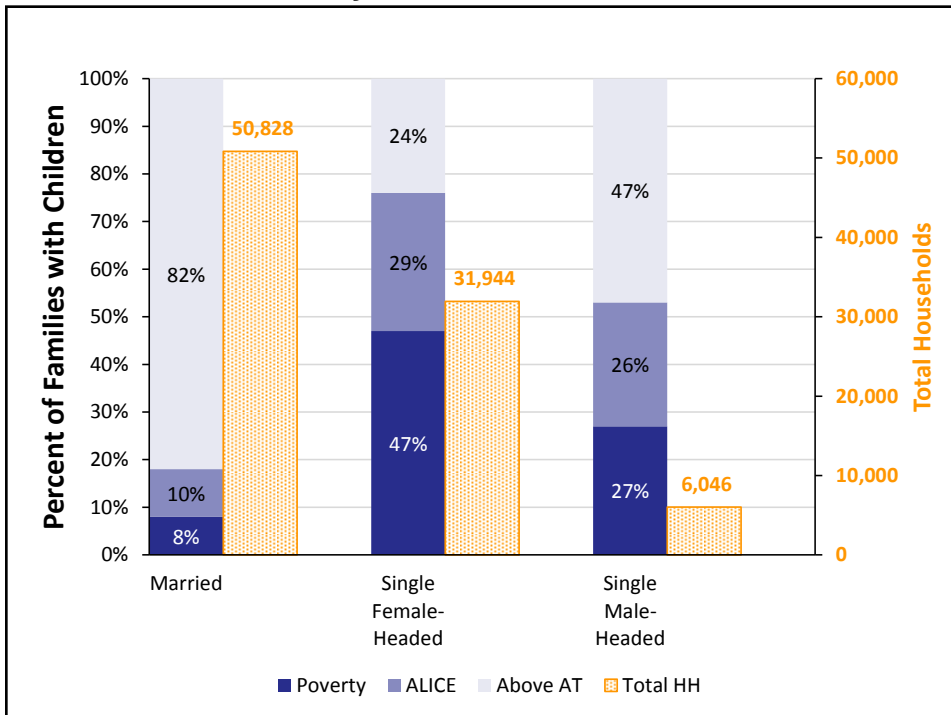
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$628	\$931
Child Care	\$–	\$960
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$147	\$399
Taxes	\$191	\$276
Monthly Total	\$1,618	\$4,391
ANNUAL TOTAL	\$19,416	\$52,692
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Duval County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

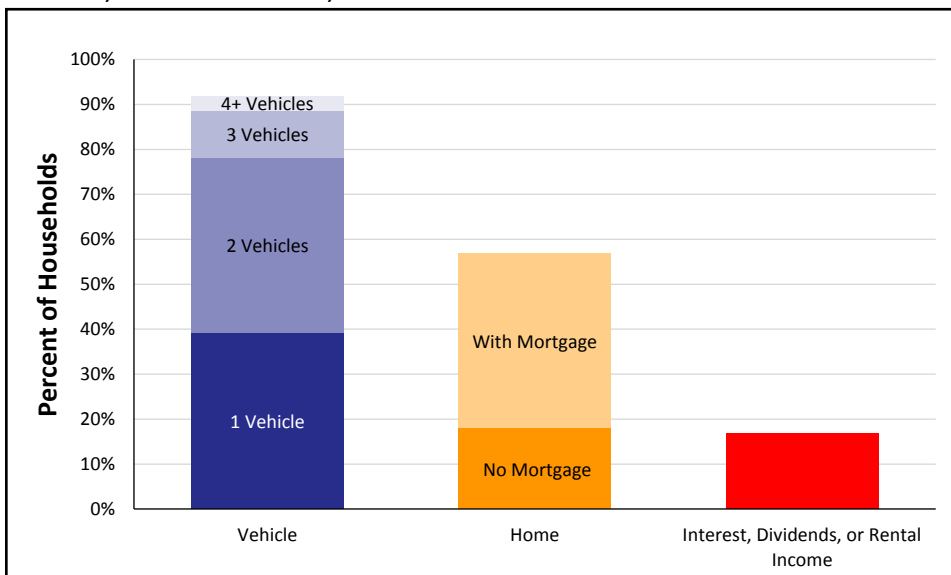
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Duval County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Duval County, 2015		
Town	Total HH	% ALICE & Poverty
Atlantic Beach	5,477	24%
Baldwin	597	53%
Baldwin CCD	2,340	39%
Jacksonville	323,488	39%
Jacksonville Beach	10,303	27%
Jacksonville Beaches CCD	22,553	30%
Jacksonville East CCD	168,890	35%
Jacksonville North CCD	27,351	36%
Jacksonville West CCD	116,766	49%
Neptune Beach	2,948	22%

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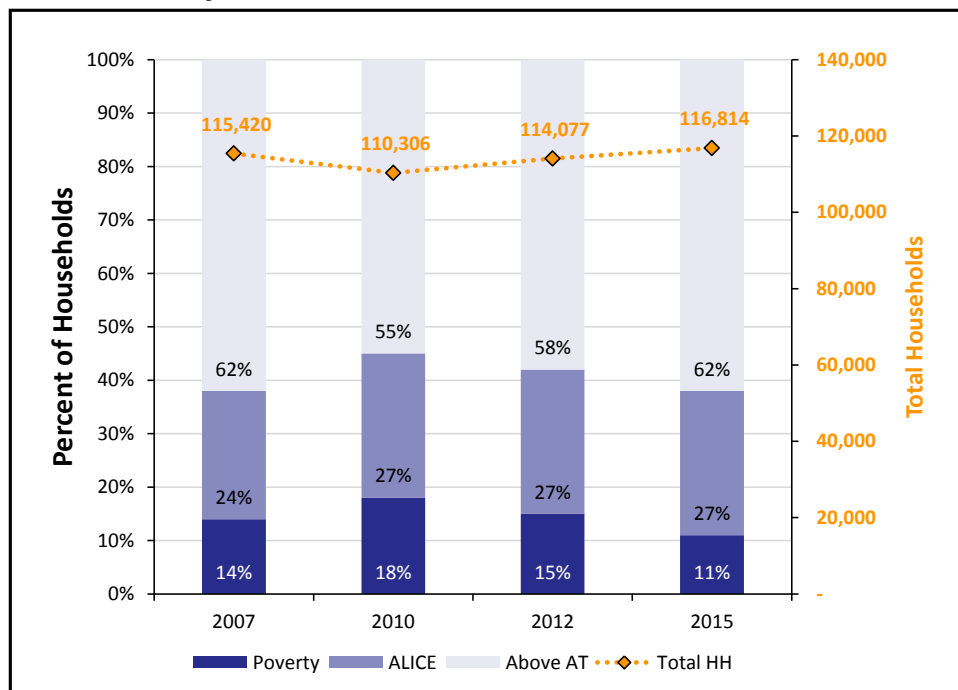
ALICE IN ESCAMBIA COUNTY

Population: 311,003 | **Number of Households:** 116,814
Median Household Income: \$46,001 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 44,318 (38%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Escambia County

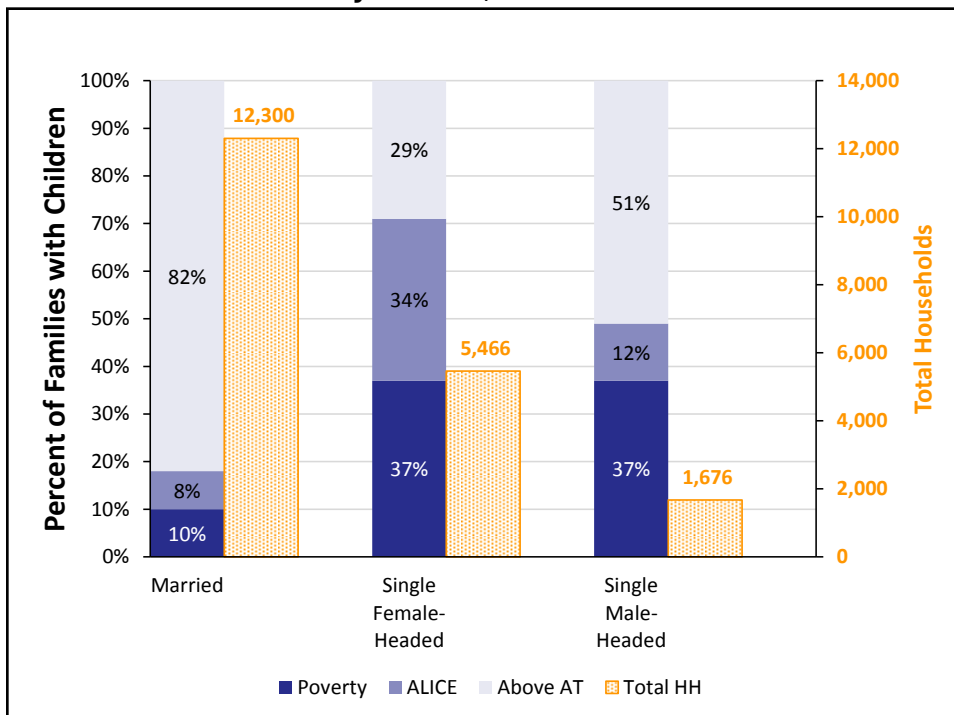
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$613	\$828
Child Care	\$–	\$900
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$145	\$378
Taxes	\$188	\$226
Monthly Total	\$1,598	\$4,157
ANNUAL TOTAL	\$19,176	\$49,884
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Escambia County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

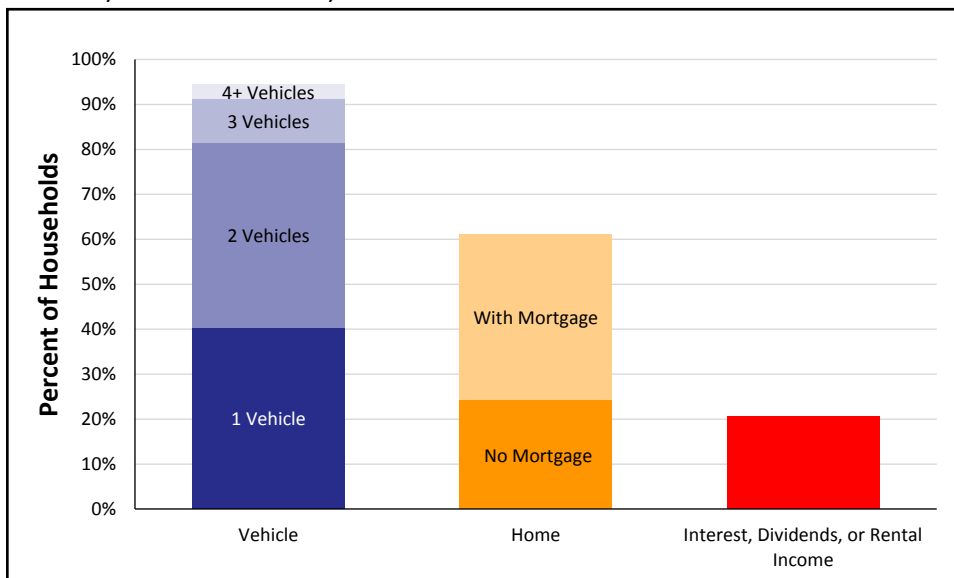
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Escambia County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Escambia County, 2015		
Town	Total HH	% ALICE & Poverty
Bellview CDP	8,614	31%
Brent CDP	6,824	49%
Cantonment CCD	18,759	31%
Century	687	75%
Century CCD	2,847	52%
Ensley CDP	8,413	43%
Ferry Pass CDP	12,742	45%
Gonzalez CDP	4,818	19%
Goulding CDP	1,012	74%
Molino CDP	453	57%
Myrtle Grove CDP	6,044	43%
Northwest Escambia CCD	1,697	29%
Pensacola	22,103	42%
Pensacola CCD	90,357	42%
Warrington CDP	5,732	51%
West Pensacola CDP	8,143	62%

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ALICE IN FLAGLER COUNTY

Population: 105,392 | **Number of Households:** 39,281
Median Household Income: \$48,864 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 17,688 (45%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Flagler County

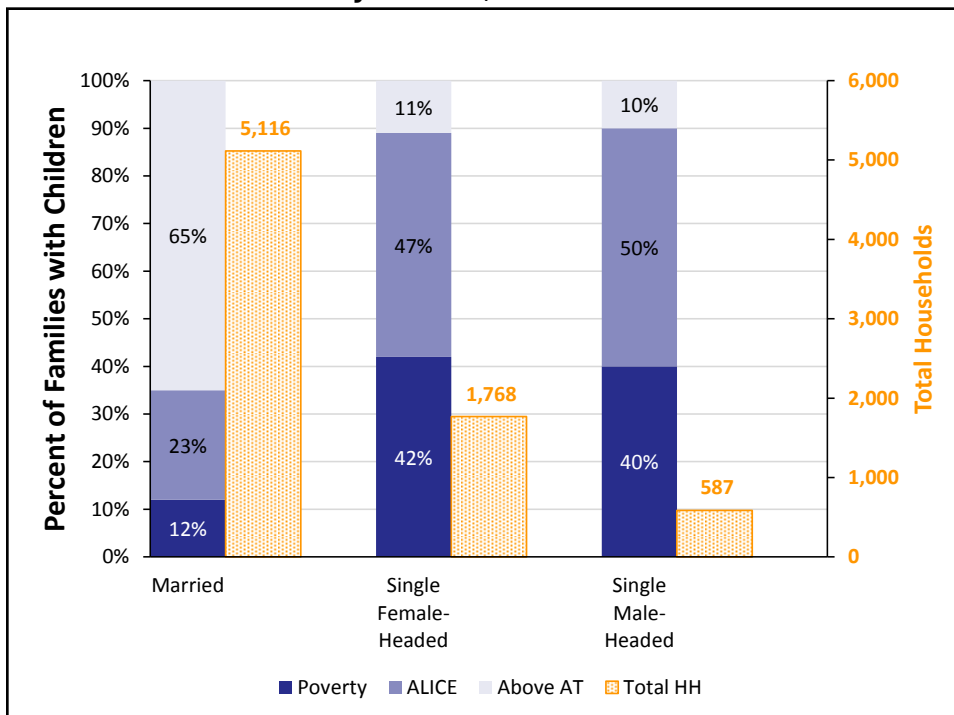
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$640	\$935
Child Care	\$–	\$1,060
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$149	\$413
Taxes	\$194	\$307
Monthly Total	\$1,635	\$4,540
ANNUAL TOTAL	\$19,620	\$54,480
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Flagler County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

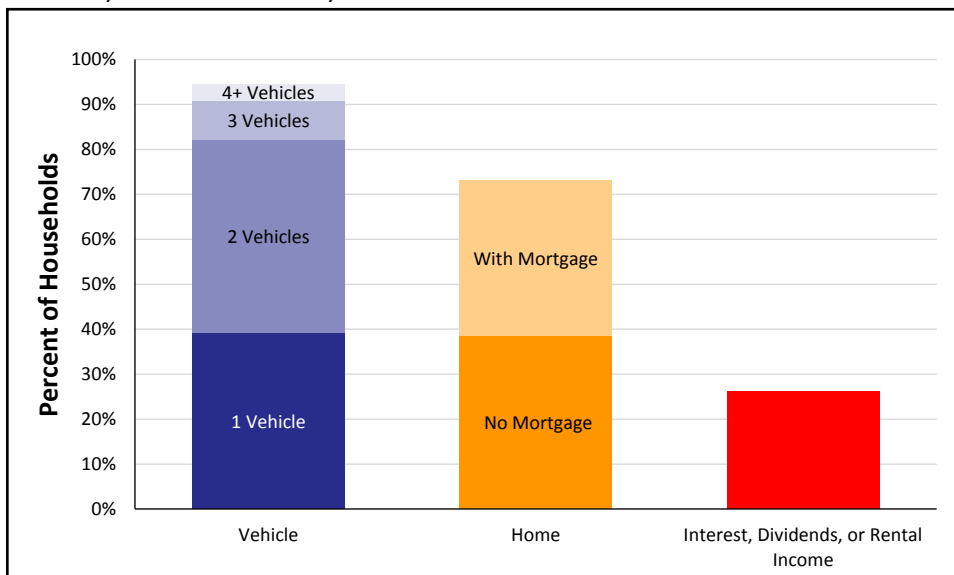
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Flagler County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Flagler County, 2015		
Town	Total HH	% ALICE & Poverty
Bunnell	966	64%
Bunnell CCD	24,044	47%
Flagler Beach	2,057	42%
Flagler Beach CCD	12,906	41%
Palm Coast	29,739	44%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

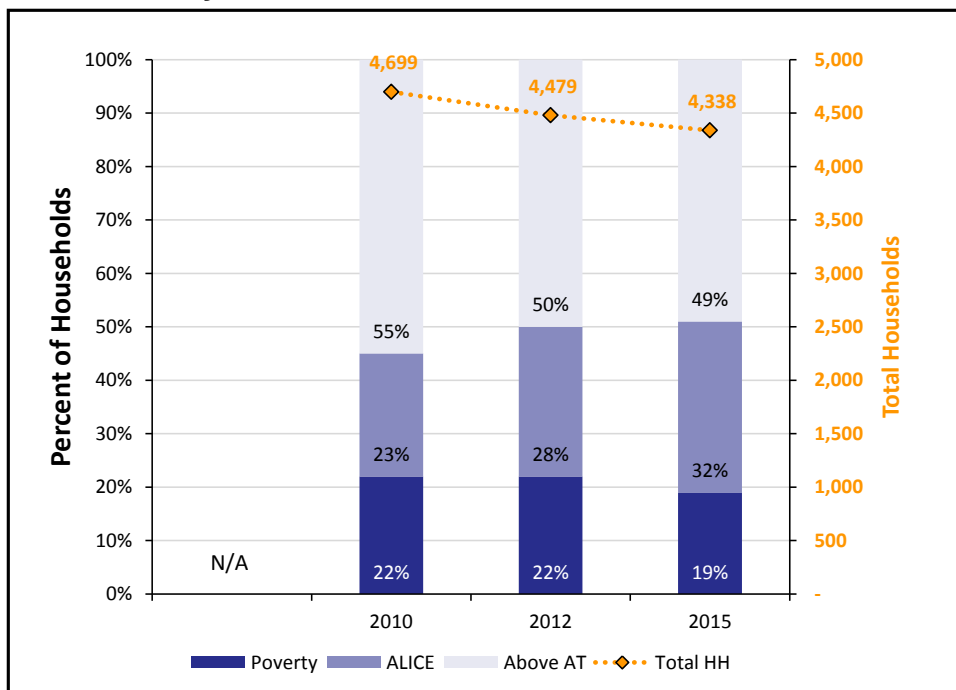
ALICE IN FRANKLIN COUNTY

Population: 11,628 | **Number of Households:** 4,338
Median Household Income: \$40,401 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 2,199 (51%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Franklin County

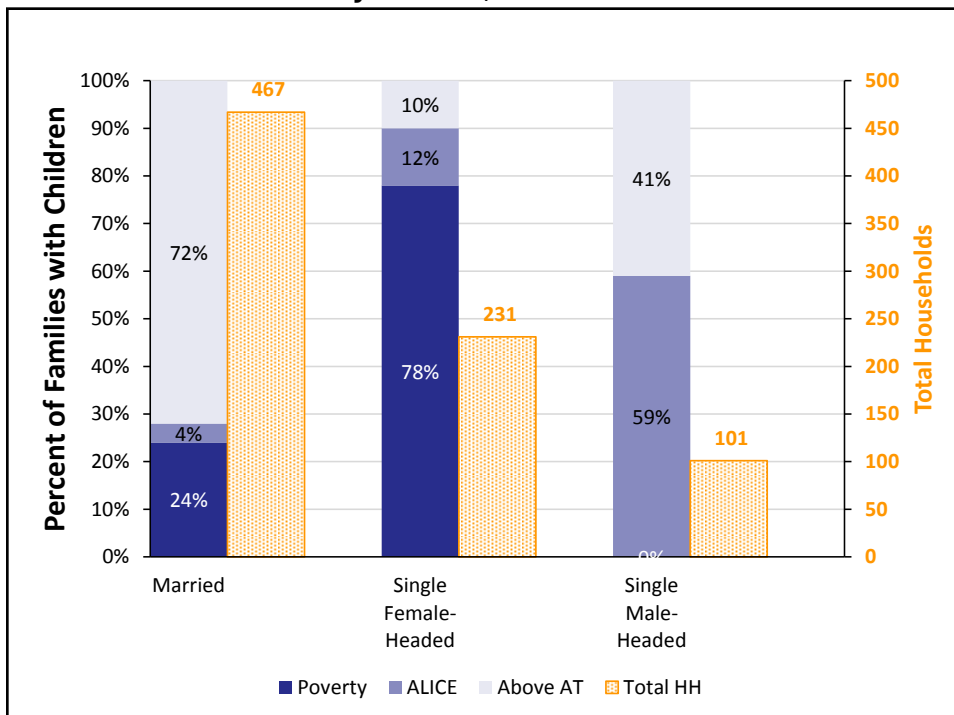
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$576	\$713
Child Care	\$–	\$1,033
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$141	\$380
Taxes	\$180	\$231
Monthly Total	\$1,549	\$4,182
ANNUAL TOTAL	\$18,588	\$50,184
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Franklin County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

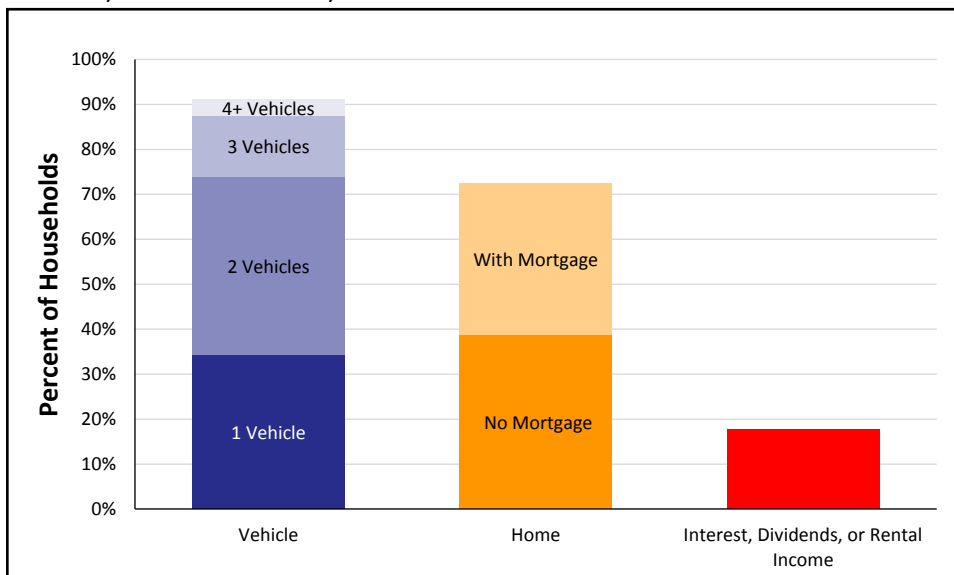
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Franklin County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Franklin County, 2015		
Town	Total HH	% ALICE & Poverty
Apalachicola	940	51%
Apalachicola CCD	1,694	43%
Carrabelle	758	61%
Carrabelle CCD	1,439	60%
Eastpoint CCD	1,205	51%
Eastpoint CDP	854	55%
St. George Island CDP	304	24%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

ALICE IN GADSDEN COUNTY

Population: 46,424 | **Number of Households:** 16,964
Median Household Income: \$35,567 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 9,447 (56%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Gadsden County

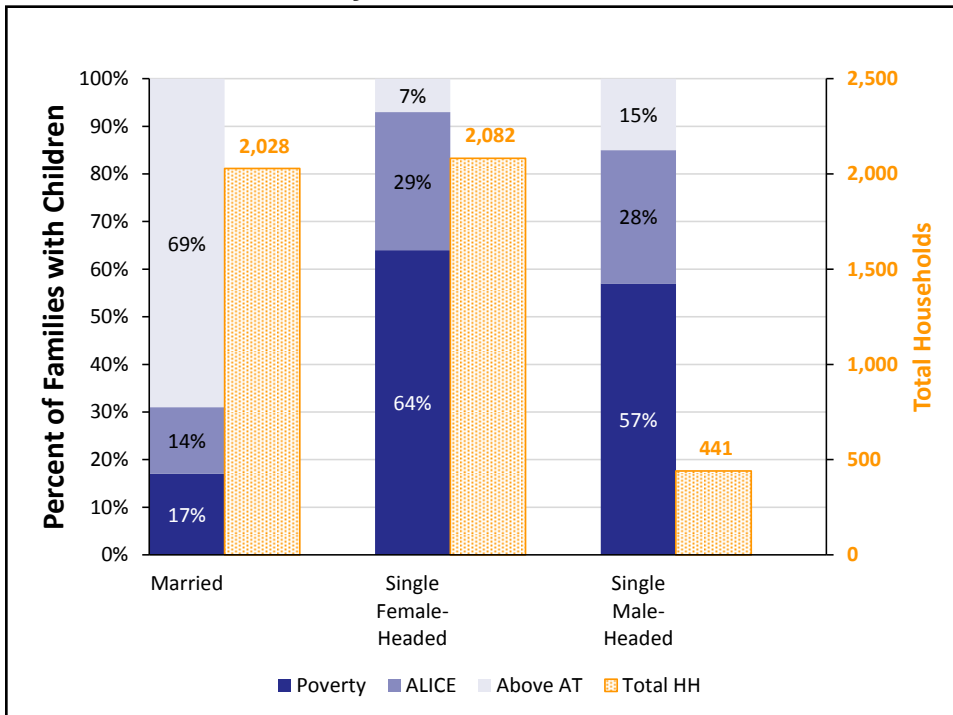
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$705	\$905
Child Care	\$–	\$908
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$157	\$389
Taxes	\$211	\$252
Monthly Total	\$1,725	\$4,279
ANNUAL TOTAL	\$20,700	\$51,348
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Gadsden County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

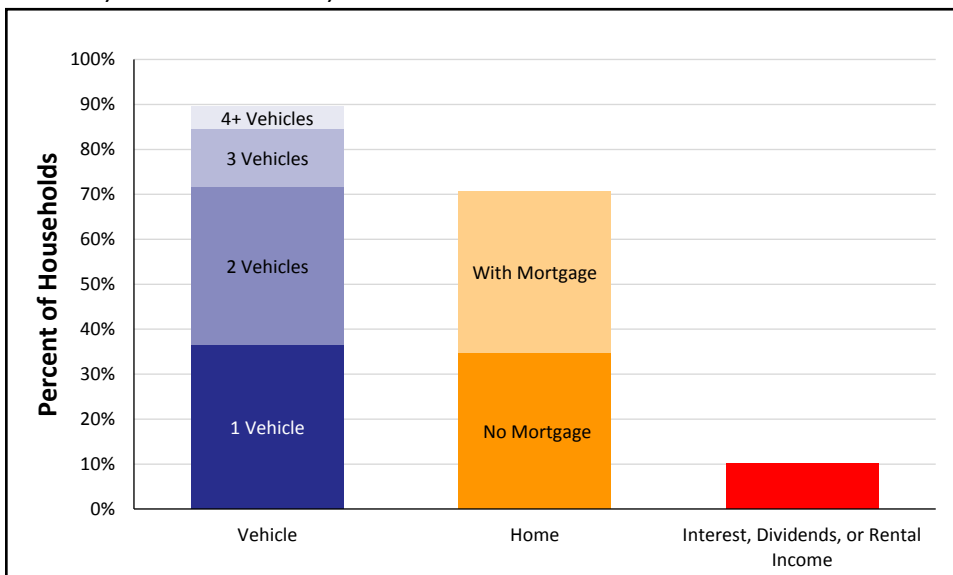
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Gadsden County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Gadsden County, 2015		
Town	Total HH	% ALICE & Poverty
Chattahoochee	851	55%
Chattahoochee CCD	1,582	54%
Greensboro	239	43%
Greensboro CCD	1,373	59%
Gretna	516	71%
Havana	836	54%
Havana CCD	6,045	45%
Midway	1,232	45%
Quincy	2,733	62%
Quincy CCD	7,964	64%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

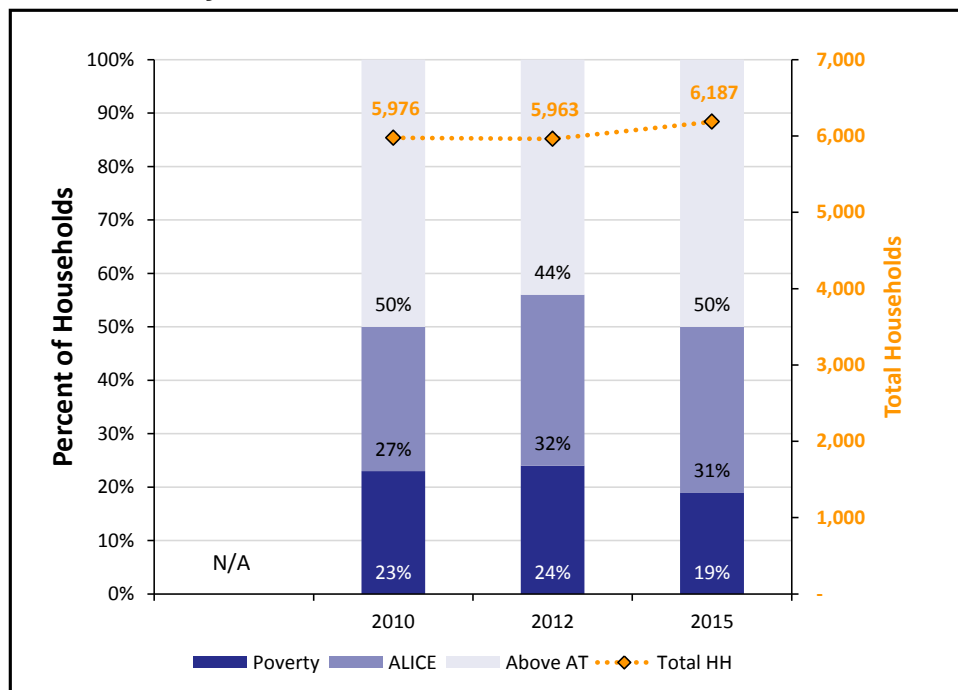
ALICE IN GILCHRIST COUNTY

Population: 16,992 | **Number of Households:** 6,187
Median Household Income: \$40,623 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 3,130 (50%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Gilchrist County

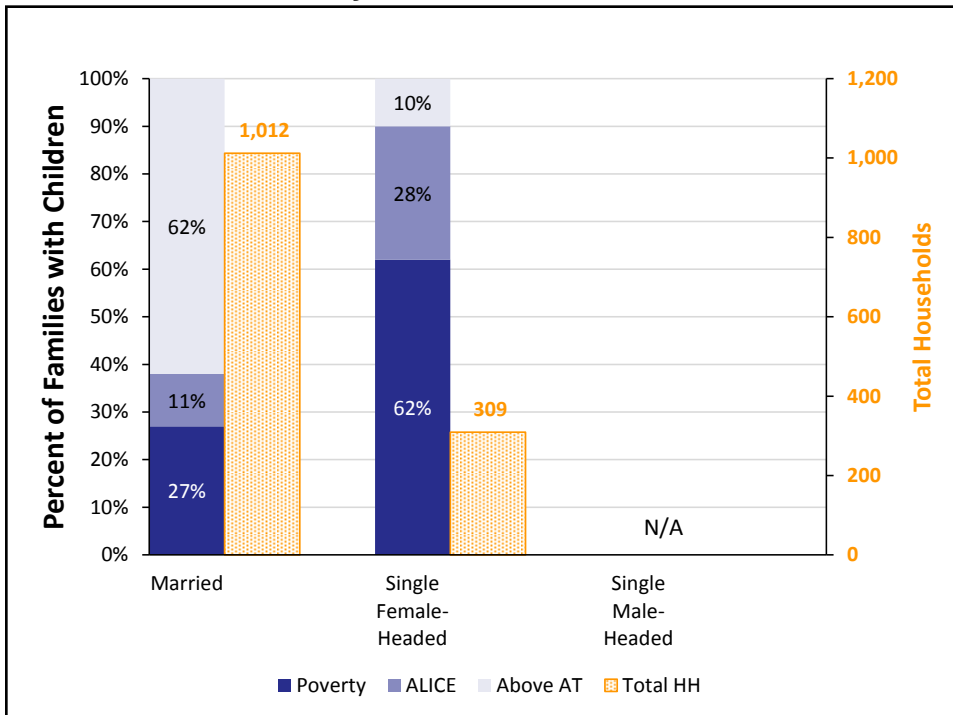
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$676	\$883
Child Care	\$–	\$1,033
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$153	\$402
Taxes	\$203	\$283
Monthly Total	\$1,684	\$4,426
ANNUAL TOTAL	\$20,208	\$53,112
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Gilchrist County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

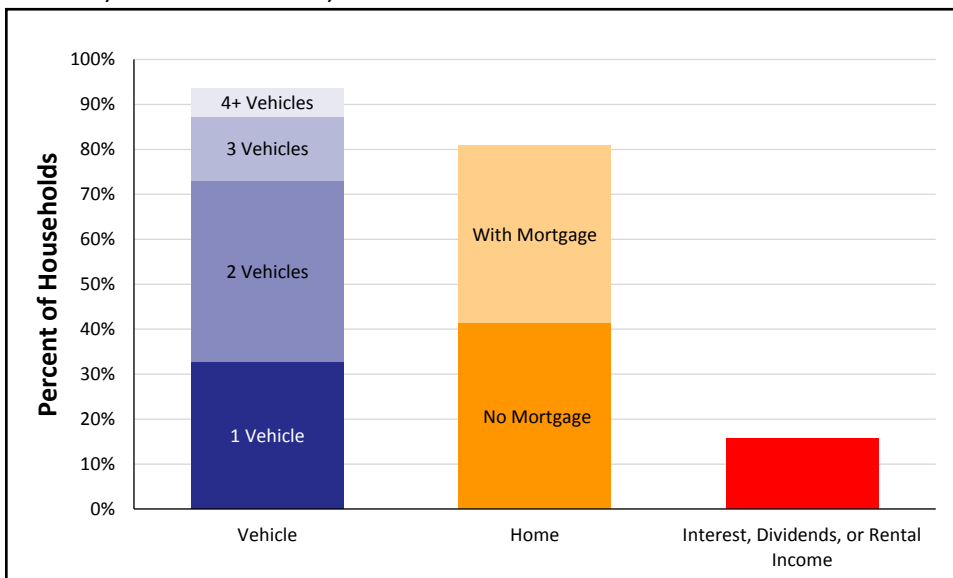
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Gilchrist County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

Gilchrist County, 2015		
Town	Total HH	% ALICE & Poverty
Bell CCD	2,240	60%
Trenton	723	58%
Trenton CCD	3,947	45%

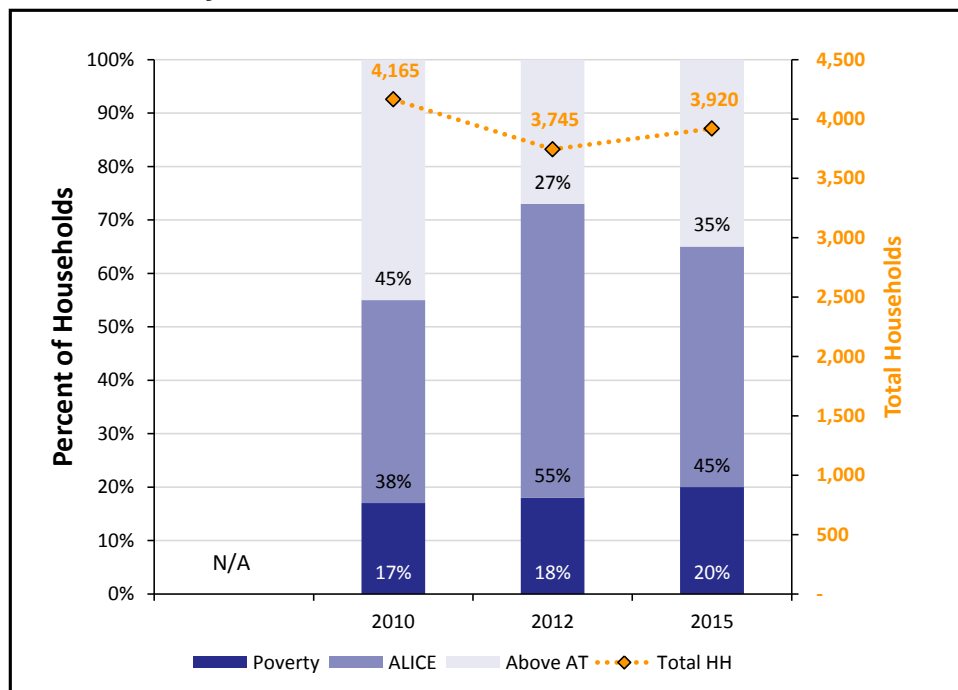
ALICE IN GLADES COUNTY

Population: 13,272 | **Number of Households:** 3,920
Median Household Income: \$34,877 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 2,554 (65%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Glades County

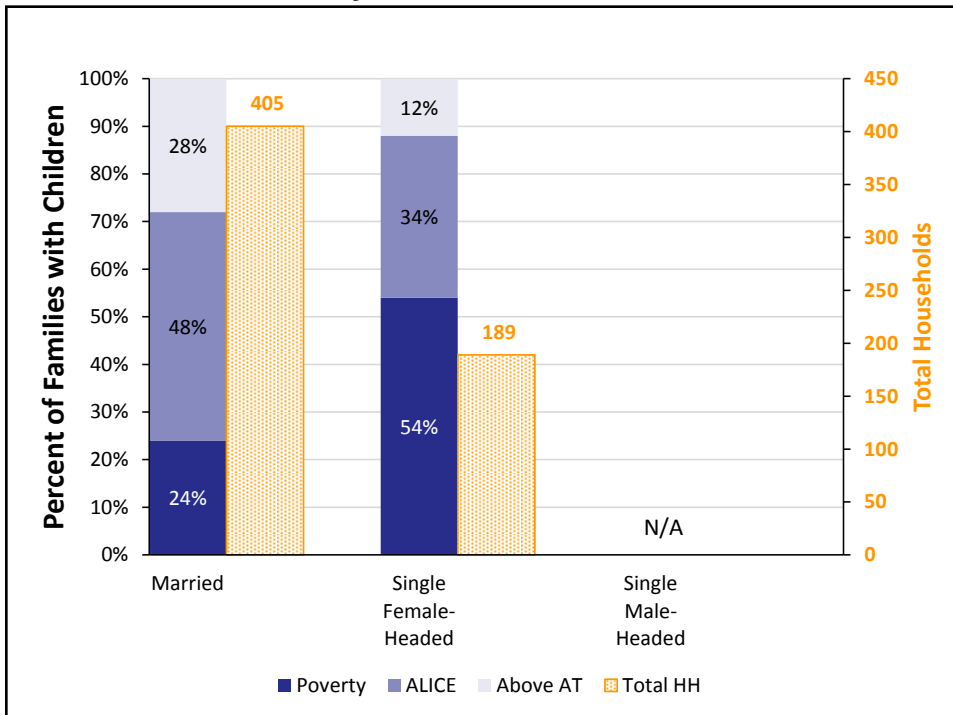
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$623	\$812
Child Care	\$–	\$1,033
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$147	\$393
Taxes	\$190	\$262
Monthly Total	\$1,612	\$4,325
ANNUAL TOTAL	\$19,344	\$51,900
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Glades County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

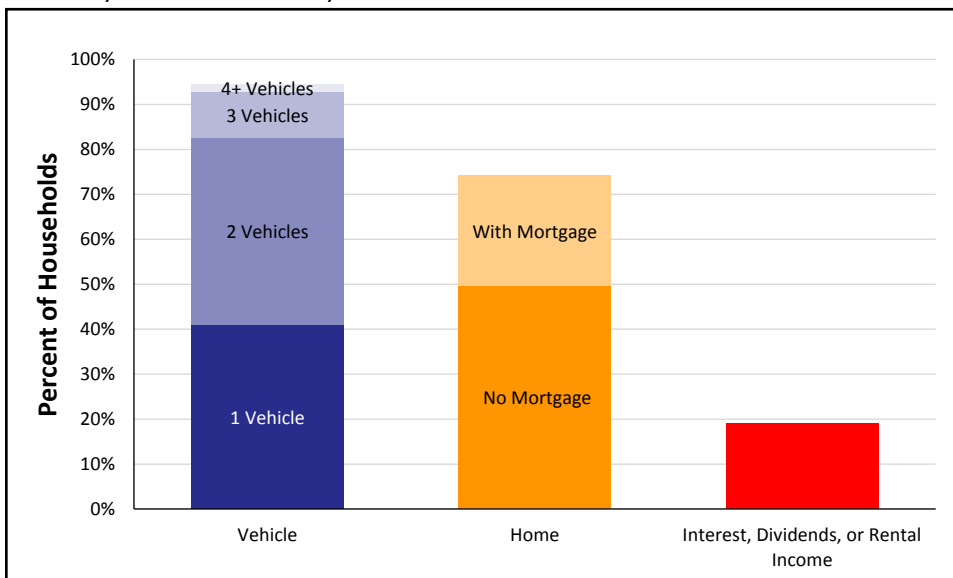
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Glades County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Glades County, 2015		
Town	Total HH	% ALICE & Poverty
Buckhead Ridge CDP	639	64%
Moore Haven	655	79%
Northeast Glades CCD	1,447	64%
Southwest Glades CCD	2,473	66%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

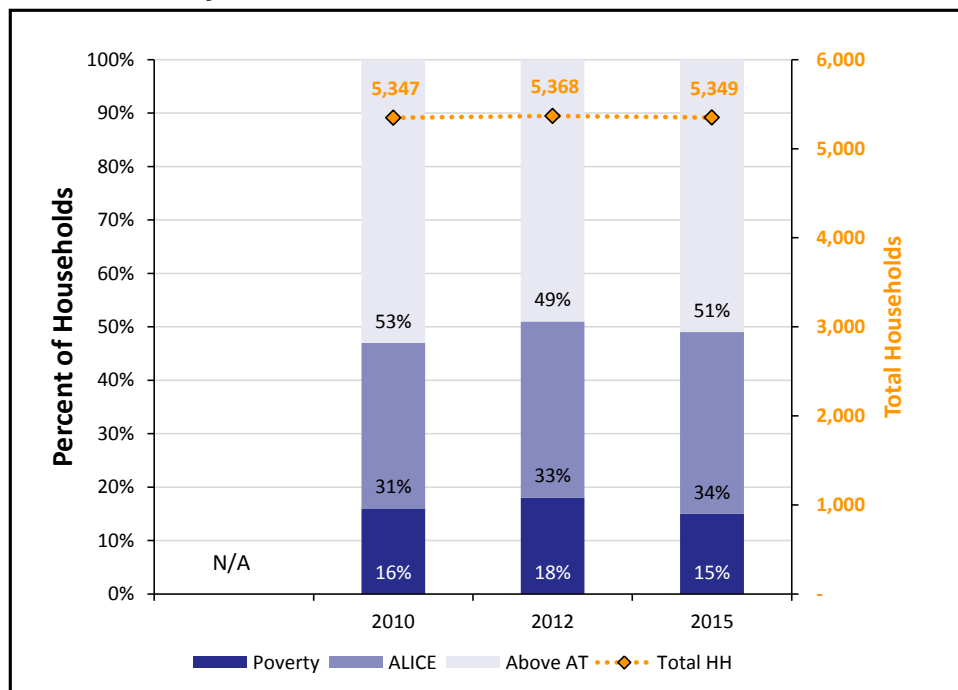
ALICE IN GULF COUNTY

Population: 15,785 | **Number of Households:** 5,349
Median Household Income: \$41,788 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 2,621 (49%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Gulf County

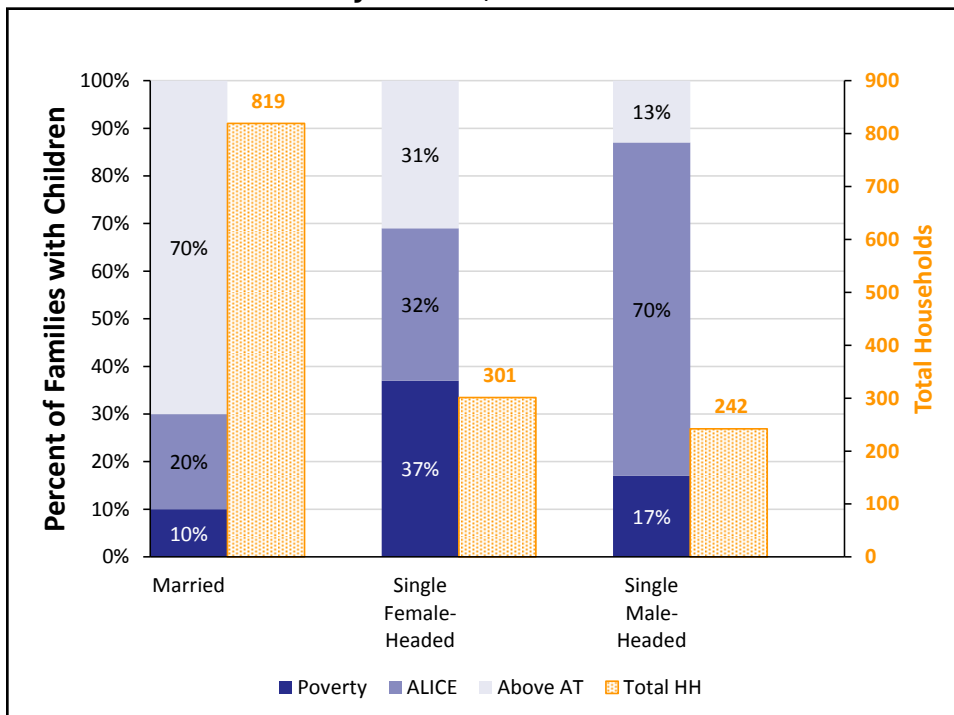
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$567	\$702
Child Care	\$–	\$1,033
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$140	\$379
Taxes	\$178	\$228
Monthly Total	\$1,537	\$4,167
ANNUAL TOTAL	\$18,444	\$50,004
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Gulf County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

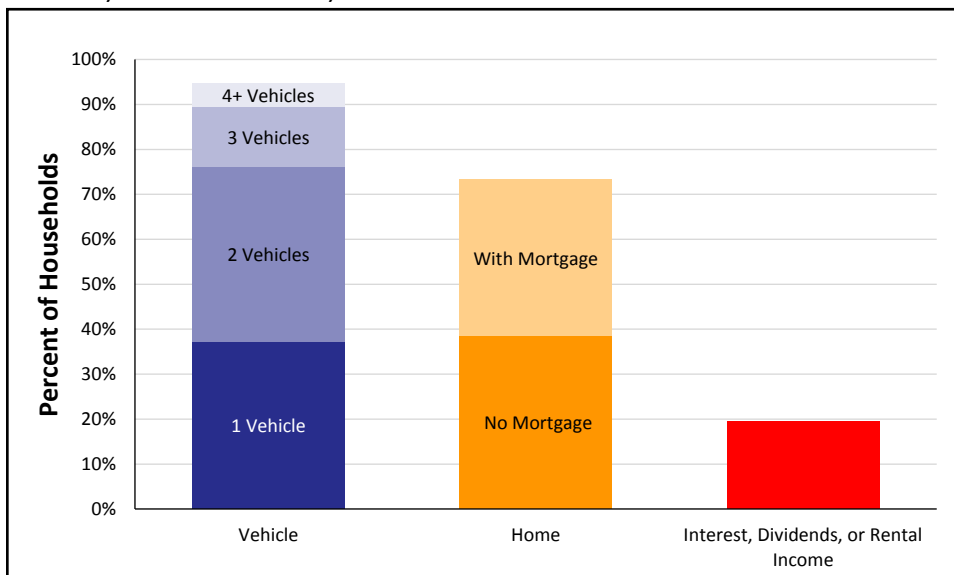
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Gulf County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

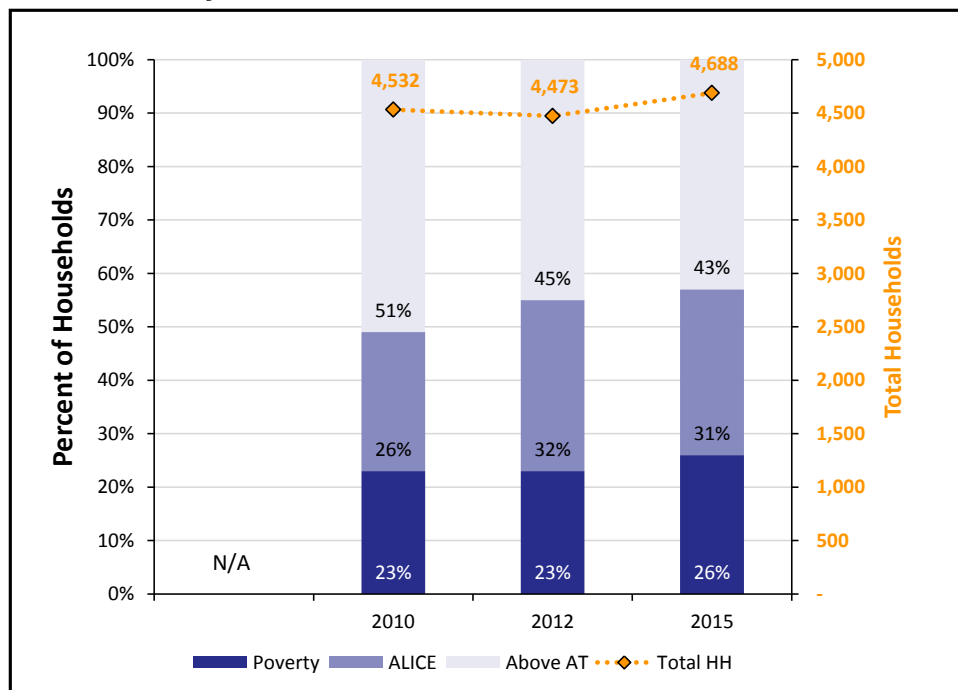
ALICE IN HAMILTON COUNTY

Population: 14,395 | **Number of Households:** 4,688
Median Household Income: \$35,048 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 2,682 (57%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Hamilton County

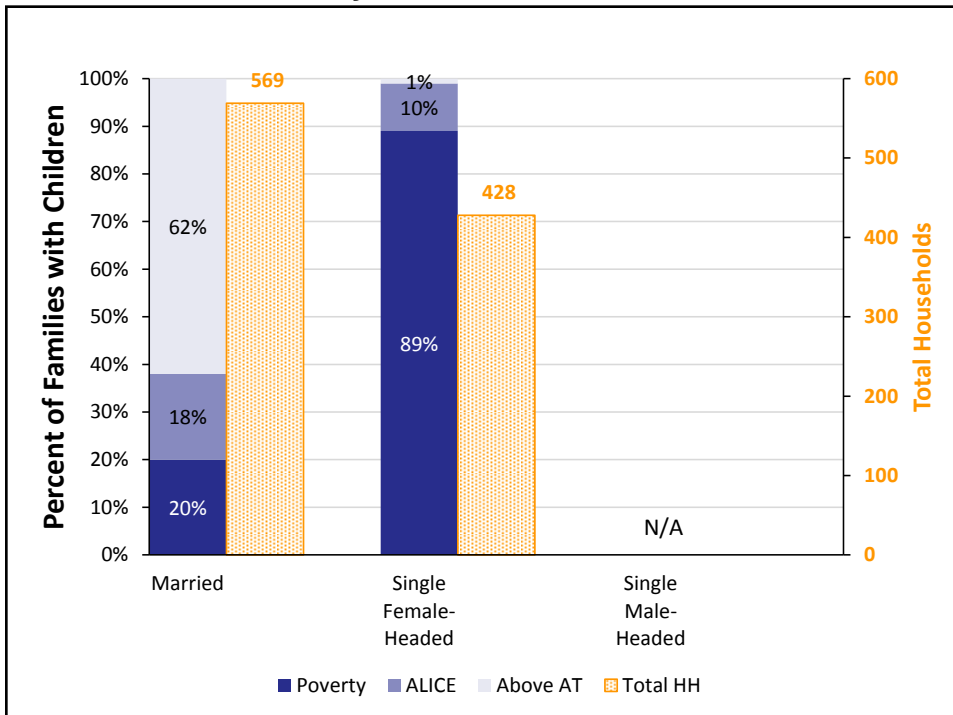
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$519	\$643
Child Care	\$–	\$1,033
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$134	\$371
Taxes	\$167	\$211
Monthly Total	\$1,472	\$4,083
ANNUAL TOTAL	\$17,664	\$48,996
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Hamilton County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

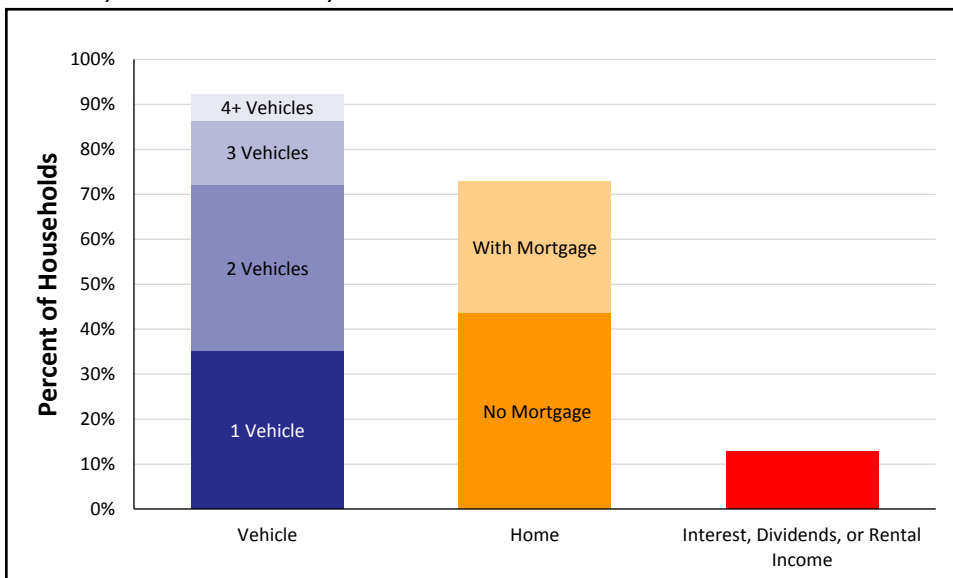
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Hamilton County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Hamilton County, 2015		
Town	Total HH	% ALICE & Poverty
Jasper	712	60%
Jasper CCD	2,168	57%
Jennings	248	70%
Jennings CCD	1,824	55%
White Springs	373	65%
White Springs CCD	696	61%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

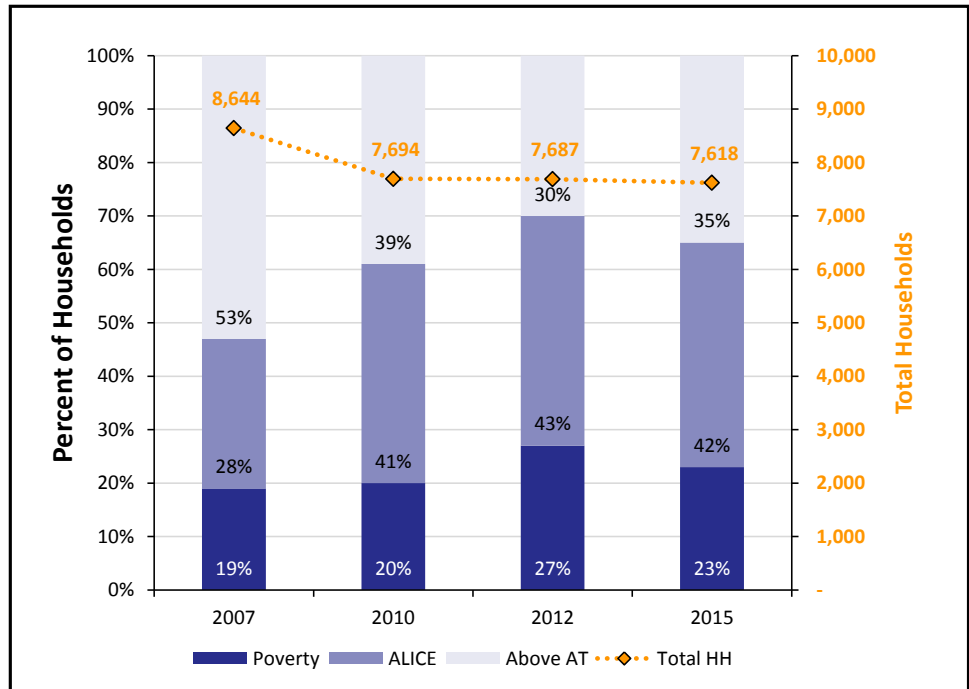
ALICE IN HARDEE COUNTY

Population: 27,468 | **Number of Households:** 7,618
Median Household Income: \$35,457 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 4,926 (65%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Hardee County

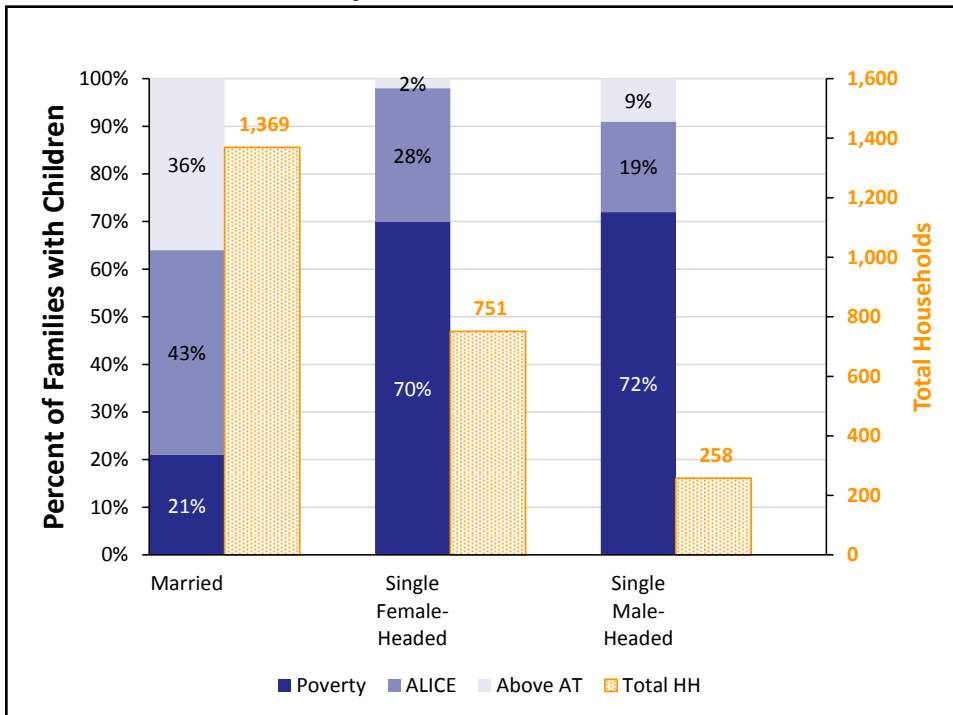
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$534	\$661
Child Care	\$–	\$1,033
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$136	\$374
Taxes	\$170	\$216
Monthly Total	\$1,492	\$4,109
ANNUAL TOTAL	\$17,904	\$49,308
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Hardee County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

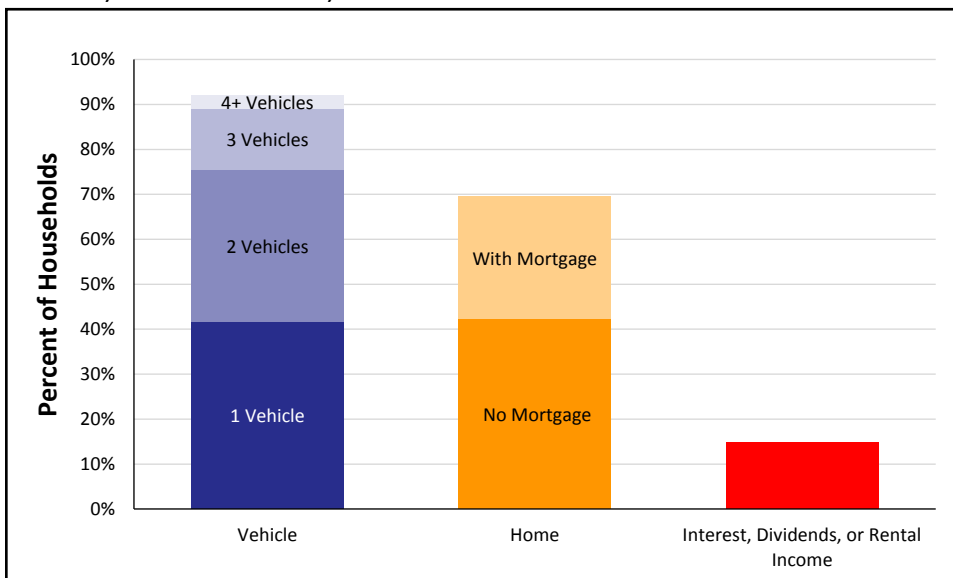
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Hardee County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Hardee County, 2015		
Town	Total HH	% ALICE & Poverty
Bowling Green	835	76%
Bowling Green CCD	1,591	70%
Wauchula	1,618	58%
Wauchula CCD	3,812	63%
Zolfo Springs	466	78%
Zolfo Springs CCD	2,215	64%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

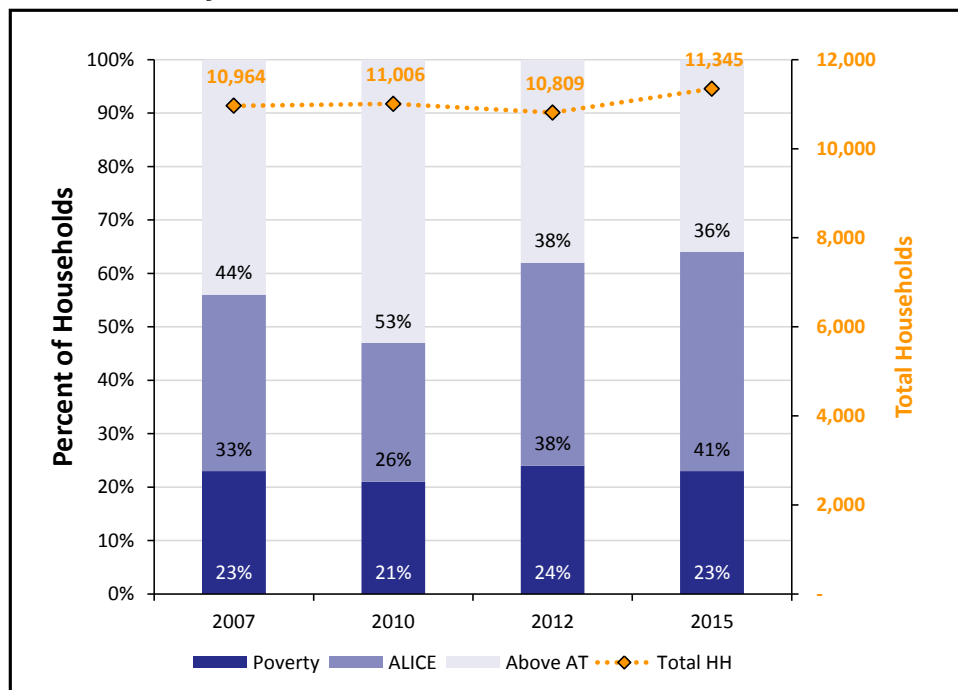
ALICE IN HENDRY COUNTY

Population: 38,363 | **Number of Households:** 11,345
Median Household Income: \$36,771 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 7,279 (64%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Hendry County

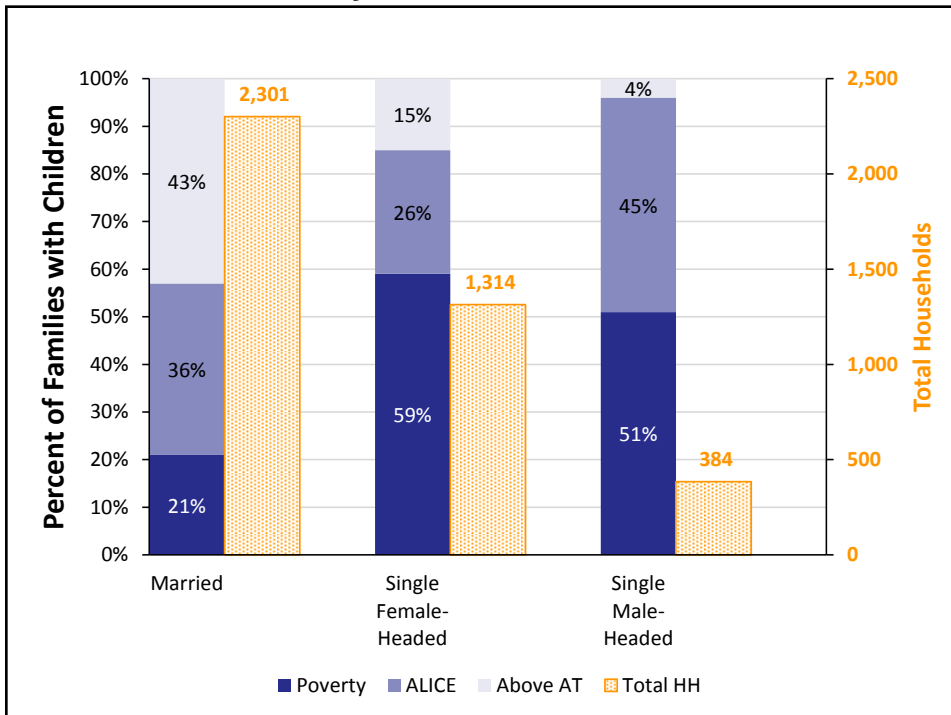
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$556	\$757
Child Care	\$–	\$1,033
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$138	\$386
Taxes	\$175	\$245
Monthly Total	\$1,521	\$4,246
ANNUAL TOTAL	\$18,252	\$50,952
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Hendry County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

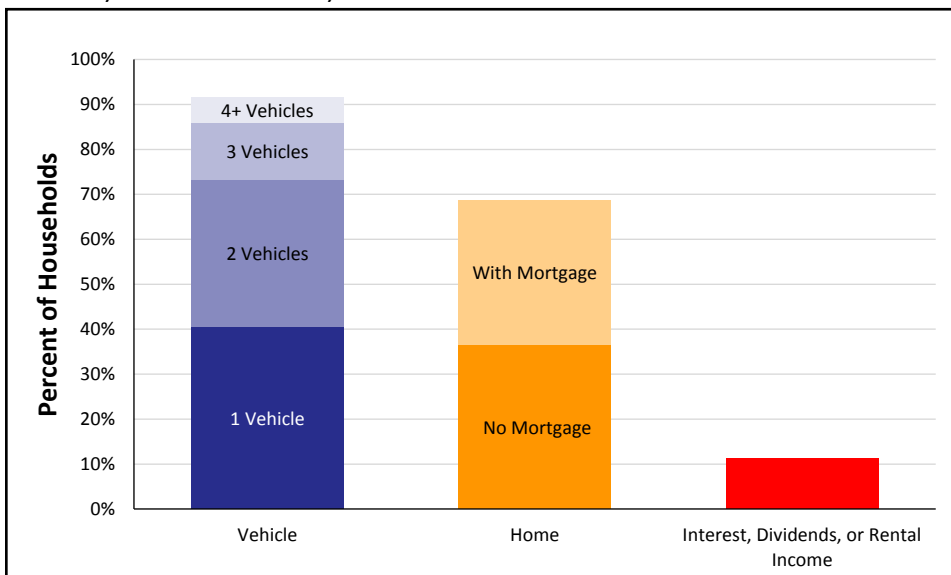
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Hendry County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Hendry County, 2015		
Town	Total HH	% ALICE & Poverty
Clewiston	2,404	56%
Clewiston CCD	5,625	69%
Fort Denaud CDP	609	44%
Harlem CDP	763	82%
LaBelle	1,405	57%
LaBelle CCD	5,720	59%
Montura CDP	1,014	79%
Pioneer CDP	335	67%
Port LaBelle CDP	1,260	53%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

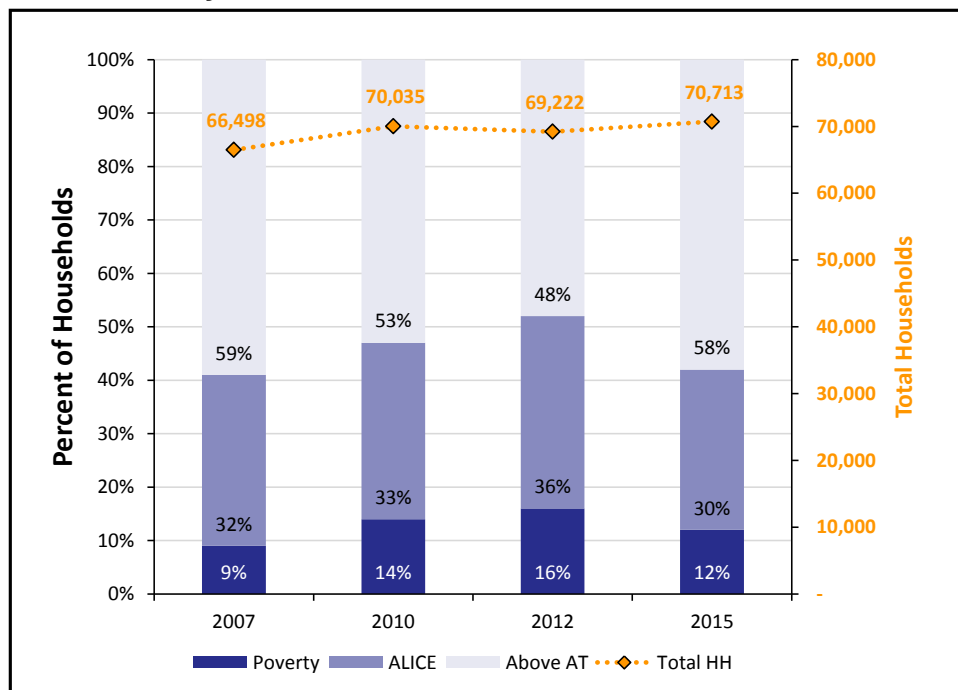
ALICE IN HERNANDO COUNTY

Population: 178,439 | **Number of Households:** 70,713
Median Household Income: \$43,590 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 29,989 (42%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Hernando County

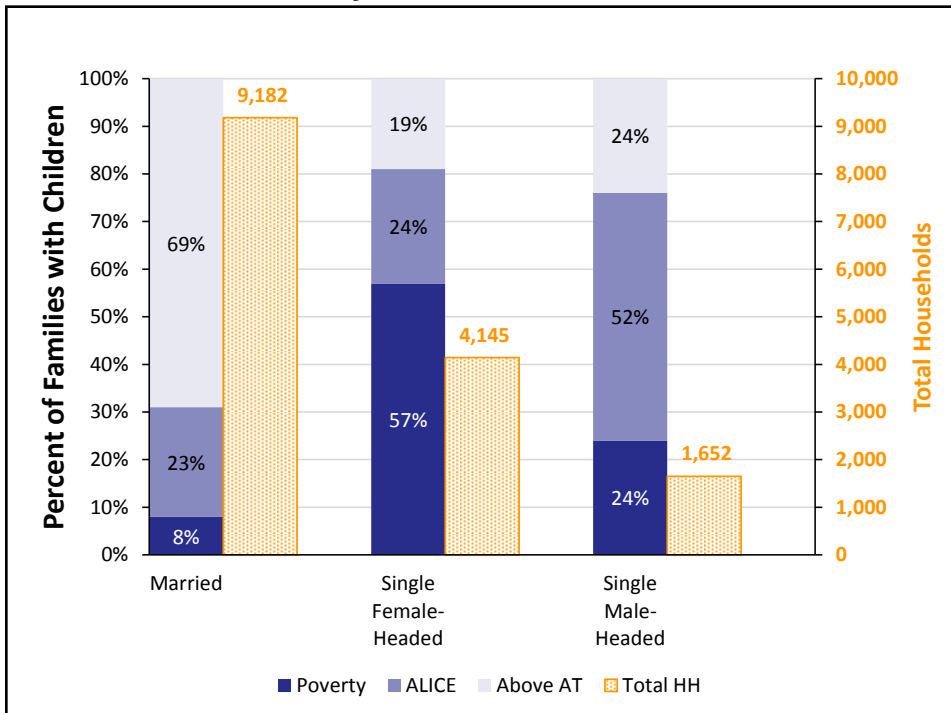
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$610	\$959
Child Care	\$–	\$993
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$145	\$407
Taxes	\$187	\$294
Monthly Total	\$1,594	\$4,478
ANNUAL TOTAL	\$19,128	\$53,736
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Hernando County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

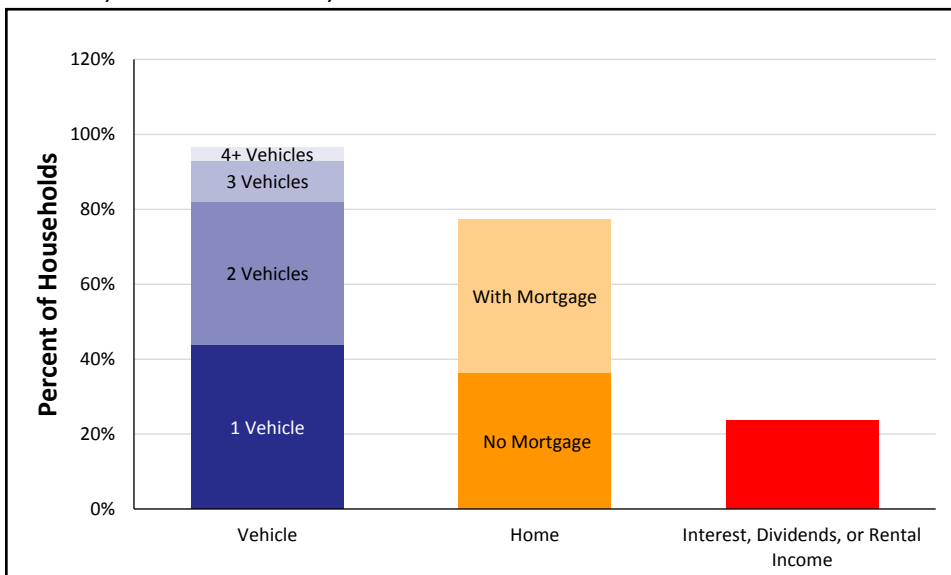
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Hernando County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Hernando County, 2015		
Town	Total HH	% ALICE & Poverty
Brookridge CDP	2,305	46%
Brooksville	3,074	64%
Brooksville CCD	12,370	51%
Garden Grove CDP	234	51%
Hernando Beach CCD	5,725	40%
Hernando Beach CDP	1,074	37%
High Point CDP	1,738	58%
Hill 'n Dale CDP	634	82%
Masaryktown CDP	405	44%
North Brooksville CDP	1,374	49%
North Weeki Wachee CDP	3,604	38%
Ridge Manor CCD	2,818	50%
Ridge Manor CDP	1,952	53%
South Brooksville CDP	1,683	53%
Spring Hill CCD	49,539	46%
Spring Hill CDP	39,446	43%
Timber Pines CDP	3,055	28%
Weeki Wachee Gardens CDP	825	40%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

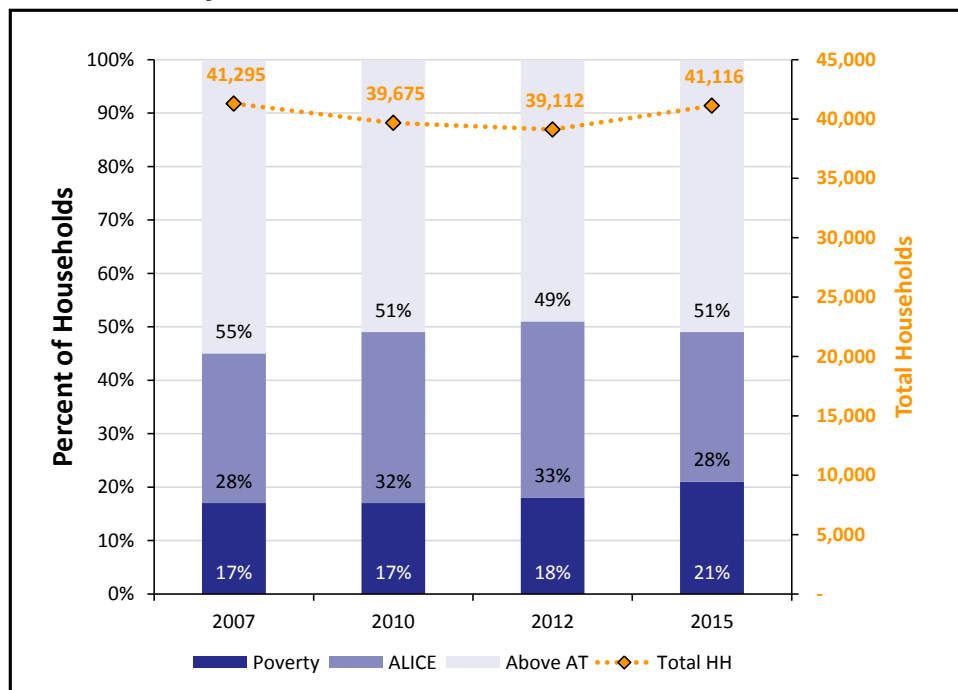
ALICE IN HIGHLANDS COUNTY

Population: 99,491 | **Number of Households:** 41,116
Median Household Income: \$34,242 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 19,972 (49%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Highlands County

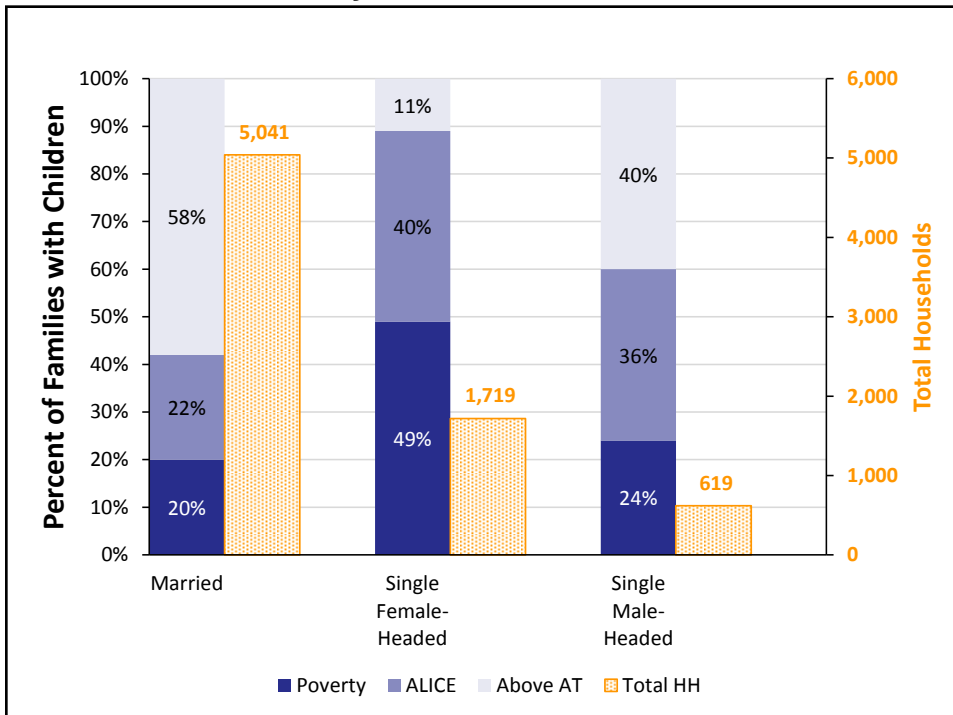
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$571	\$726
Child Care	\$–	\$1,033
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$140	\$382
Taxes	\$178	\$235
Monthly Total	\$1,541	\$4,201
ANNUAL TOTAL	\$18,492	\$50,412
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Highlands County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

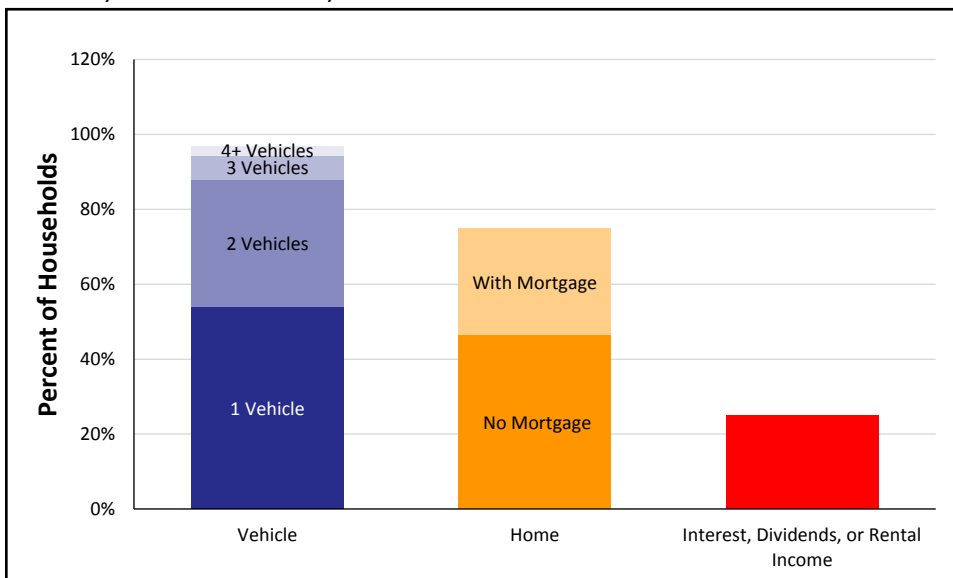
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Highlands County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

Highlands County, 2015		
Town	Total HH	% ALICE & Poverty
Avon Park	3,337	63%
Avon Park CCD	13,215	48%
Lake Placid	767	65%
Lake Placid CCD	9,381	49%
Sebring	4,259	63%
Sebring CCD	17,801	47%

ALICE IN HILLSBOROUGH COUNTY

Population: 1,349,050 | **Number of Households:** 503,154

Median Household Income: \$51,725 (state average: \$49,426)

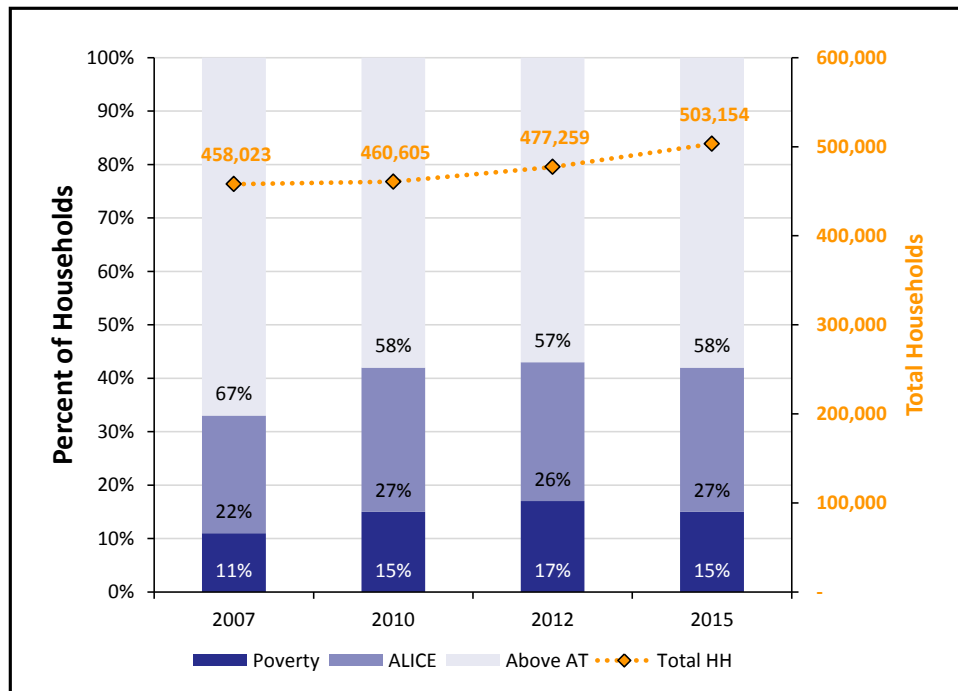
Florida Underemployment Rate for 2015: 11.5%

Households Below ALICE Threshold: 210,307 (42%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Hillsborough County

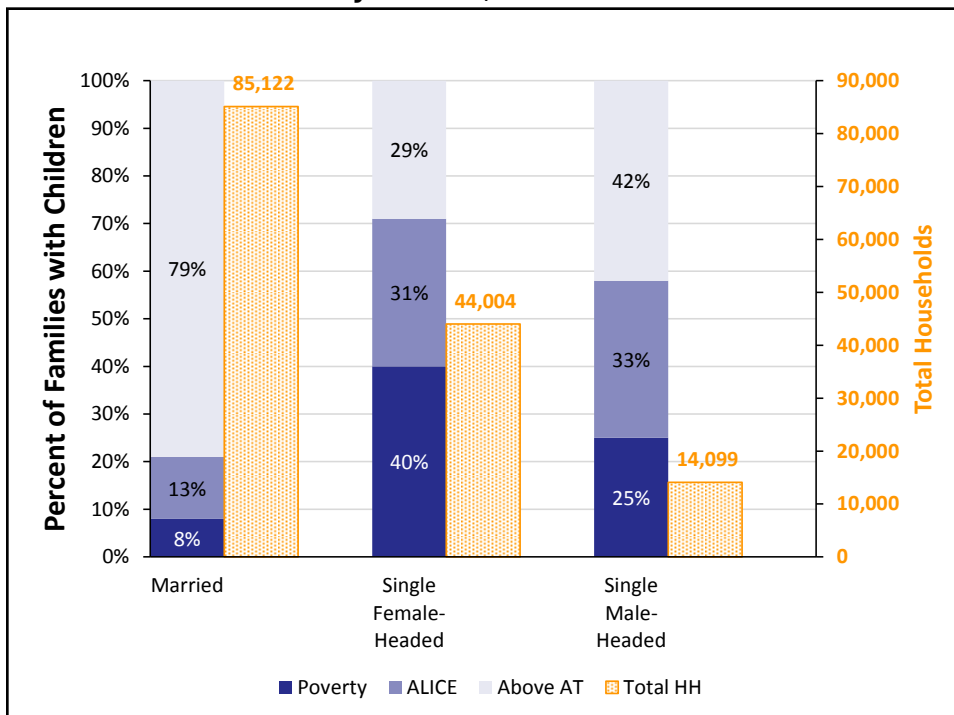
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$610	\$959
Child Care	\$–	\$1,013
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$145	\$410
Taxes	\$187	\$300
Monthly Total	\$1,594	\$4,507
ANNUAL TOTAL	\$19,128	\$54,084
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Hillsborough County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

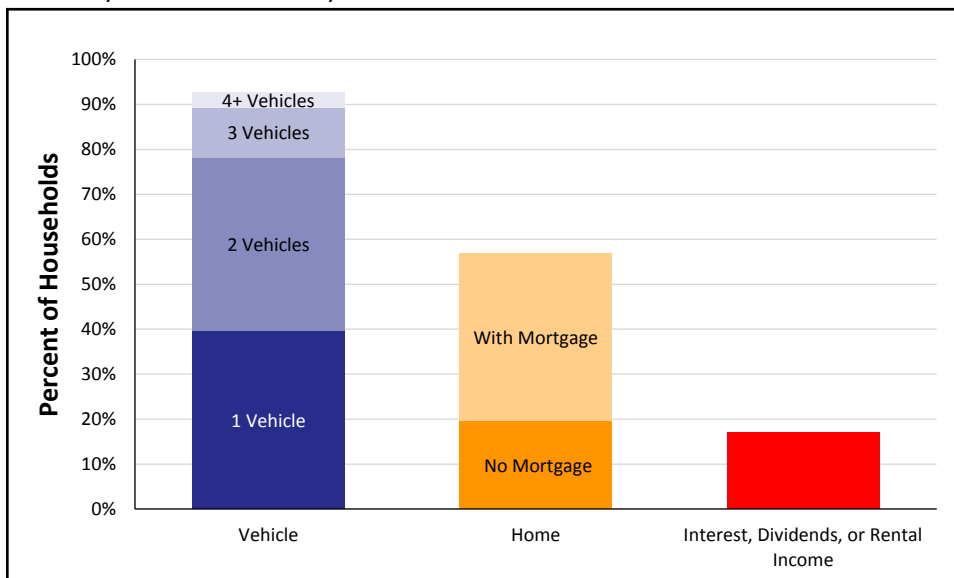
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Hillsborough County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Hillsborough County, 2015		
Town	Total HH	% ALICE & Poverty
Apollo Beach CDP	6,269	26%
Balm CDP	593	39%
Bloomington CDP	7,899	23%
Brandon CCD	63,831	36%
Brandon CDP	41,955	36%
Carrollwood CDP	13,926	33%
Cheval CDP	4,268	34%
Citrus Park CDP	9,177	36%
Dover CDP	971	61%
East Lake-Orient Park CDP	9,550	56%
Egypt Lake-Leto CDP	13,545	60%
Fish Hawk CDP	4,940	18%
Gibson CDP	5,286	49%
Keystone CDP	7,937	11%
Keystone-Citrus Park CCD	49,635	28%
Lake Magdalene CDP	11,798	43%
Lutz CDP	7,511	33%
Mango CDP	4,264	58%
Northdale CDP	8,400	29%
Palm River-Clair Mel CDP	7,676	56%
Palm River-Gibson CDP	16,022	50%
Pebble Creek CDP	2,760	22%
Plant City	12,774	48%
Plant City CCD	28,933	46%
Progress Village CDP	2,434	38%
Riverview CDP	27,869	27%
Ruskin CCD	26,993	38%
Ruskin CDP	6,383	46%
Seffner CDP	2,616	41%
Sun City Center CDP	11,910	39%
Tampa	144,582	48%
Tampa CCD	256,445	49%
Temple Terrace	9,815	41%
Thonotosassa CDP	4,802	49%
Town 'n' Country CDP	30,176	45%
University CDP (Hillsborough County)	17,057	76%
Valrico CDP	12,799	25%
Westchase CDP	8,685	20%
Wimauma CDP	1,791	66%
Wimauma-Riverview CCD	44,219	29%

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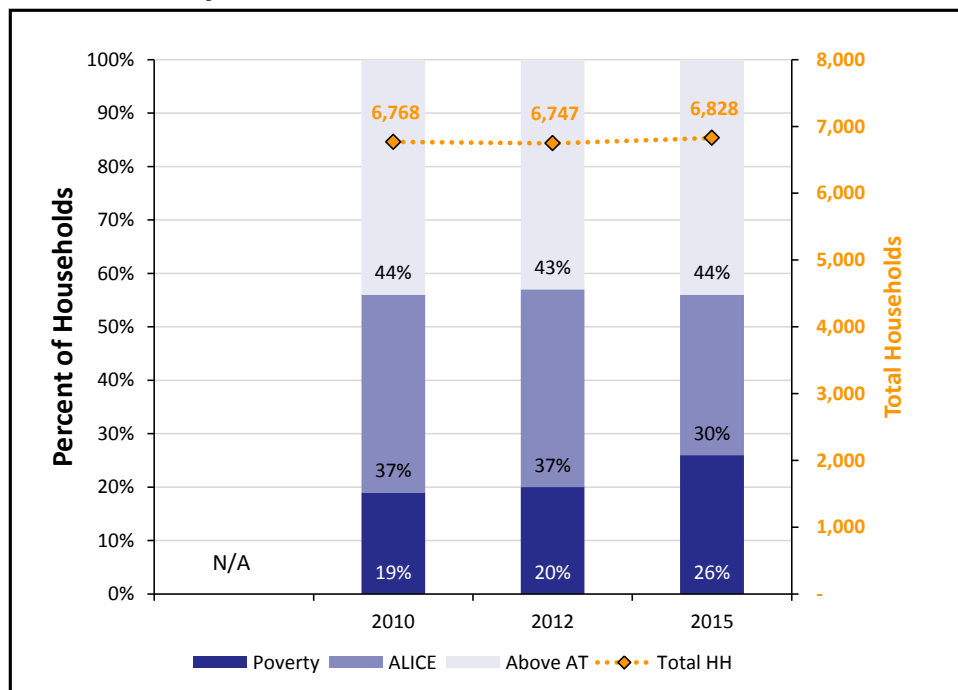
ALICE IN HOLMES COUNTY

Population: 19,635 | **Number of Households:** 6,828
Median Household Income: \$35,020 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 3,841 (56%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Holmes County

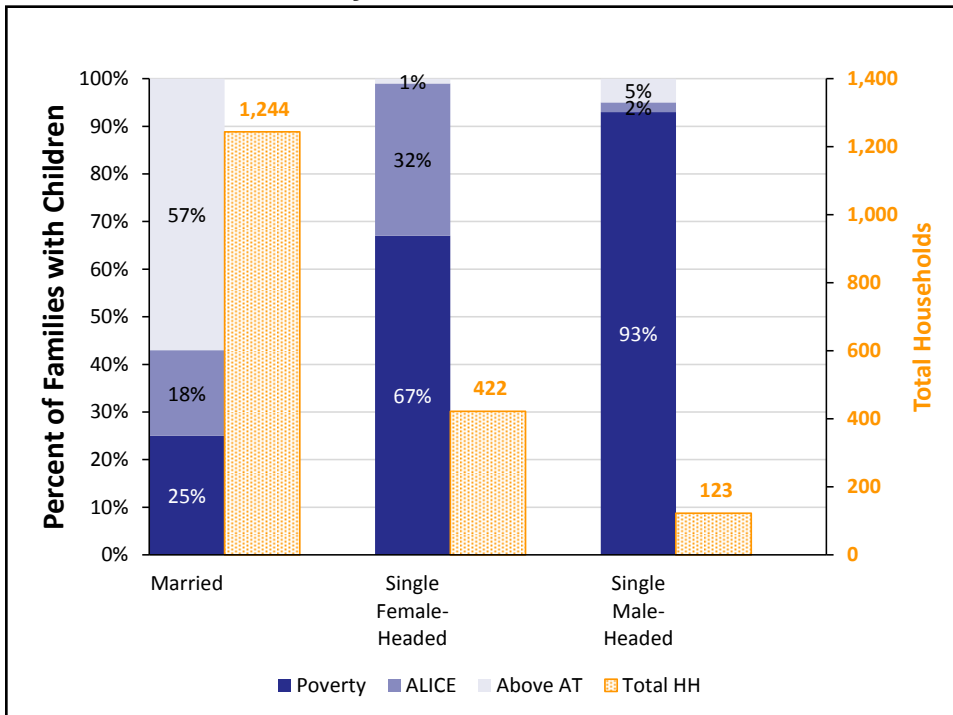
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$519	\$643
Child Care	\$–	\$1,033
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$134	\$371
Taxes	\$167	\$211
Monthly Total	\$1,472	\$4,083
ANNUAL TOTAL	\$17,664	\$48,996
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Holmes County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

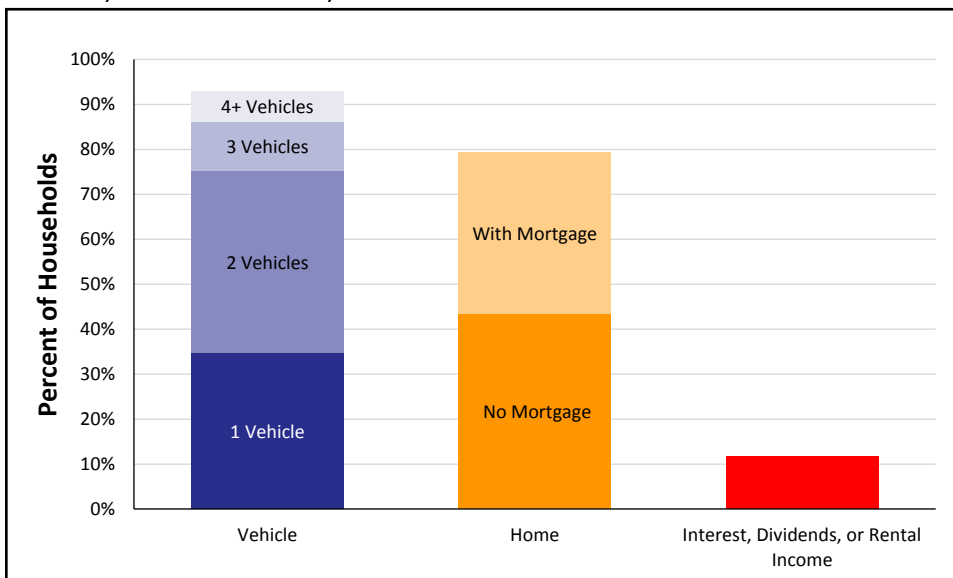
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Holmes County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

Holmes County, 2015		
Town	Total HH	% ALICE & Poverty
Bonifay	957	65%
Bonifay CCD	3,114	57%
Esto-Noma CCD	1,582	52%
West Holmes CCD	2,132	58%

ALICE IN INDIAN RIVER COUNTY

Population: 147,919 | **Number of Households:** 55,494

Median Household Income: \$49,379 (state average: \$49,426)

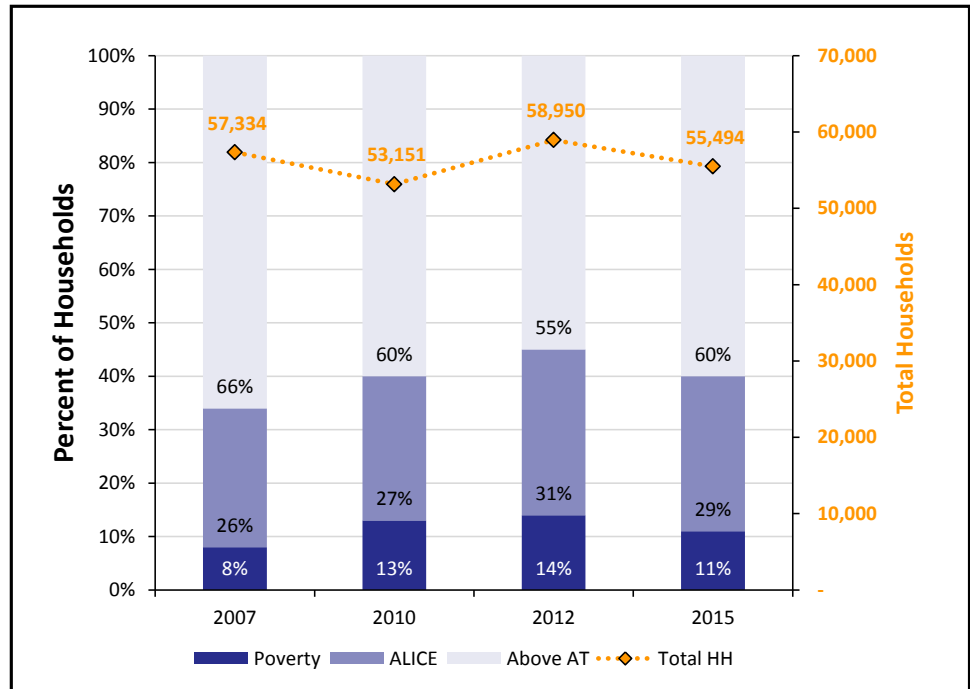
Florida Underemployment Rate for 2015: 11.5%

Households Below ALICE Threshold: 22,005 (40%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Indian River County

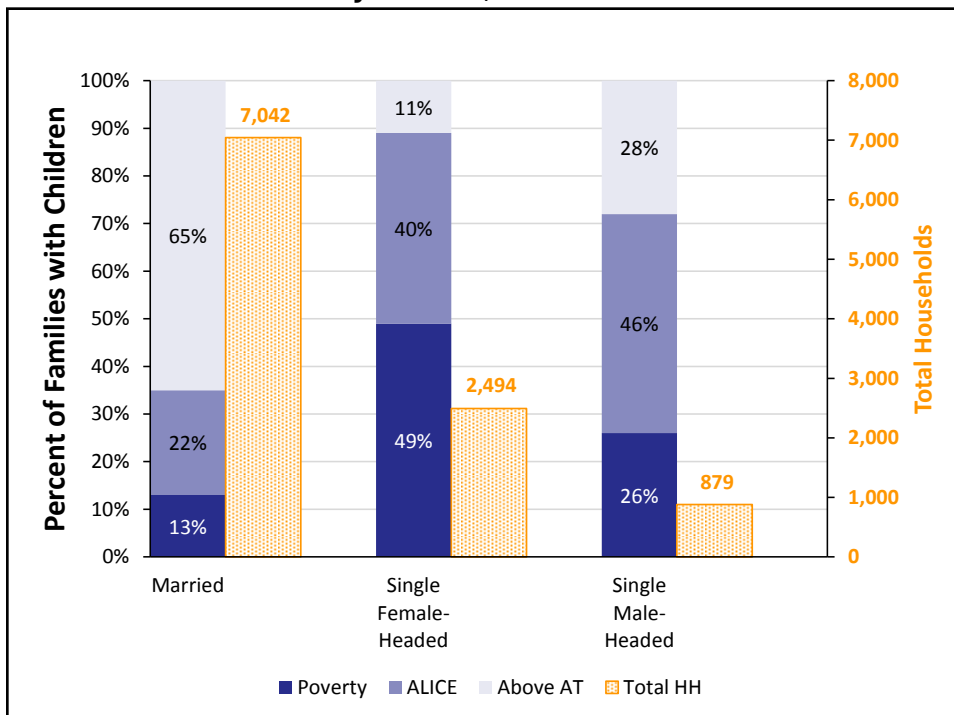
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$532	\$821
Child Care	\$–	\$940
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$135	\$382
Taxes	\$170	\$236
Monthly Total	\$1,489	\$4,204
ANNUAL TOTAL	\$17,868	\$50,448
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Indian River County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

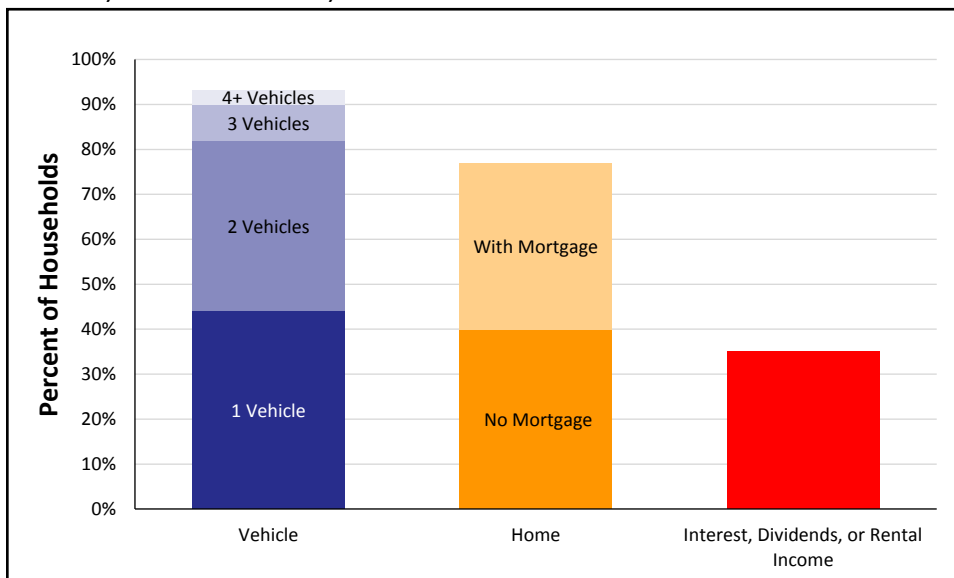
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Indian River County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Indian River County, 2015		
Town	Total HH	% ALICE & Poverty
Fellsmere	1,260	81%
Fellsmere CCD	6,977	52%
Florida Ridge CDP	7,166	49%
Gifford CDP	3,801	62%
Indian River Shores	2,139	17%
Roseland CDP	703	25%
Sebastian	9,172	42%
South Beach CDP	1,621	14%
Vero Beach	7,174	51%
Vero Beach CCD	50,848	43%
Vero Beach South CDP	9,405	47%
Wabasso Beach CDP	861	31%
West Vero Corridor CDP	3,992	48%
Winter Beach CDP	801	26%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

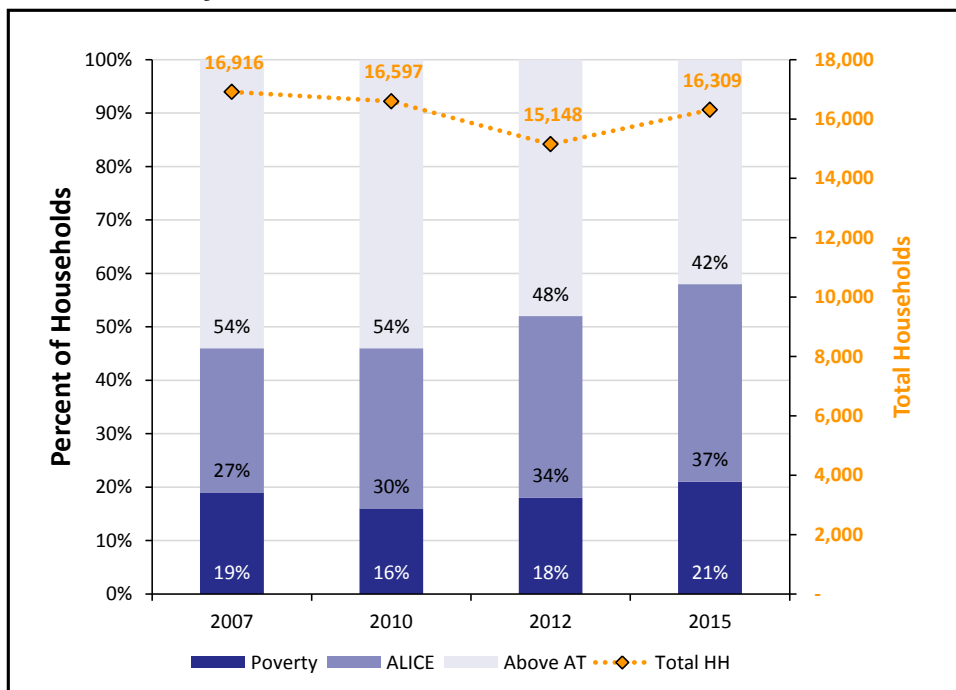
ALICE IN JACKSON COUNTY

Population: 48,900 | **Number of Households:** 16,309
Median Household Income: \$35,098 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 9,464 (58%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Jackson County

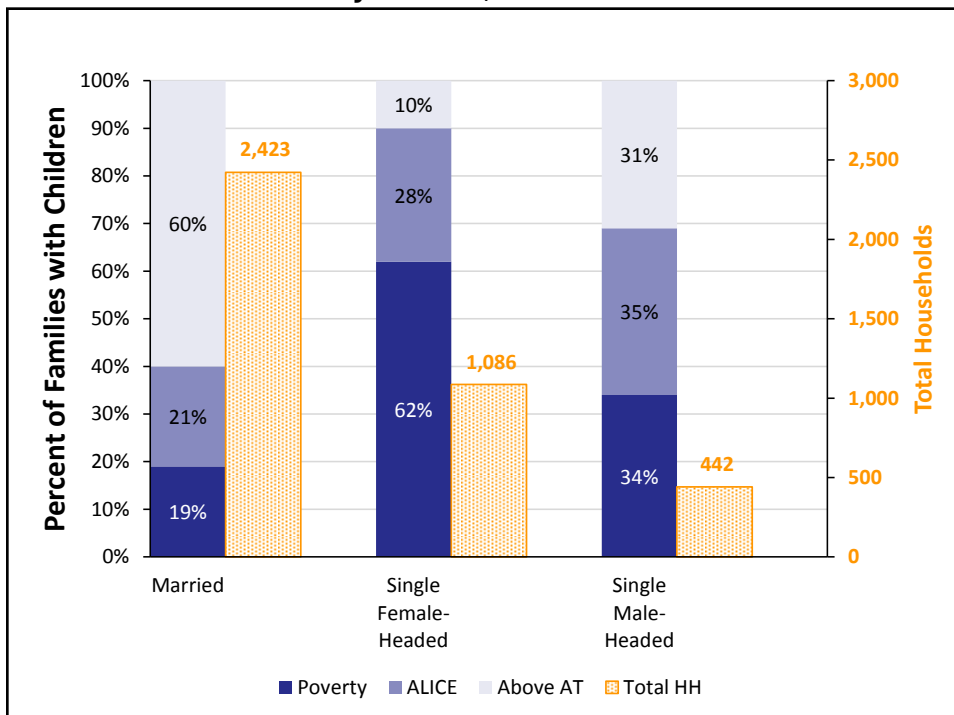
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$519	\$643
Child Care	\$–	\$1,033
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$134	\$371
Taxes	\$167	\$211
Monthly Total	\$1,472	\$4,083
ANNUAL TOTAL	\$17,664	\$48,996
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Jackson County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

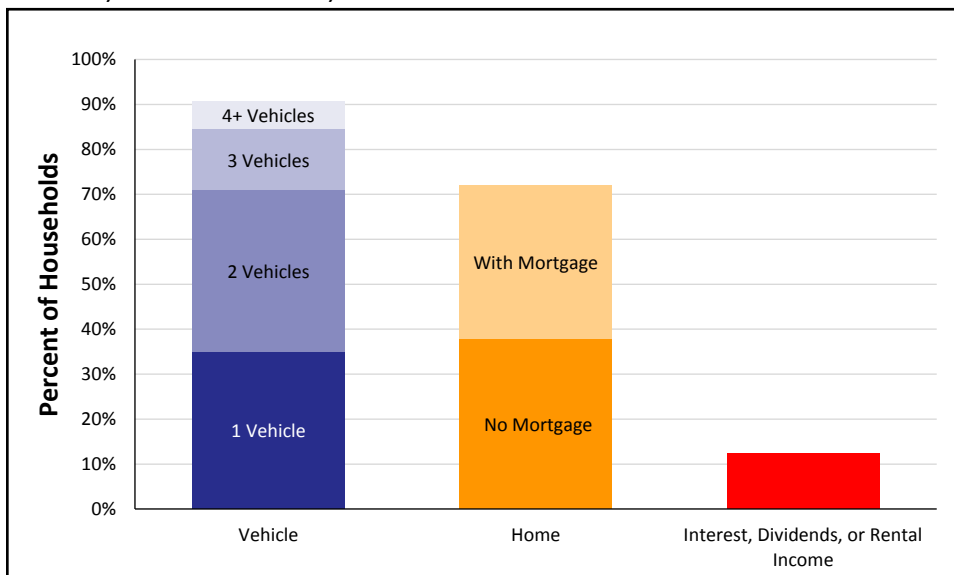
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Jackson County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Jackson County, 2015		
Town	Total HH	% ALICE & Poverty
Alford CCD	1,561	54%
Campbellton CCD	546	68%
Cottontdale CCD	1,290	58%
Cypress CCD	1,897	52%
Graceville	757	64%
Graceville CCD	1,471	59%
Grand Ridge	337	61%
Greenwood CCD	1,298	56%
Malone	250	66%
Malone CCD	933	56%
Marianna	3,490	74%
Marianna CCD	5,757	62%
Sneads	758	56%
Sneads CCD	1,556	54%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

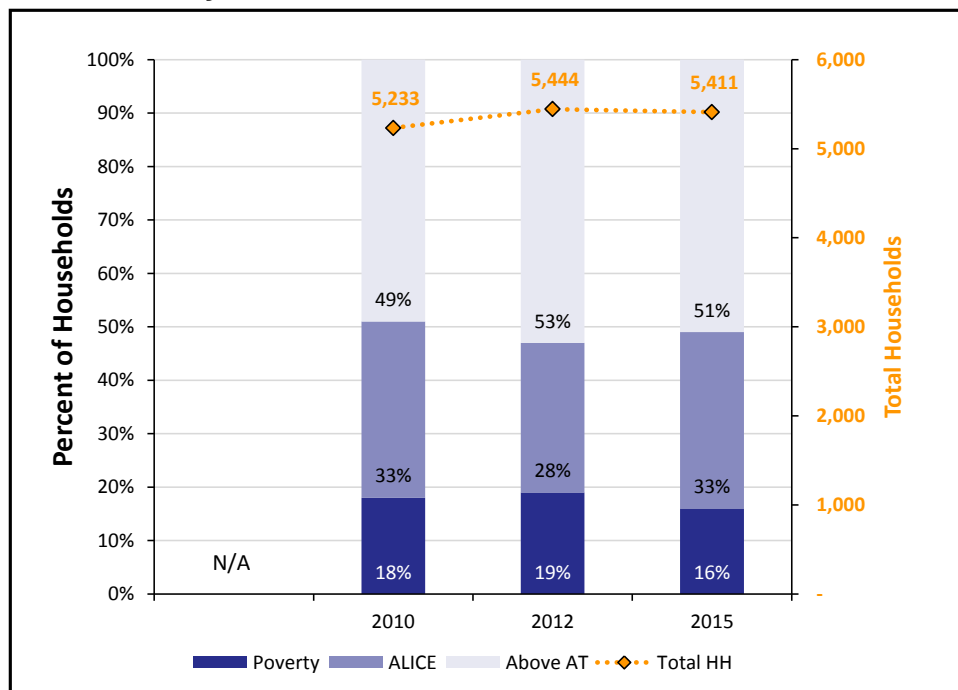
ALICE IN JEFFERSON COUNTY

Population: 14,198 | **Number of Households:** 5,411
Median Household Income: \$43,355 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 2,663 (49%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Jefferson County

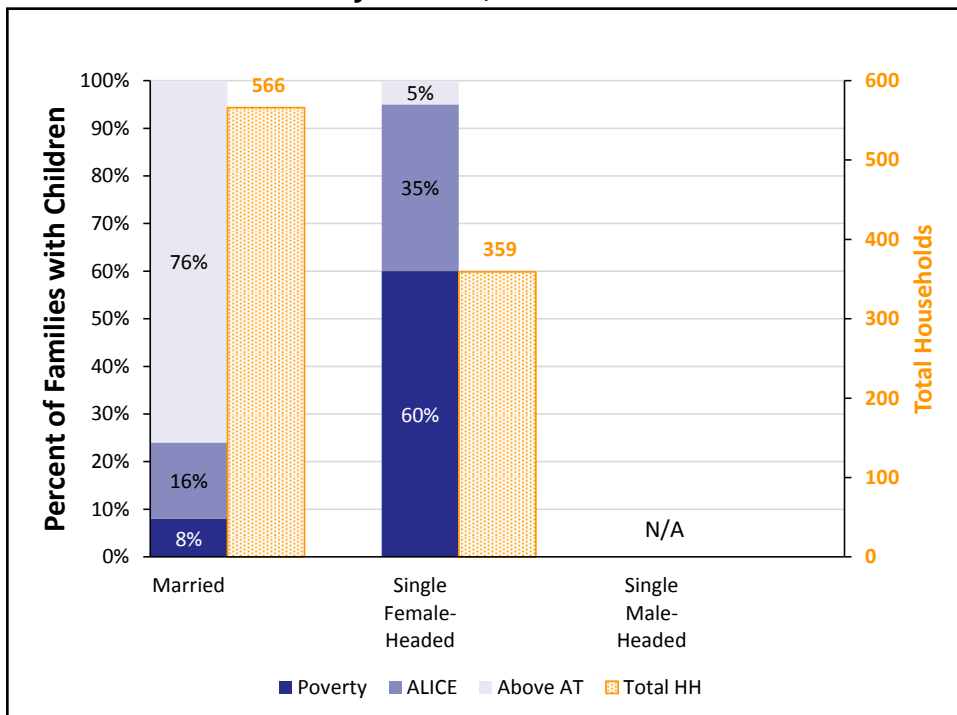
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$705	\$905
Child Care	\$–	\$1,033
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$157	\$405
Taxes	\$211	\$290
Monthly Total	\$1,725	\$4,458
ANNUAL TOTAL	\$20,700	\$53,496
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Jefferson County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

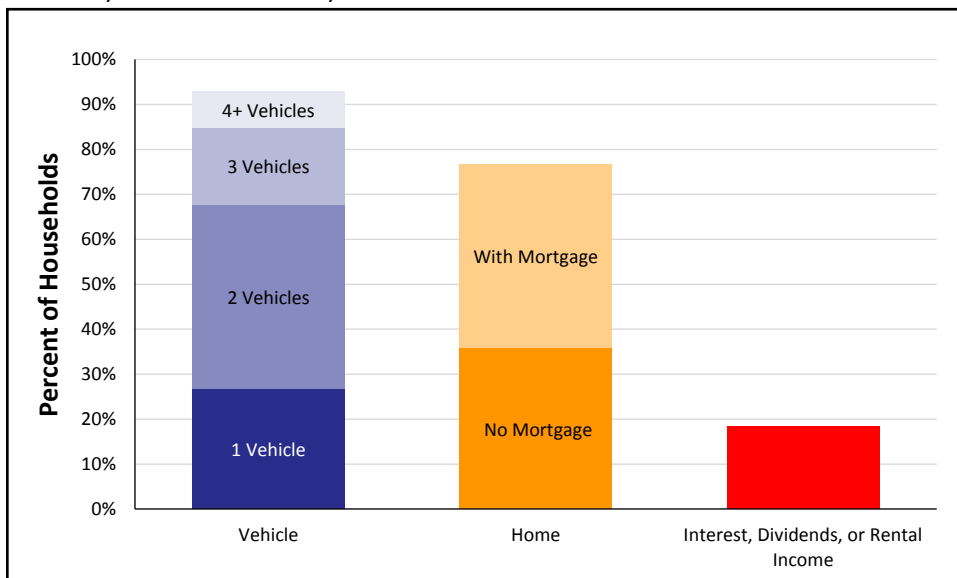
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Jefferson County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Jefferson County, 2015		
Town	Total HH	% ALICE & Poverty
Monticello	945	57%
Monticello CCD	3,609	53%
Wacissa CCD	1,802	42%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

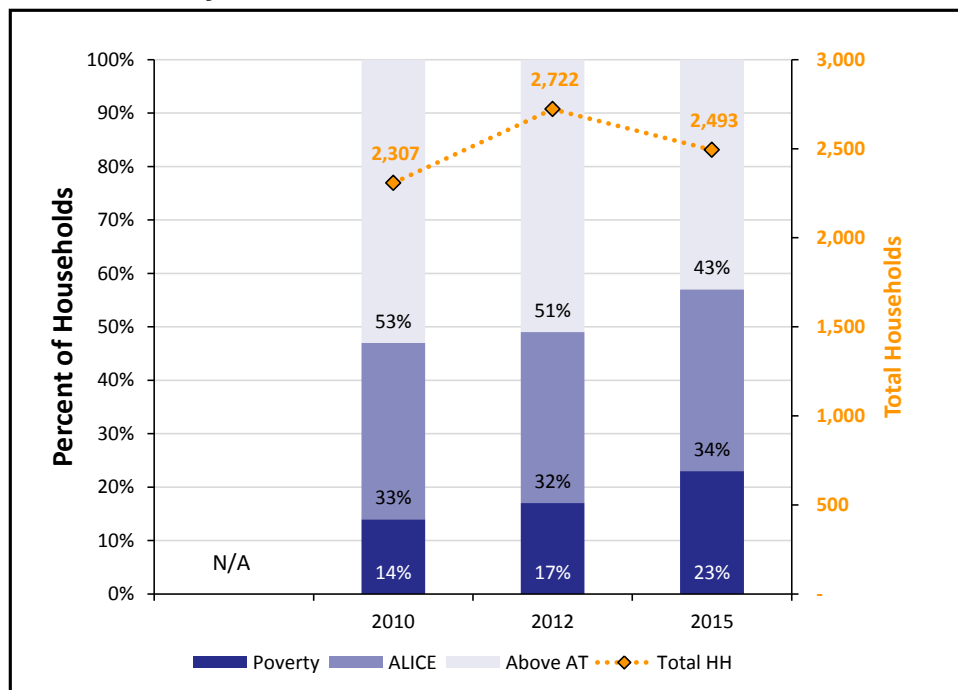
ALICE IN LAFAYETTE COUNTY

Population: 8,801 | **Number of Households:** 2,493
Median Household Income: \$35,864 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 1,435 (57%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Lafayette County

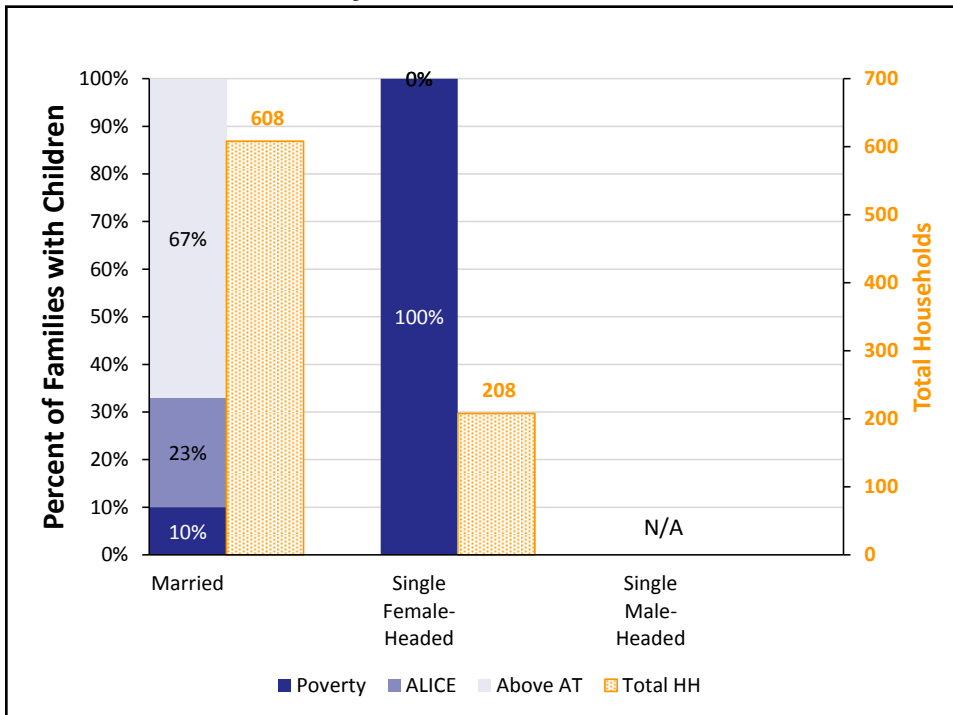
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$519	\$643
Child Care	\$–	\$1,033
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$134	\$371
Taxes	\$167	\$211
Monthly Total	\$1,472	\$4,083
ANNUAL TOTAL	\$17,664	\$48,996
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Lafayette County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

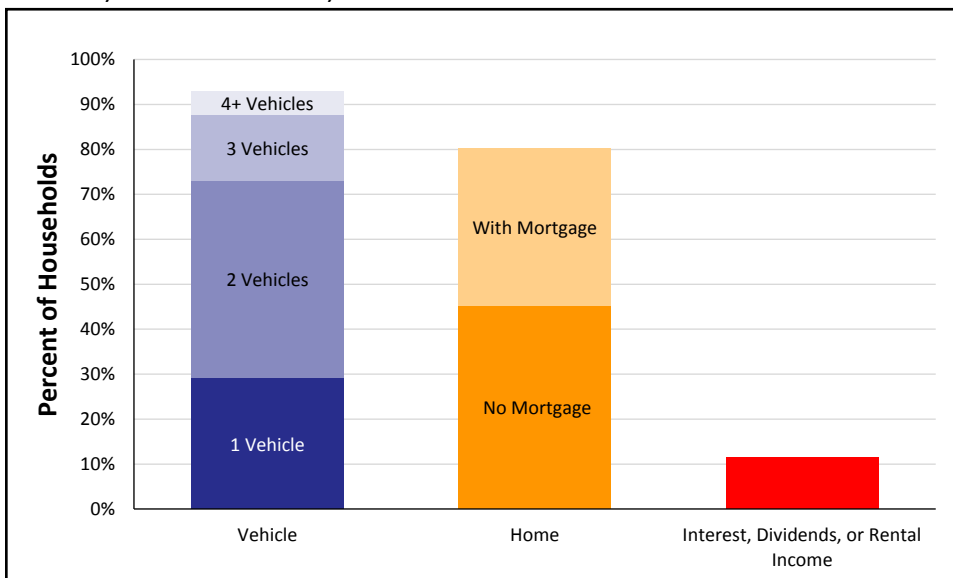
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Lafayette County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

Lafayette County, 2015		
Town	Total HH	% ALICE & Poverty
Day CCD	472	58%
Mayo	419	59%
Mayo CCD	2,021	57%

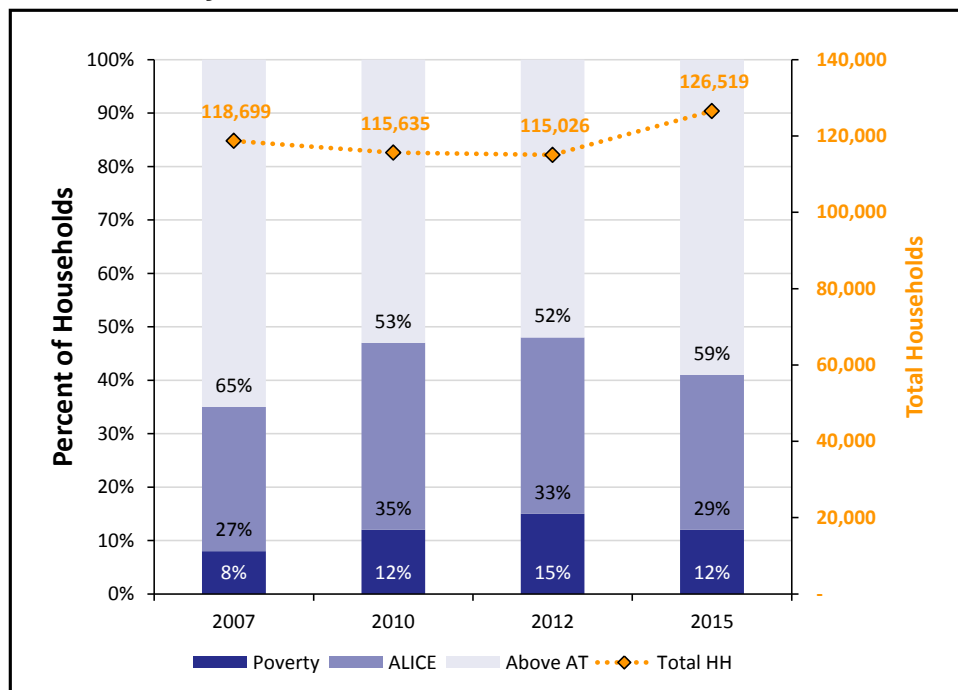
ALICE IN LAKE COUNTY

Population: 325,875 | **Number of Households:** 126,519
Median Household Income: \$50,305 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 51,456 (41%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

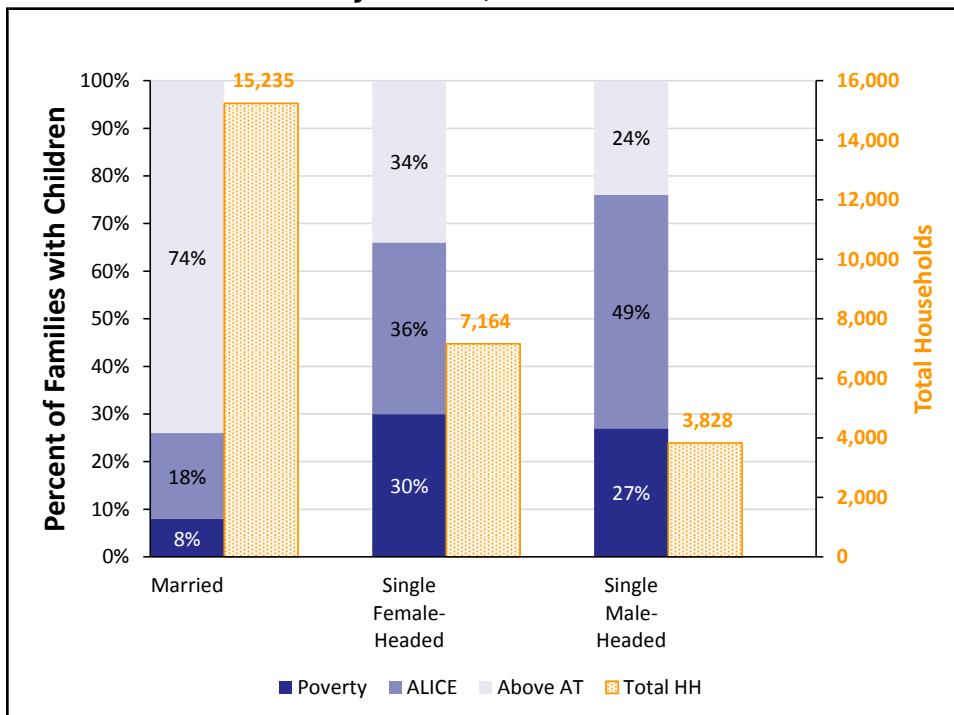
Household Survival Budget, Lake County		
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$707	\$997
Child Care	\$–	\$953
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$157	\$407
Taxes	\$212	\$294
Monthly Total	\$1,728	\$4,476
ANNUAL TOTAL	\$20,736	\$53,712
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Lake County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

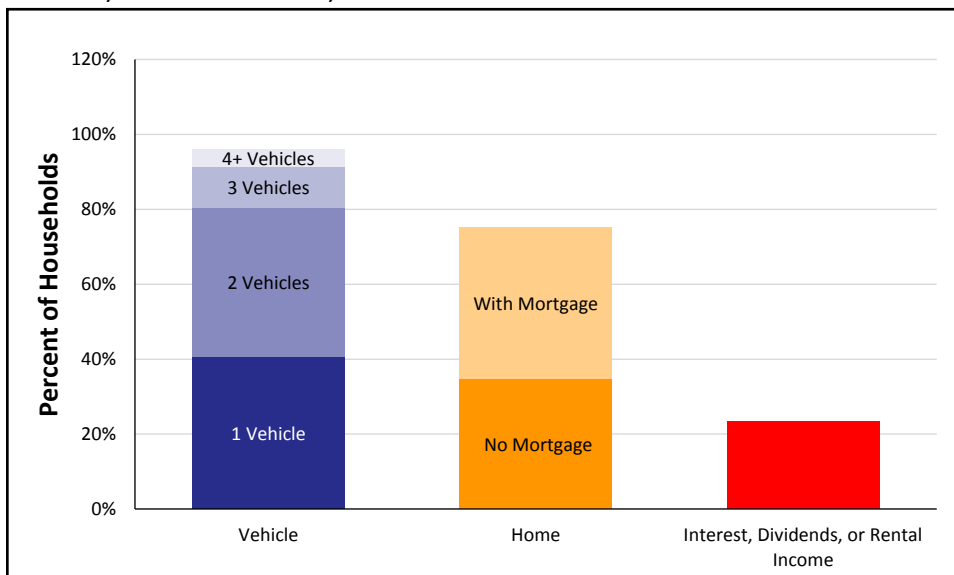
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Lake County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Lake County, 2015		
Town	Total HH	% ALICE & Poverty
Astatula	541	50%
Astor CDP	649	68%
Clermont	11,007	38%
Clermont CCD	29,373	35%
Eustis	7,150	57%
Eustis CCD	11,514	49%
Fruitland Park	1,479	49%
Fruitland Park-Lady Lake CCD	13,046	46%
Groveland	3,345	39%
Groveland-Mascotte CCD	9,484	39%
Howey-in-the-Hills	527	24%
Howey-in-the-Hills-Okahumpka CCD	8,293	36%
Lady Lake	6,936	50%
Lake Kathryn CDP	297	81%
Lake Mack-Forest Hills CDP	300	71%
Leesburg	8,311	61%
Leesburg CCD	9,216	58%
Leesburg East CCD	9,803	49%
Mascotte	1,488	49%
Minneola	3,290	44%
Montverde	520	28%
Mount Dora	5,747	41%
Mount Dora CCD	10,185	39%
Mount Plymouth CDP	1,577	24%
Silver Lake CDP	689	37%
Sorrento CDP	215	74%
Tavares	6,232	52%
Tavares CCD	9,227	49%
Umatilla	1,399	49%
Umatilla CCD	9,110	50%
Yalaha CDP	539	19%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

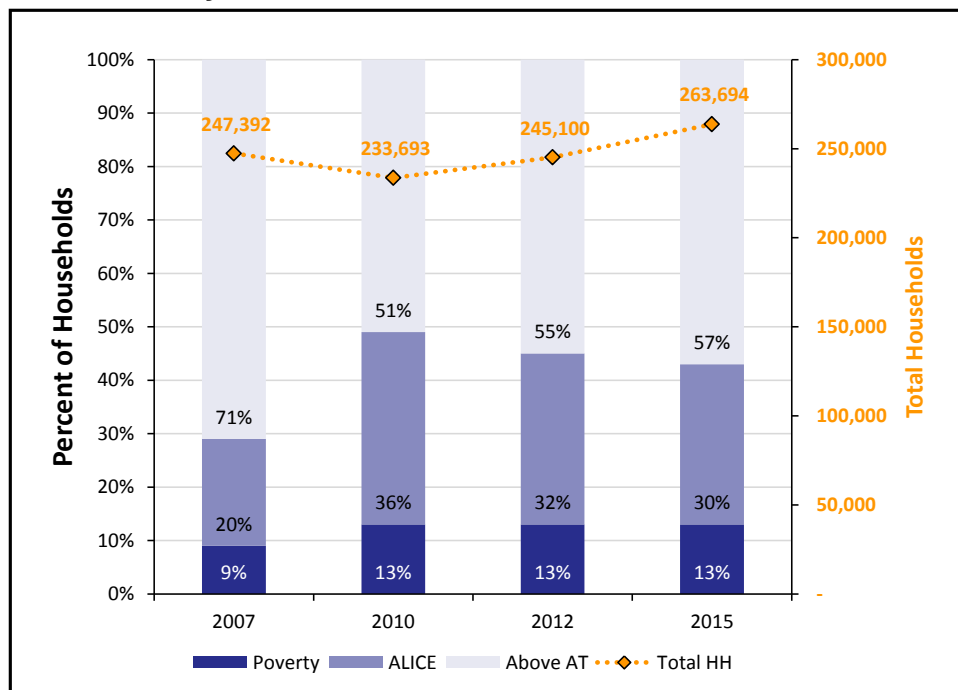
ALICE IN LEE COUNTY

Population: 701,982 | **Number of Households:** 263,694
Median Household Income: \$50,651 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 114,083 (43%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Lee County

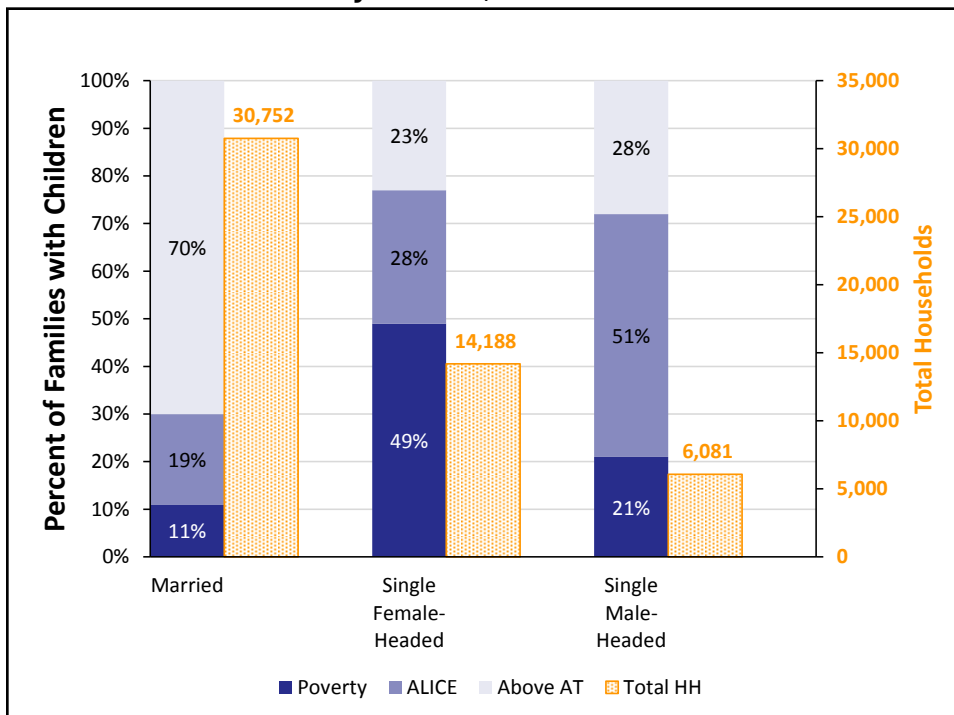
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$703	\$896
Child Care	\$–	\$963
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$157	\$395
Taxes	\$211	\$266
Monthly Total	\$1,723	\$4,345
ANNUAL TOTAL	\$20,676	\$52,140
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Lee County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

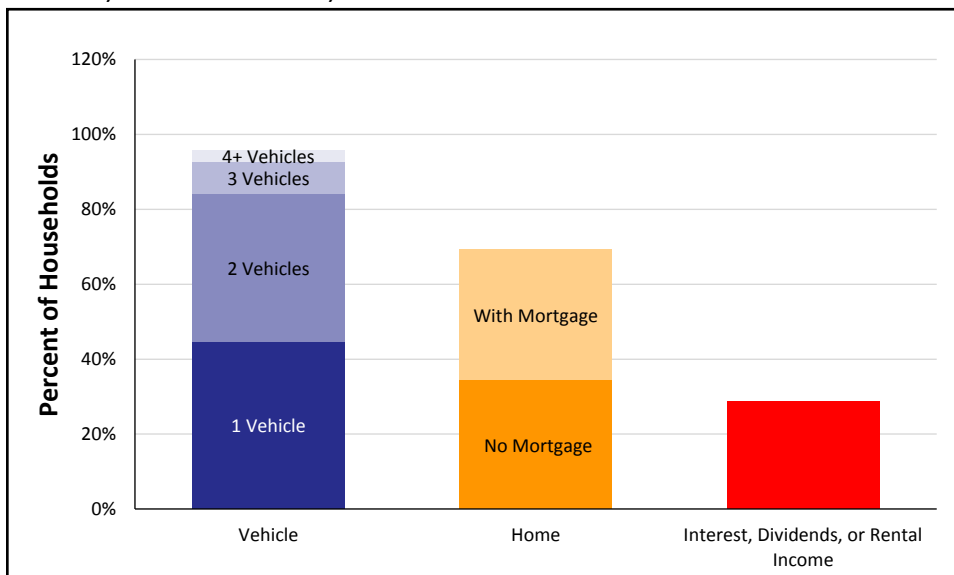
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Lee County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Lee County, 2015		
Town	Total HH	% ALICE & Poverty
Alva CDP	819	37%
Boca Grande CCD	358	24%
Bokeelia CDP	610	56%
Bonita Springs	19,634	38%
Bonita Springs CCD	42,523	36%
Buckingham CDP	1,521	37%
Burnt Store Marina CDP	986	25%
Cape Coral	61,251	42%
Cape Coral CCD	65,919	44%
Cypress Lake CDP	6,053	49%
Estero	13,790	28%
Estero Island CCD	4,605	37%
Fort Myers	28,441	56%
Fort Myers Beach	3,604	37%
Fort Myers CCD	62,852	50%
Fort Myers Shores CCD	5,096	41%
Fort Myers Shores CDP	1,980	49%
Gateway CDP	3,002	24%
Harlem Heights CDP	396	58%
Iona CDP	7,158	39%
Lehigh Acres CCD	46,767	47%
Lehigh Acres CDP	33,574	55%
Lochmoor Waterway Estates CDP	1,746	45%
Matlacha CDP	420	54%
McGregor CDP	3,414	33%
North Fort Myers CCD	16,889	55%
North Fort Myers CDP	19,044	52%
Olga CDP	761	50%
Page Park CDP	233	100%
Palmona Park CDP	466	78%
Pine Island CCD	3,754	48%
Pine Island Center CDP	750	50%
Pine Manor CDP	1,072	94%
Punta Rassa CDP	1,021	32%
San Carlos Park CDP	5,953	48%
Sanibel	3,487	25%
Sanibel Island CCD	3,524	25%
St. James City CDP	1,834	42%
Suncoast Estates CDP	1,635	75%
Three Oaks CDP	1,016	21%
Tice CDP	1,188	74%
Villas CDP	4,901	49%
Whiskey Creek CDP	2,128	27%

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ALICE IN LEON COUNTY

Population: 286,272 | **Number of Households:** 109,209

Median Household Income: \$46,002 (state average: \$49,426)

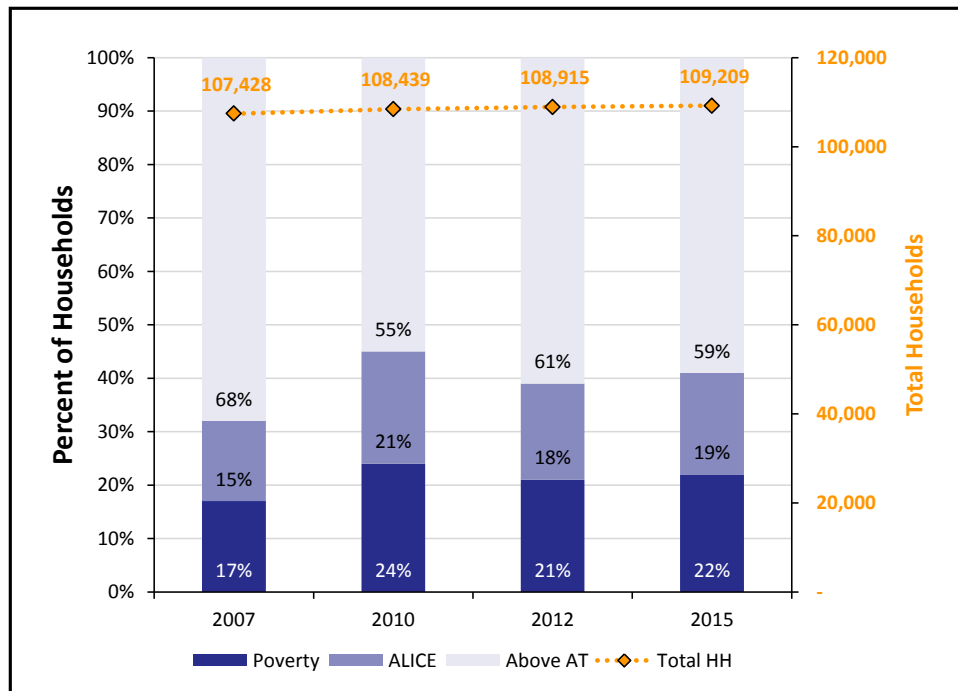
Florida Underemployment Rate for 2015: 11.5%

Households Below ALICE Threshold: 44,759 (41%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

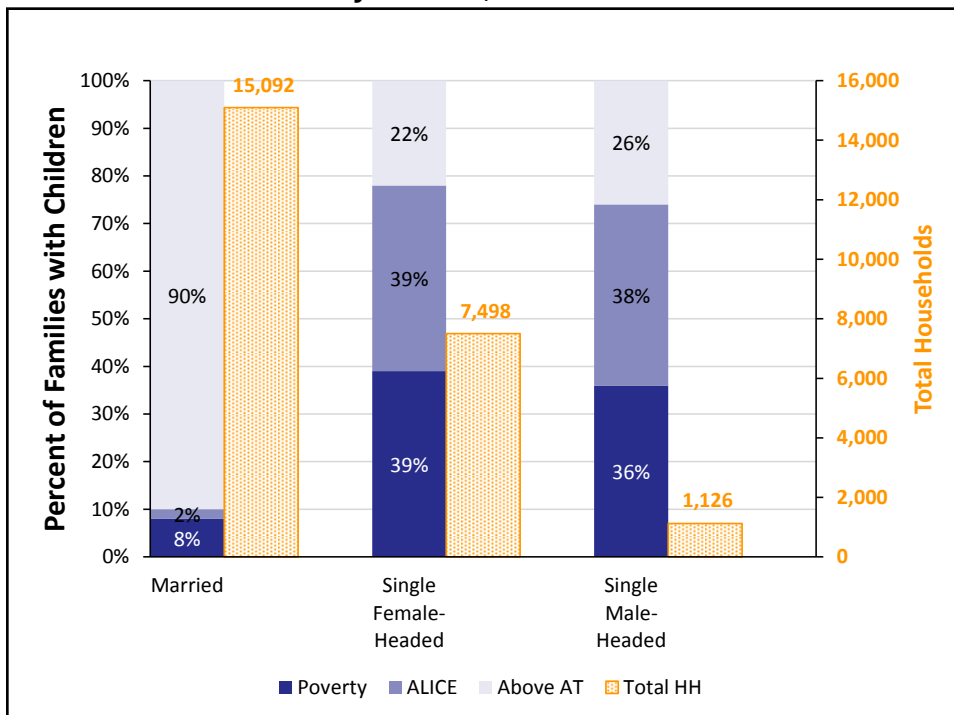
Household Survival Budget, Leon County		
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$705	\$905
Child Care	\$–	\$961
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$157	\$396
Taxes	\$211	\$268
Monthly Total	\$1,725	\$4,355
ANNUAL TOTAL	\$20,700	\$52,260
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Leon County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

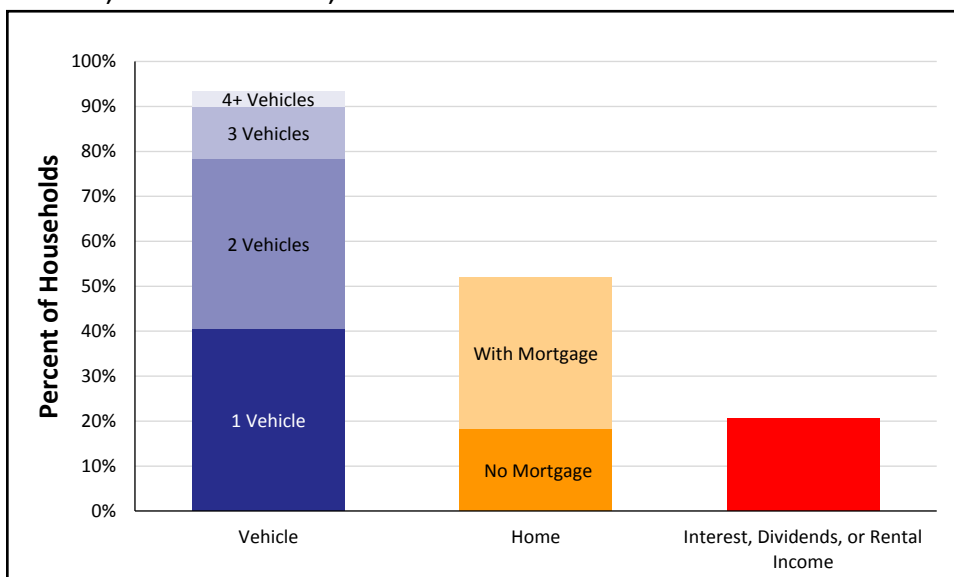
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Leon County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Leon County, 2015		
Town	Total HH	% ALICE & Poverty
East Leon CCD	13,940	24%
Northeast Leon CCD	20,029	16%
Northwest Leon CCD	9,125	27%
Southeast Leon CCD	5,998	29%
Southwest Leon CCD	5,235	47%
Tallahassee	74,162	48%
Tallahassee Central CCD	16,672	68%
Tallahassee East CCD	10,353	41%
Tallahassee Northeast CCD	6,789	37%
Tallahassee Northwest CCD	10,735	60%
Tallahassee South CCD	5,624	55%
Tallahassee Southwest CCD	6,334	76%
Woodville CDP	982	41%

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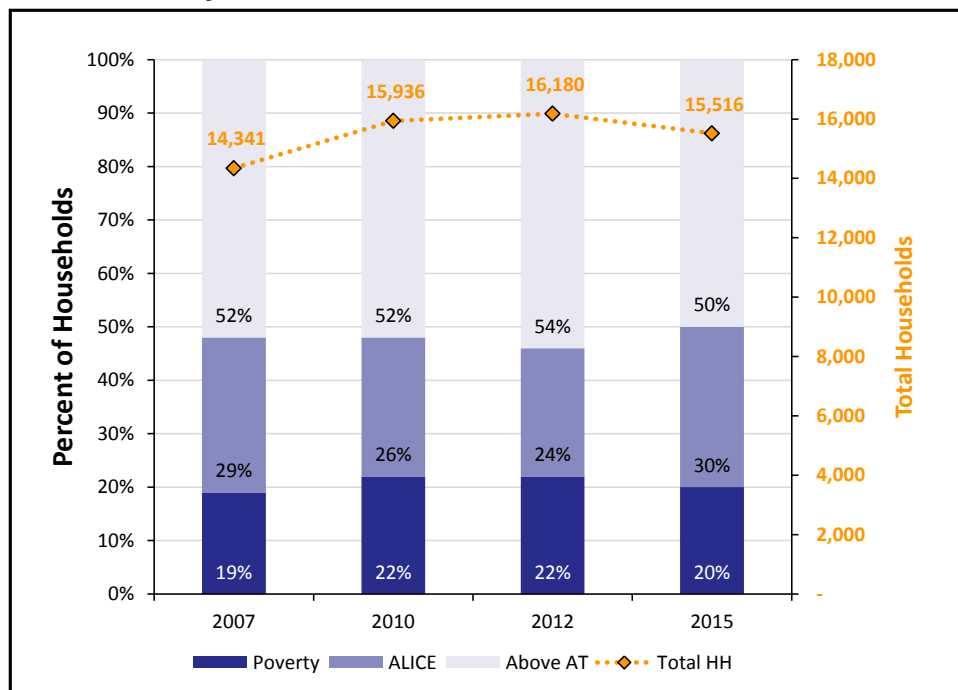
ALICE IN LEVY COUNTY

Population: 39,821 | **Number of Households:** 15,516
Median Household Income: \$35,782 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 7,841 (50%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Levy County

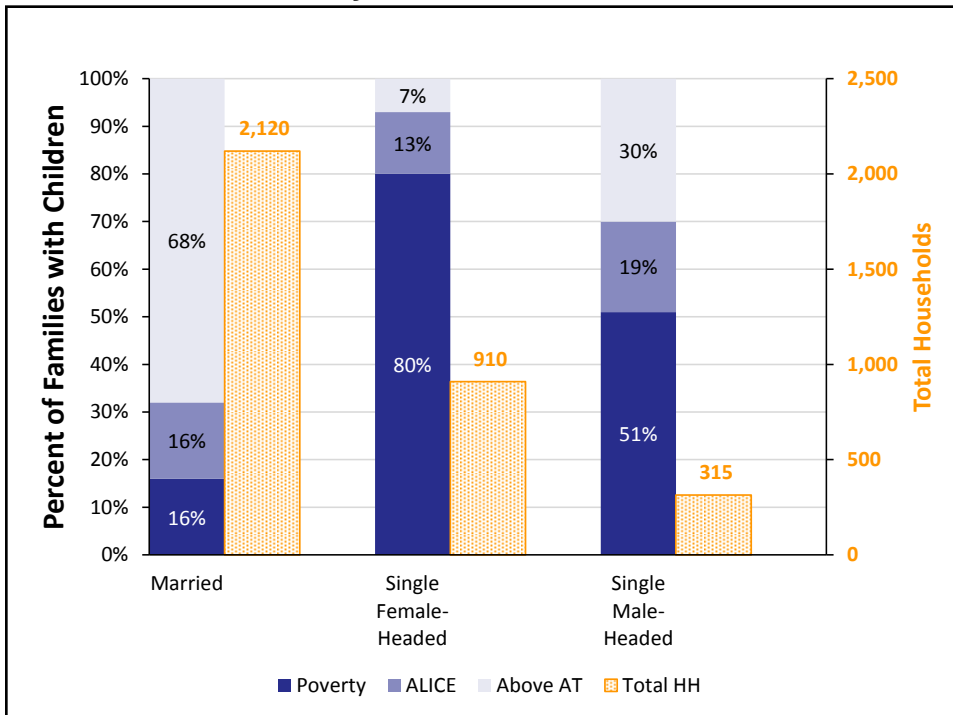
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$531	\$657
Child Care	\$–	\$1,033
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$135	\$373
Taxes	\$169	\$215
Monthly Total	\$1,487	\$4,103
ANNUAL TOTAL	\$17,844	\$49,236
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Levy County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

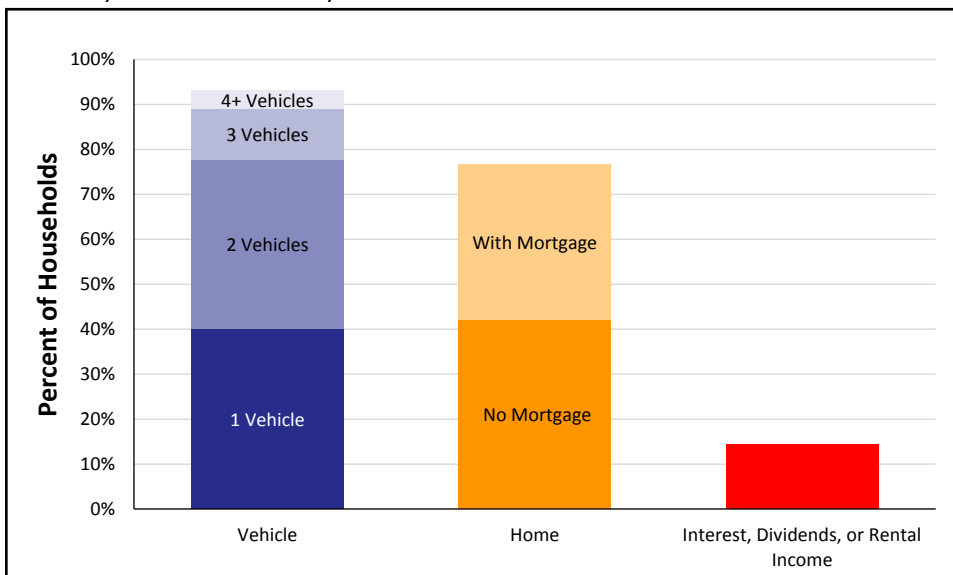
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Levy County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Levy County, 2015		
Town	Total HH	% ALICE & Poverty
Andrews CDP	382	64%
Bronson	382	62%
Cedar Key	342	36%
Cedar Key-Yankeetown CCD	2,440	52%
Chiefland	911	66%
Chiefland CCD	4,853	51%
East Bronson CDP	720	60%
Fanning Springs	389	52%
Inglis	635	59%
Manatee Road CDP	1,225	48%
Williston	980	57%
Williston Highlands CDP	892	37%
Williston-Bronson CCD	8,223	50%

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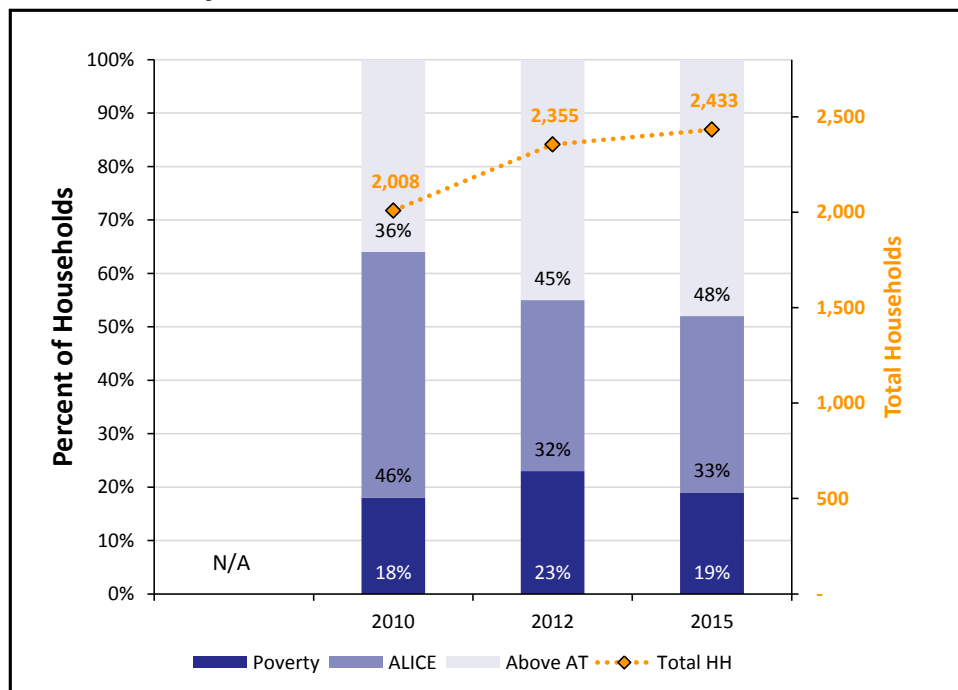
ALICE IN LIBERTY COUNTY

Population: 8,295 | **Number of Households:** 2,433
Median Household Income: \$39,406 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 1,279 (52%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Liberty County

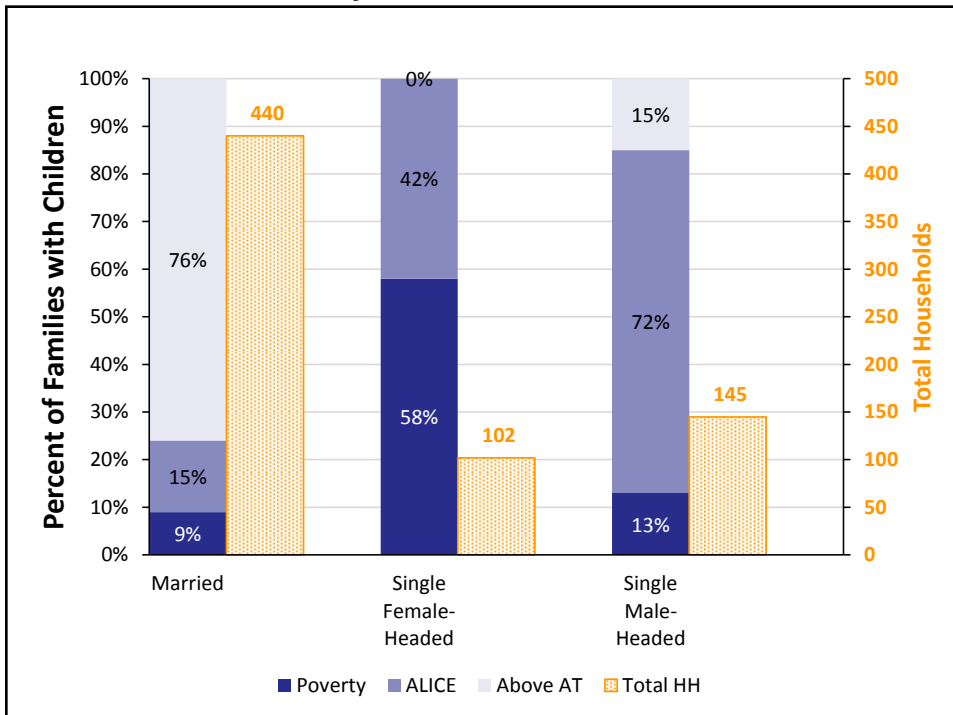
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$519	\$643
Child Care	\$–	\$1,033
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$134	\$371
Taxes	\$167	\$211
Monthly Total	\$1,472	\$4,083
ANNUAL TOTAL	\$17,664	\$48,996
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Liberty County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

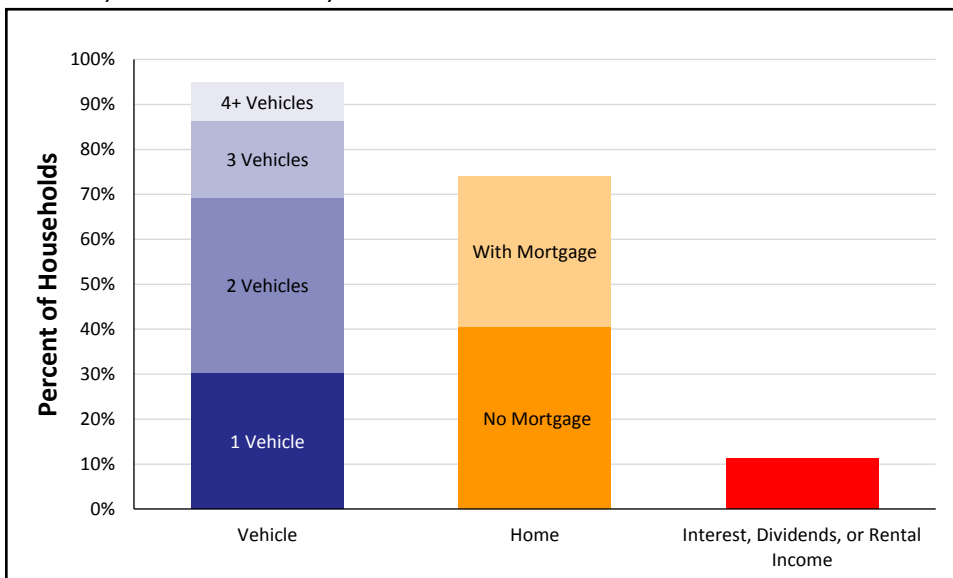
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Liberty County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Liberty County, 2015		
Town	Total HH	% ALICE & Poverty
Bristol	363	54%
East Liberty CCD	855	43%
West Liberty CCD	1,578	57%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

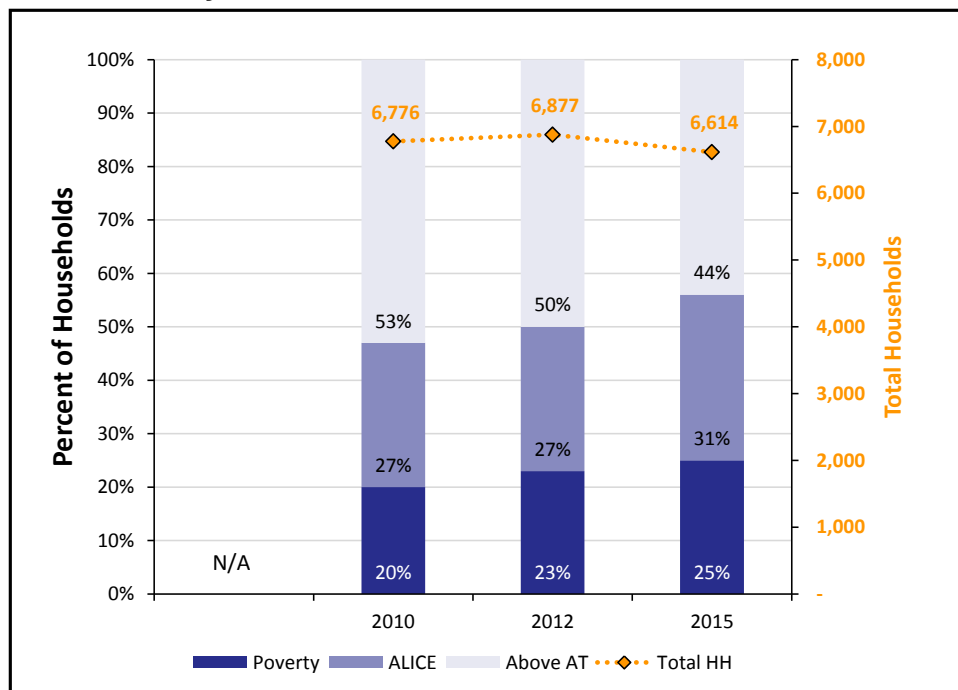
ALICE IN MADISON COUNTY

Population: 18,729 | **Number of Households:** 6,614
Median Household Income: \$32,164 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 3,725 (56%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Madison County

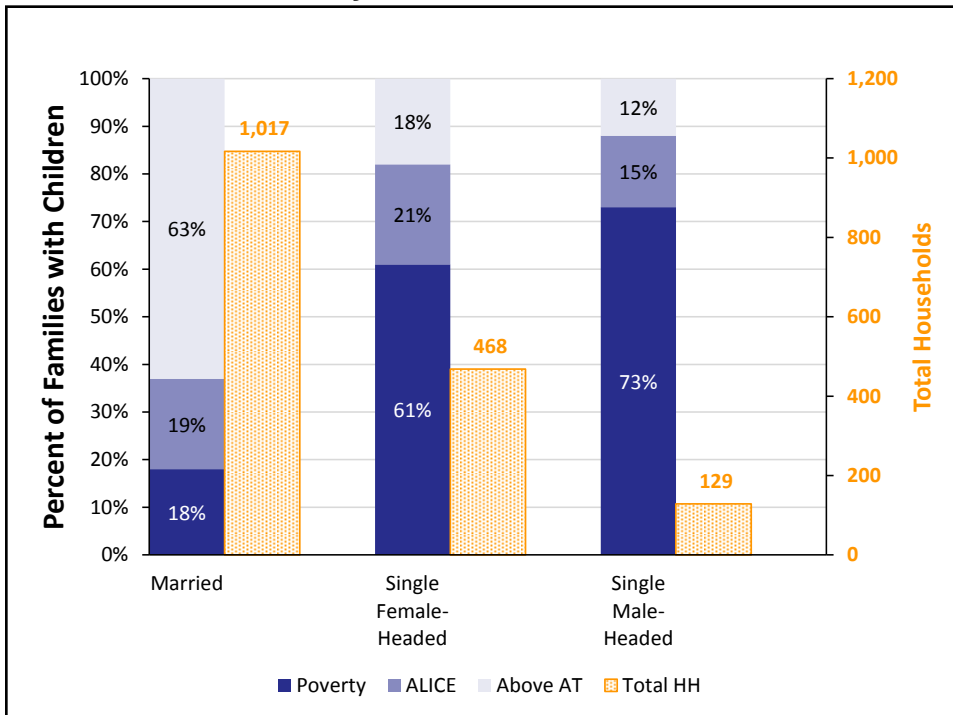
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$519	\$643
Child Care	\$–	\$887
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$134	\$353
Taxes	\$167	\$172
Monthly Total	\$1,472	\$3,880
ANNUAL TOTAL	\$17,664	\$46,560
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Madison County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

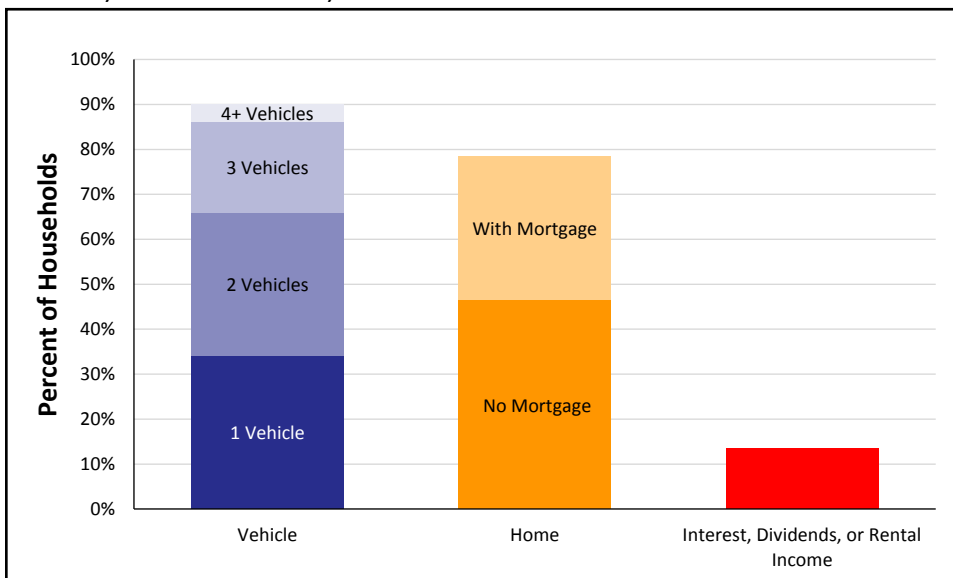
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Madison County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

Madison County, 2015		
Town	Total HH	% ALICE & Poverty
Greenville CCD	1,416	56%
Madison	1,123	76%
Madison CCD	5,198	57%

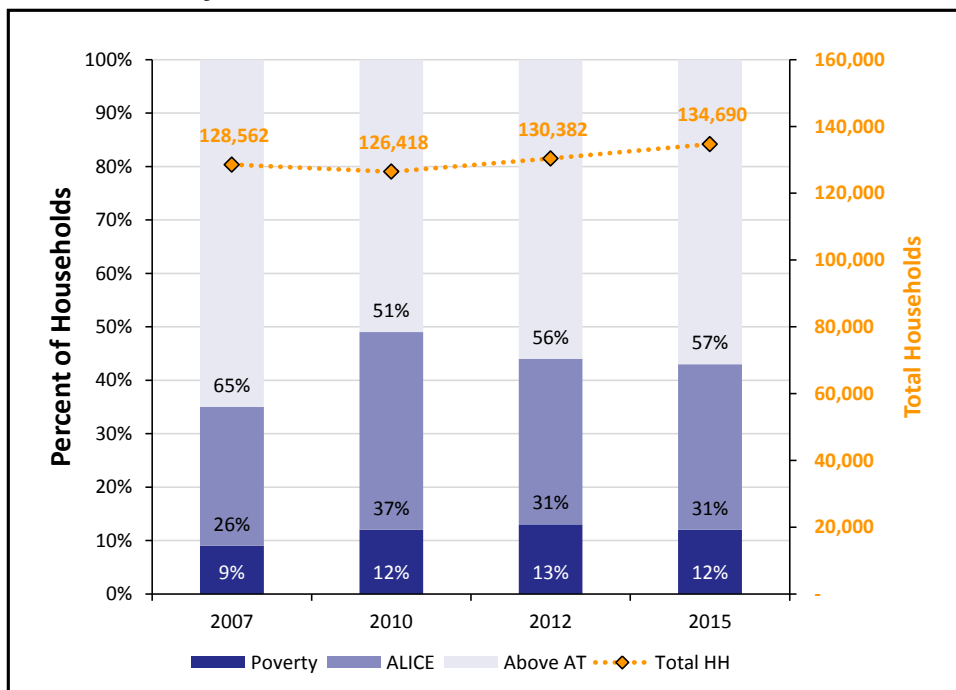
ALICE IN MANATEE COUNTY

Population: 363,369 | **Number of Households:** 134,690
Median Household Income: \$50,835 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 57,513 (43%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Manatee County

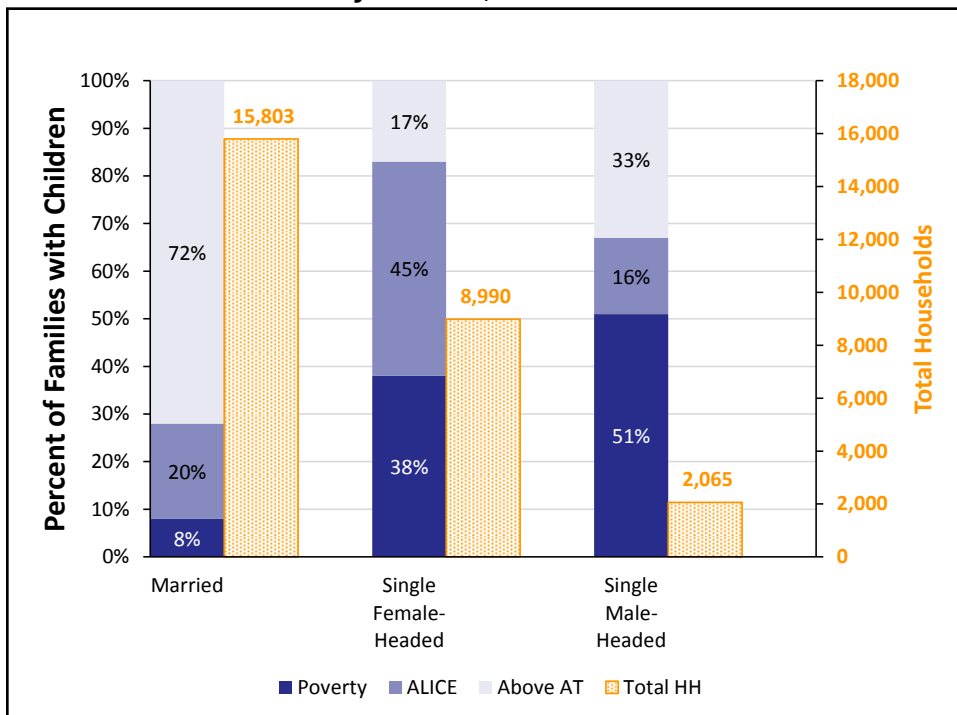
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$675	\$960
Child Care	\$–	\$1,120
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$153	\$424
Taxes	\$202	\$333
Monthly Total	\$1,682	\$4,662
ANNUAL TOTAL	\$20,184	\$55,944
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Manatee County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

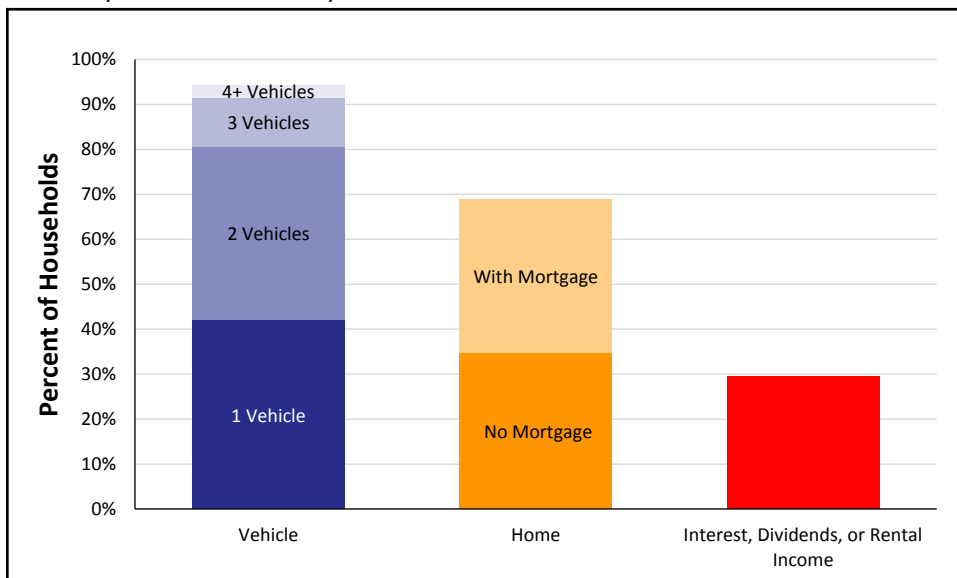
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Manatee County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Manatee County, 2015		
Town	Total HH	% ALICE & Poverty
Anna Maria	587	48%
Bayshore Gardens CDP	7,592	58%
Bradenton	20,649	53%
Bradenton Beach	553	54%
Bradenton CCD	96,630	48%
Cortez CDP	2,063	41%
Ellenton CDP	1,360	45%
Holmes Beach	2,113	39%
Longboat Key	3,867	27%
Memphis CDP	2,699	59%
Myakka City CCD	17,634	24%
Palmetto	4,859	56%
Palmetto CCD	11,610	54%
Parrish CCD	8,851	26%
Samoset CDP	1,230	64%
South Bradenton CDP	10,331	67%
West Bradenton CDP	1,616	34%
West Samoset CDP	1,965	84%
Whitfield CDP (Manatee County)	1,275	29%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

ALICE IN MARION COUNTY

Population: 343,254 | **Number of Households:** 125,227

Median Household Income: \$40,050 (state average: \$49,426)

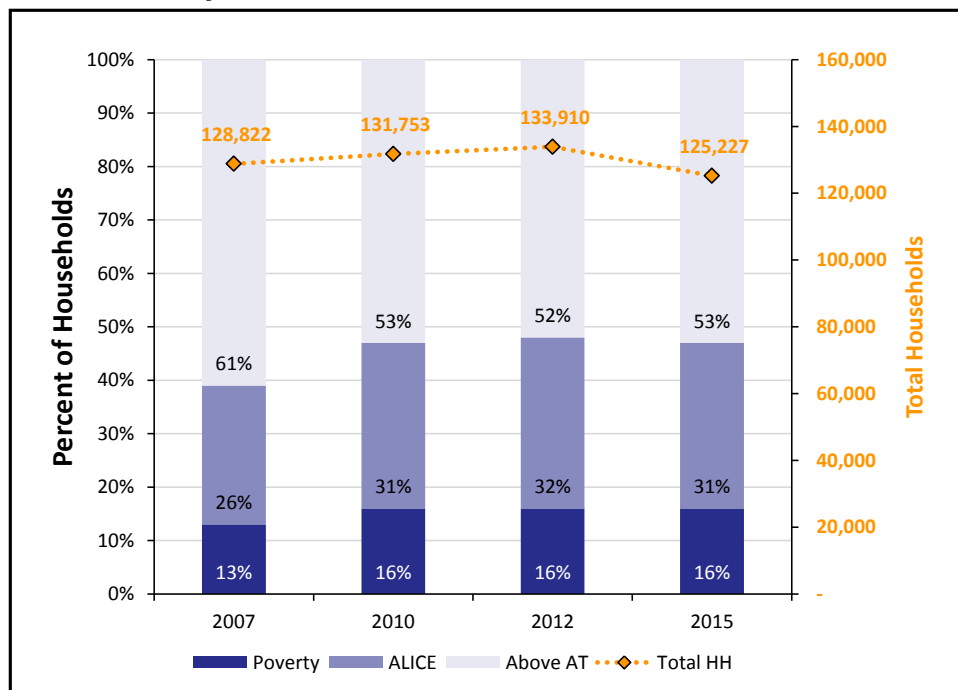
Florida Underemployment Rate for 2015: 11.5%

Households Below ALICE Threshold: 59,852 (47%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Marion County

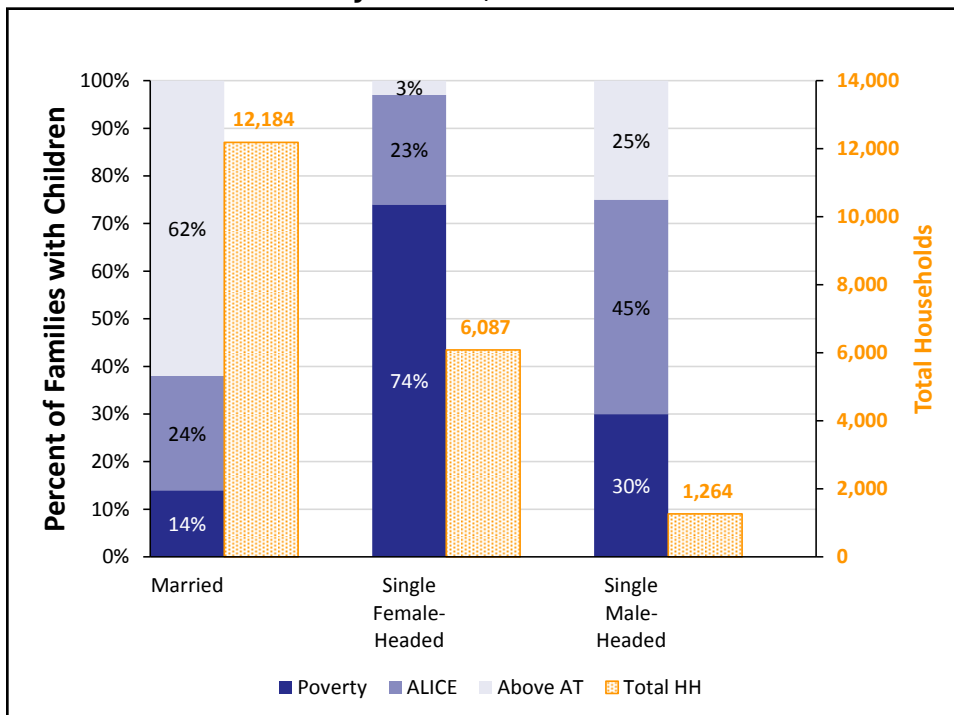
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$504	\$783
Child Care	\$–	\$940
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$132	\$377
Taxes	\$163	\$224
Monthly Total	\$1,451	\$4,149
ANNUAL TOTAL	\$17,412	\$49,788
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Marion County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

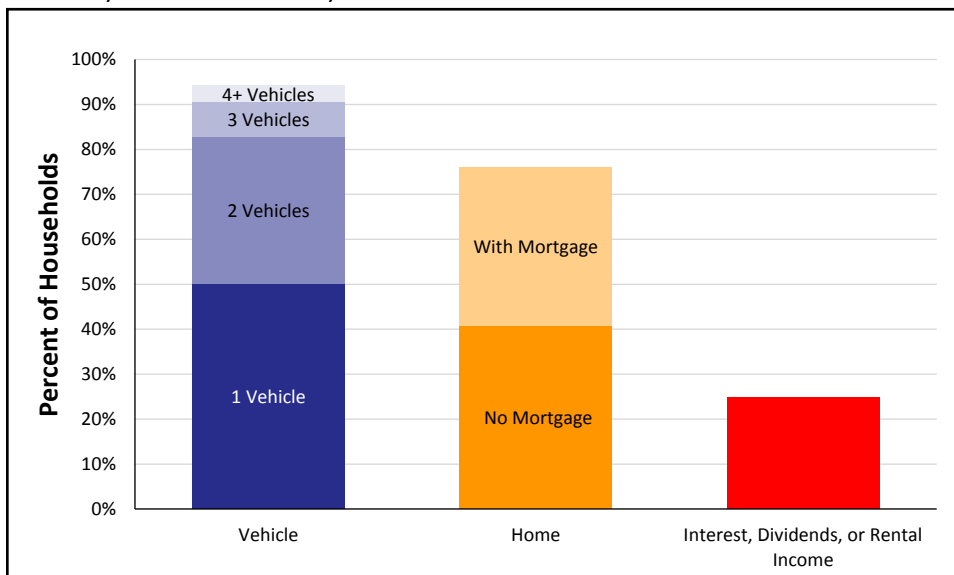
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Marion County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Marion County, 2015		
Town	Total HH	% ALICE & Poverty
Bellevue	1,821	66%
Bellevue CCD	45,390	41%
Dunnellon	958	65%
Dunnellon CCD	5,612	52%
East Marion CCD	7,625	65%
Fellowship CCD	10,985	47%
Fort McCoy-Anthony CCD	5,383	56%
Ocala	21,664	56%
Ocala CCD	52,626	53%
Reddick-McIntosh CCD	4,666	58%
Silver Springs Shores CDP	2,964	75%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

ALICE IN MARTIN COUNTY

Population: 156,283 | **Number of Households:** 65,101

Median Household Income: \$51,622 (state average: \$49,426)

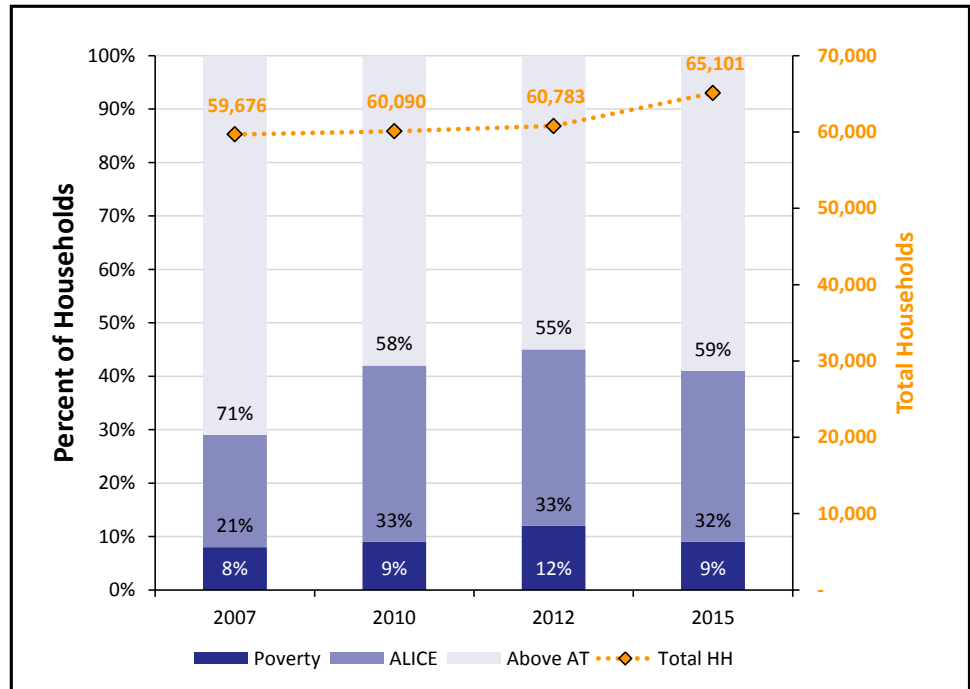
Florida Underemployment Rate for 2015: 11.5%

Households Below ALICE Threshold: 26,689 (41%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Martin County

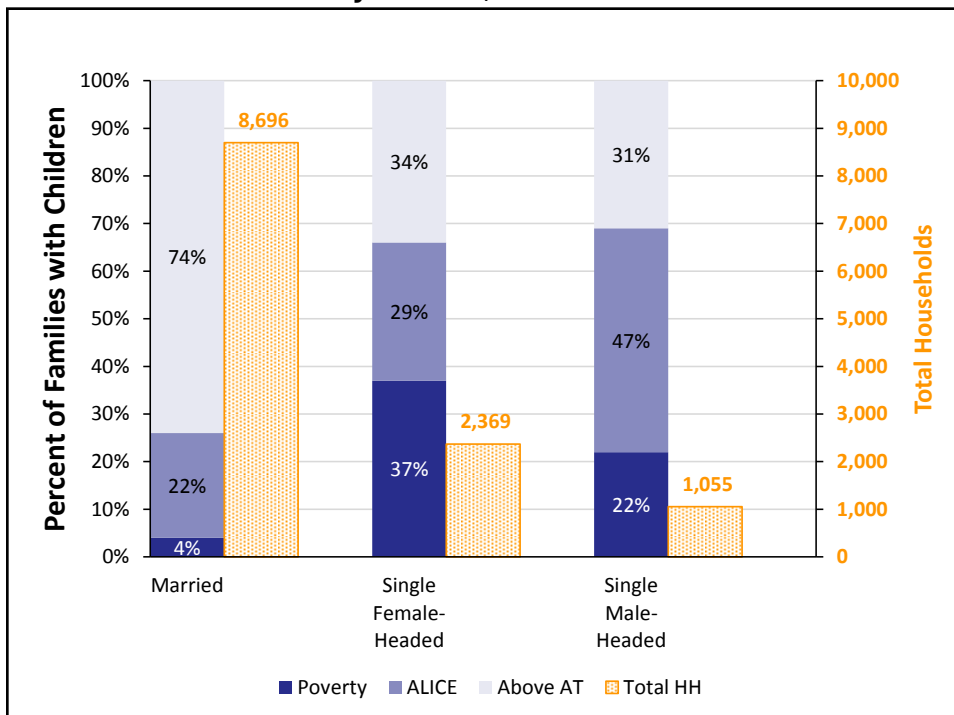
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$684	\$939
Child Care	\$–	\$1,500
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$154	\$471
Taxes	\$205	\$443
Monthly Total	\$1,695	\$5,178
ANNUAL TOTAL	\$20,340	\$62,136
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Martin County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

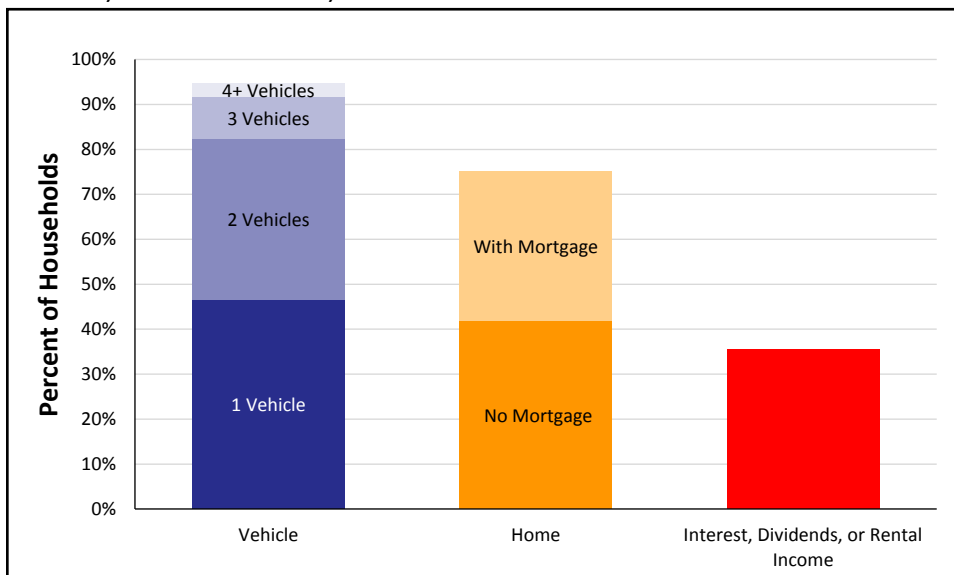
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Martin County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Martin County, 2015		
Town	Total HH	% ALICE & Poverty
Hobe Sound CDP	5,948	53%
Indiantown CCD	6,212	42%
Indiantown CDP	1,484	62%
Jensen Beach CDP	5,288	48%
Jupiter Island	291	16%
North River Shores CDP	1,559	49%
Palm City CDP	9,558	28%
Port Salerno CDP	4,236	50%
Port Salerno-Hobe Sound CCD	26,439	41%
Rio CDP	452	46%
Sewall's Point	811	19%
Stuart	7,418	59%
Stuart CCD	29,301	43%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

ALICE IN MIAMI-DADE COUNTY

Population: 2,693,117 | **Number of Households:** 857,712

Median Household Income: \$43,786 (state average: \$49,426)

Florida Underemployment Rate for 2015: 11.5%

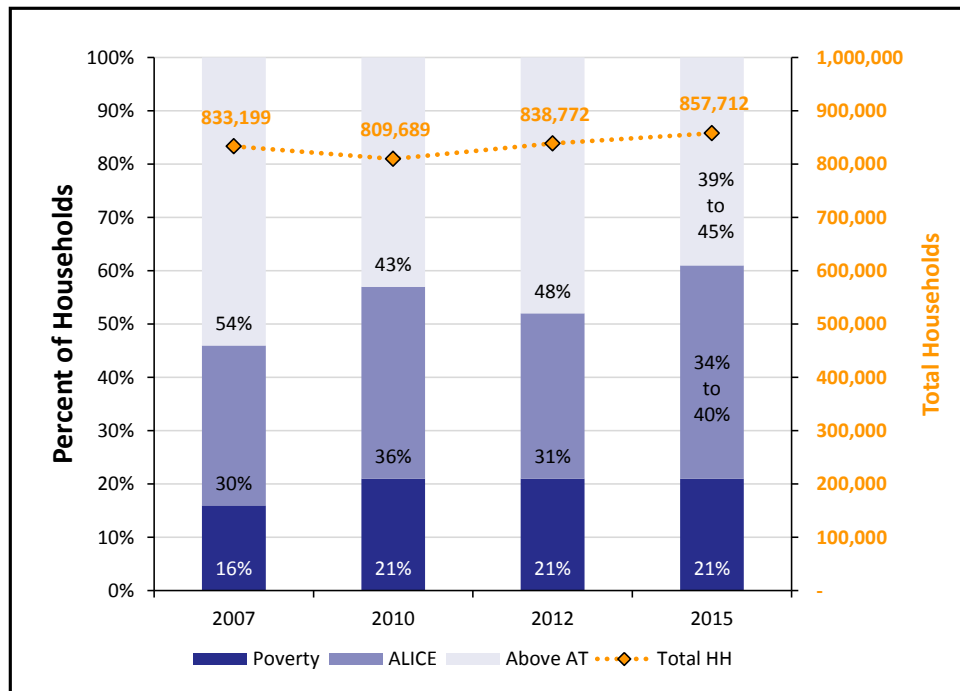
Households Below ALICE Threshold: 467,160 to 519,810 (55% to 61%)

Note: The ALICE Threshold methodology provides for Thresholds at US Census income breaks. With the under 65 Household Survival budget of \$56,753 and a 65 years and older budget of \$45,010, we provide a range of households using two thresholds: under 65 households with income below \$50,000 and below \$60,000, plus 65 year and older households at \$45,000.

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). In Miami-Dade, the increase in the ALICE Threshold was due to increasing household costs and increasing household size. These changes moved the Miami-Dade ALICE Threshold into a higher income bracket, for details see note above.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Miami-Dade County

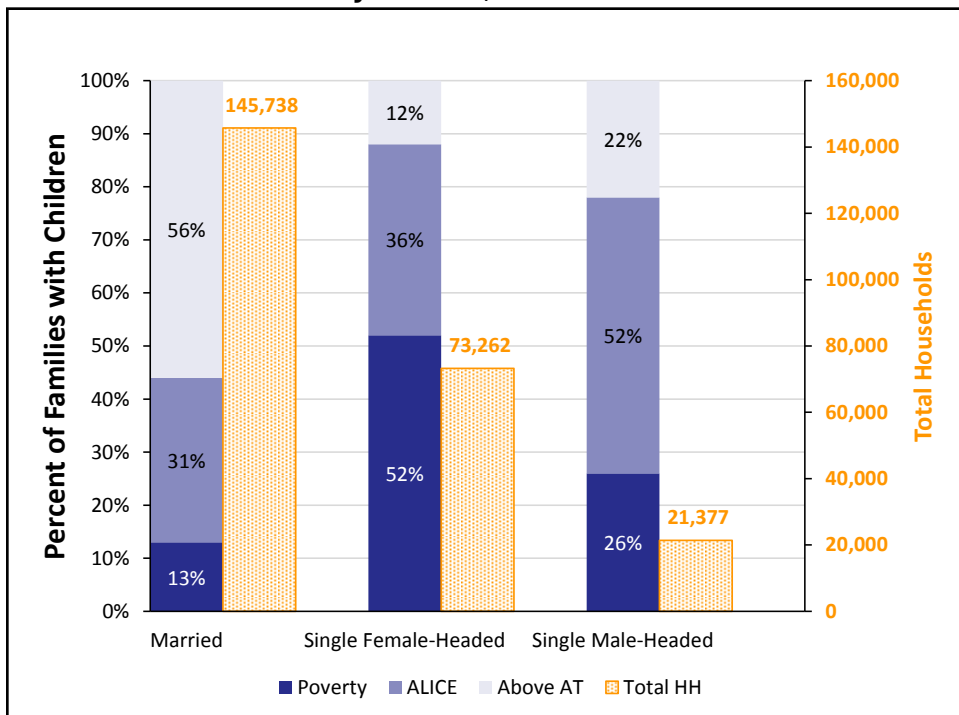
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$745	\$1,162
Child Care	\$–	\$900
Food	\$165	\$547
Transportation	\$419	\$837
Health Care	\$133	\$506
Miscellaneous	\$170	\$430
Taxes	\$242	\$348
Monthly Total	\$1,874	\$4,730
ANNUAL TOTAL	\$22,488	\$56,760
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: 2015 Point-in-Time Data: American Community Survey. ALICE Demographics: American Community Survey; the ALICE Threshold. Budget: U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Miami-Dade County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

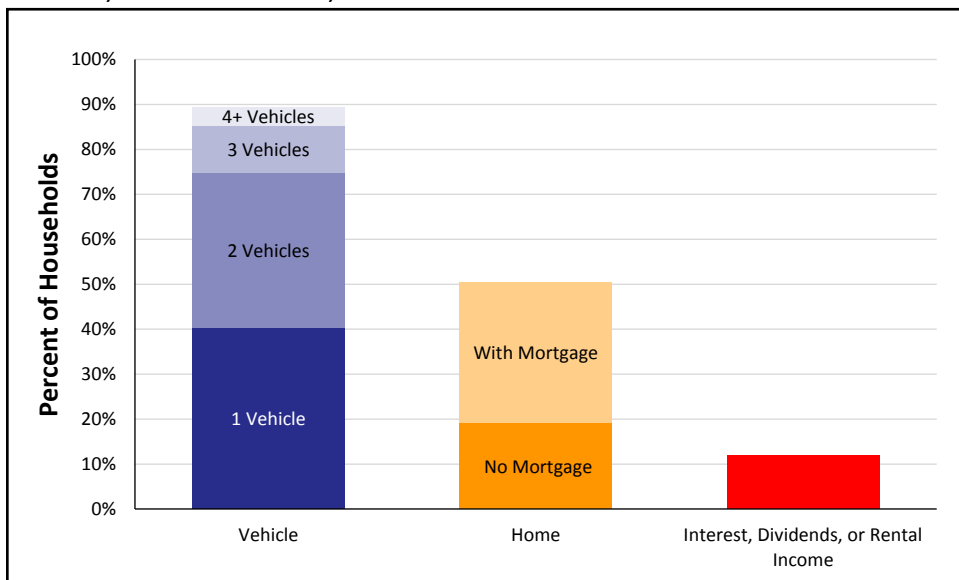
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Miami-Dade County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Miami-Dade County, 2015

Town	Total HH	BAT Range
Aventura	18,701	42% to 47%
Bal Harbour	1,521	49% to 50%
Bay Harbor Islands	2,604	41% to 47%
Biscayne Park	1,156	40% to 42%
Coral Gables	17,954	30% to 34%
Cutler Bay	12,848	39% to 45%
Doral	15,038	34% to 41%
El Portal	883	48% to 53%
Florida City	2,794	83% to 86%
Hialeah	71,124	71% to 76%
Hialeah Gardens	6,254	56% to 61%
Homestead	19,154	59% to 66%
Key Biscayne	4,570	24% to 28%
Medley	356	82% to 84%
Miami Beach	43,400	48% to 55%
Miami	171,720	66% to 72%
Miami Gardens	29,814	62% to 68%
Miami Lakes	9,794	37% to 44%
Miami Shores	3,250	23% to 25%
Miami Springs	4,923	46% to 53%
North Bay Village	3,219	50% to 58%
North Miami Beach	14,150	61% to 68%
North Miami	18,302	64% to 70%
Opa-locka	5,247	86% to 91%
Palmetto Bay	7,318	23% to 27%
Pinecrest	5,980	21% to 25%
South Miami	4,221	43% to 48%
Sunny Isles Beach	10,855	51% to 55%
Surfside	2,220	32% to 34%
Sweetwater	5,533	68% to 74%
Virginia Gardens	937	49% to 57%
West Miami	2,034	59% to 63%
Kendall CDP	26,911	36% to 43%
Fountainebleau CDP	18,175	57% to 65%
Kendale Lakes CDP	17,936	50% to 57%
Tamiami CDP	16,085	52% to 58%
The Hammocks CDP	15,687	40% to 48%
S. Miami Heights CDP	10,503	62% to 69%
Westchester CDP	9,175	53% to 58%
Golden Glades CDP	9,118	63% to 70%
West Little River CDP	8,935	65% to 71%
University Park CDP	7,496	55% to 60%
Ives Estates CDP	6,908	51% to 60%
Princeton CDP	6,598	50% to 56%
Leisure City CDP	6,478	66% to 73%
Sunset CDP	5,185	36% to 42%
Brownsville CDP	4,890	81% to 86%
Olympia Heights CDP	3,985	41% to 46%
Westview CDP	2,965	68% to 72%
West Perrine CDP	2,899	61% to 65%
Goulds CDP	2,756	71% to 75%
Naranja CDP	2,706	76% to 82%
Richmond Heights CDP	2,569	60% to 70%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

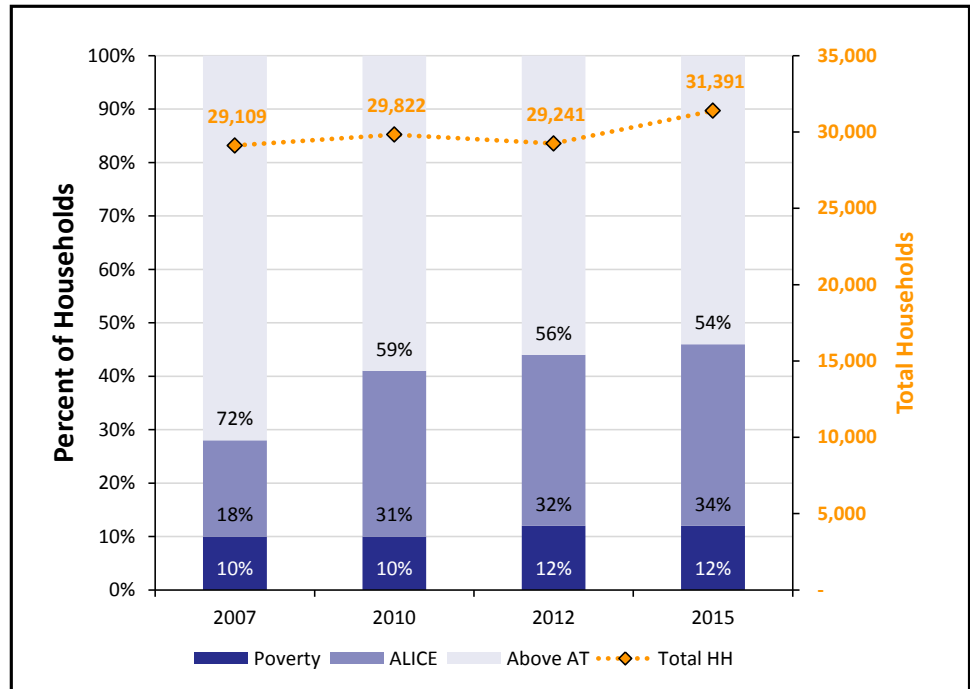
ALICE IN MONROE COUNTY

Population: 77,482 | **Number of Households:** 31,391
Median Household Income: \$61,020 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 14,509 (46%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Monroe County

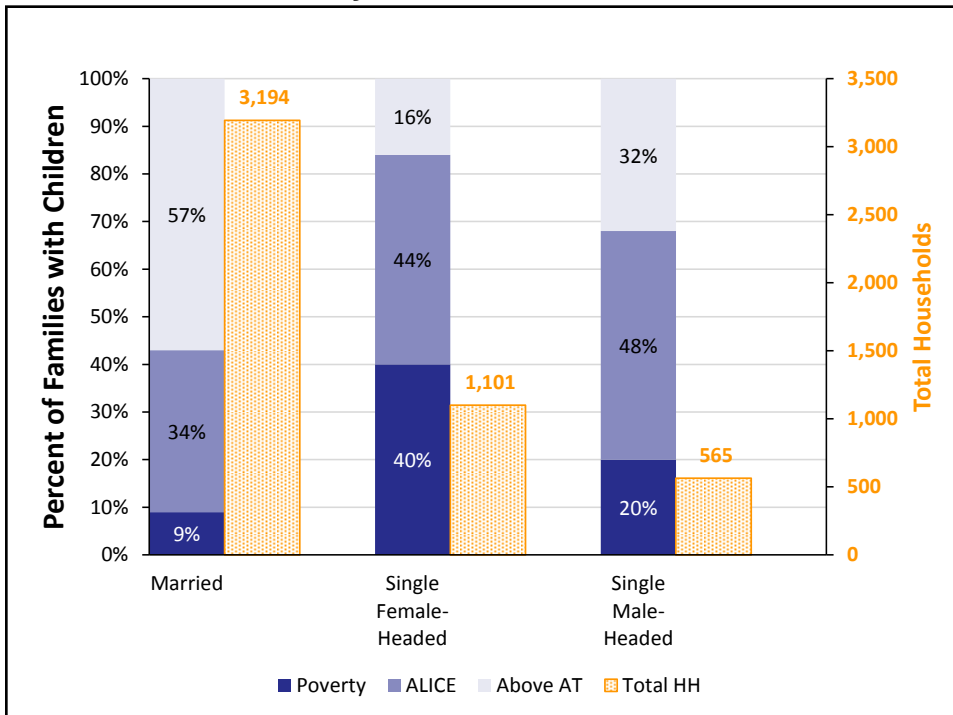
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$1,200	\$1,635
Child Care	\$–	\$1,200
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$221	\$522
Taxes	\$361	\$564
Monthly Total	\$2,434	\$5,746
ANNUAL TOTAL	\$29,208	\$68,952
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Monroe County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

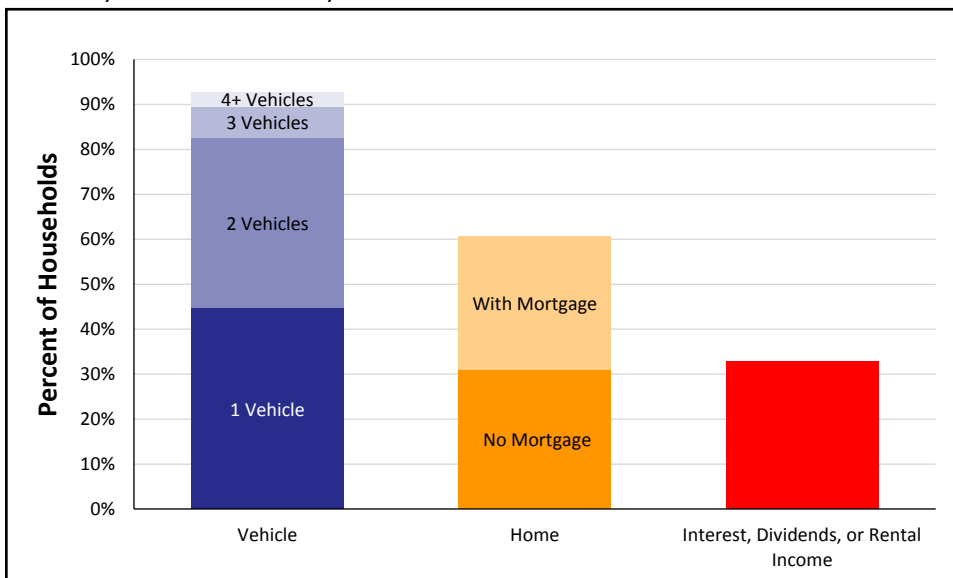
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Monroe County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Monroe County, 2015		
Town	Total HH	% ALICE & Poverty
Big Coppitt Key CDP	880	45%
Big Pine Key CDP	1,922	49%
Cudjoe Key CDP	951	45%
Islamorada	2,613	47%
Key Colony Beach	391	31%
Key Largo CDP	4,207	49%
Key West	9,524	52%
Key West CCD	11,972	52%
Lower Keys CCD	4,976	44%
Marathon	3,003	56%
Middle Keys CCD	3,819	52%
North Key Largo CDP	401	23%
Stock Island CDP	1,162	66%
Tavernier CDP	897	54%
Upper Keys CCD	8,139	48%

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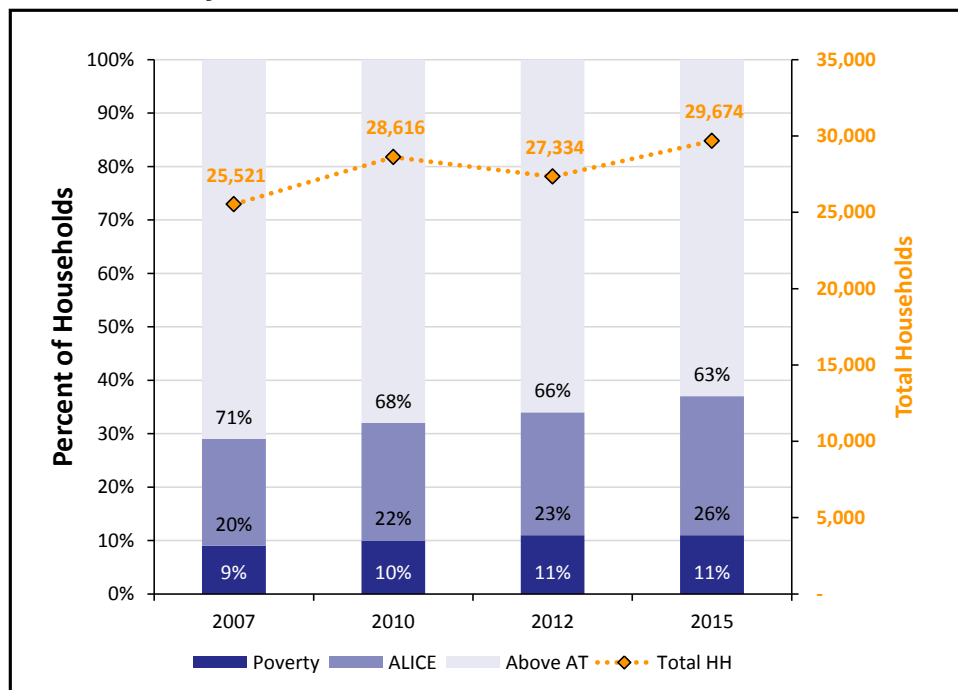
ALICE IN NASSAU COUNTY

Population: 78,444 | **Number of Households:** 29,674
Median Household Income: \$52,005 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 11,156 (37%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Nassau County

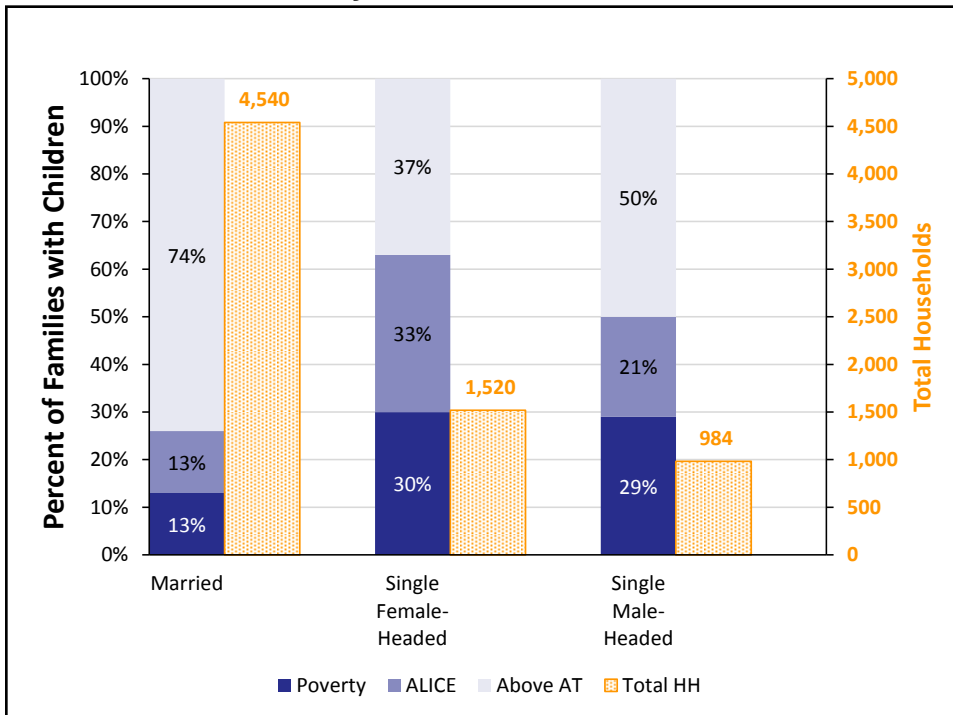
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$628	\$931
Child Care	\$–	\$983
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$147	\$402
Taxes	\$191	\$283
Monthly Total	\$1,618	\$4,424
ANNUAL TOTAL	\$19,416	\$53,088
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Nassau County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

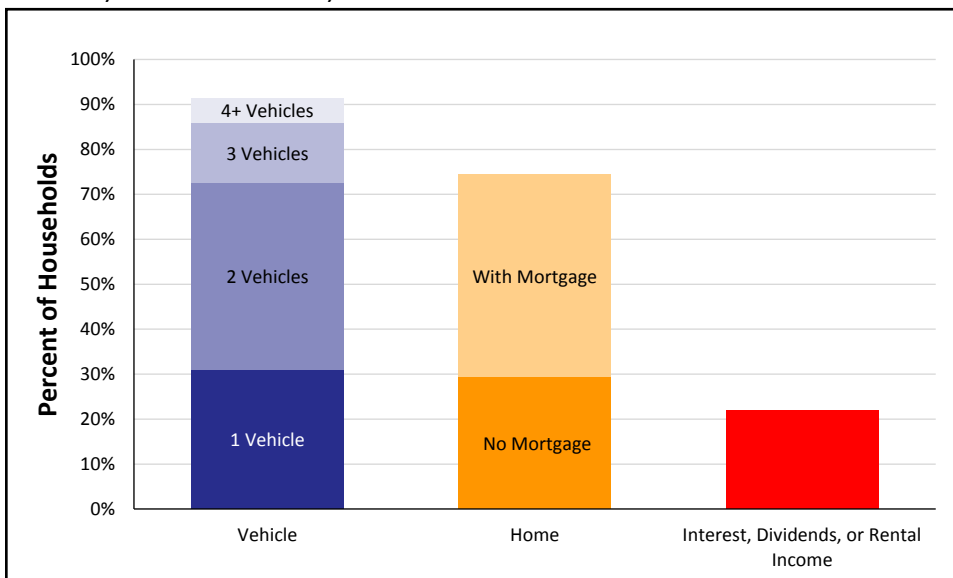
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Nassau County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Nassau County, 2015		
Town	Total HH	% ALICE & Poverty
Callahan	540	65%
Callahan-Hilliard CCD	9,178	39%
Fernandina Beach	5,367	33%
Fernandina Beach CCD	9,475	30%
Hilliard	1,047	43%
Nassau Village-Ratliff CDP	1,788	35%
Yulee CCD	9,653	35%
Yulee CDP	4,179	34%

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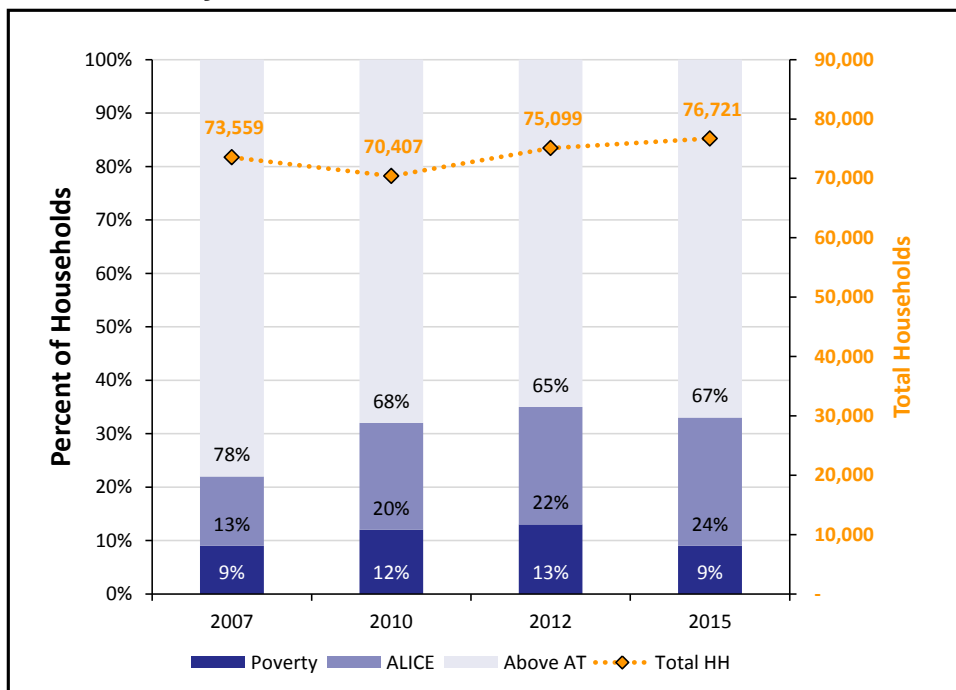
ALICE IN OKALOOSA COUNTY

Population: 198,664 | **Number of Households:** 76,721
Median Household Income: \$55,659 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 25,445 (33%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Okaloosa County

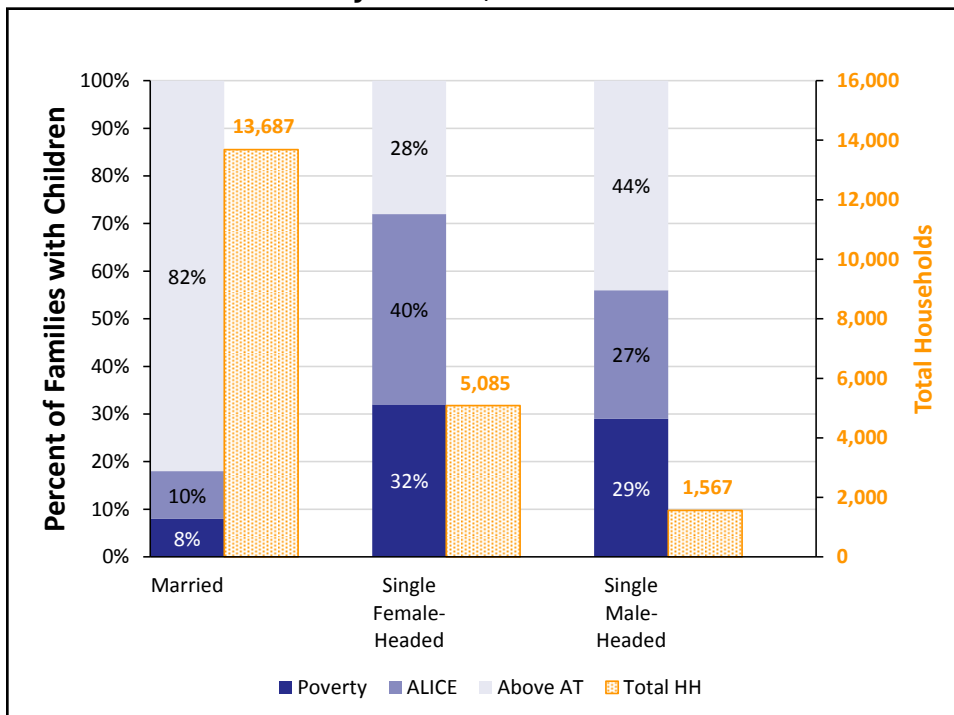
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$719	\$905
Child Care	\$–	\$1,010
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$159	\$402
Taxes	\$215	\$283
Monthly Total	\$1,745	\$4,425
ANNUAL TOTAL	\$20,940	\$53,100
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Okaloosa County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

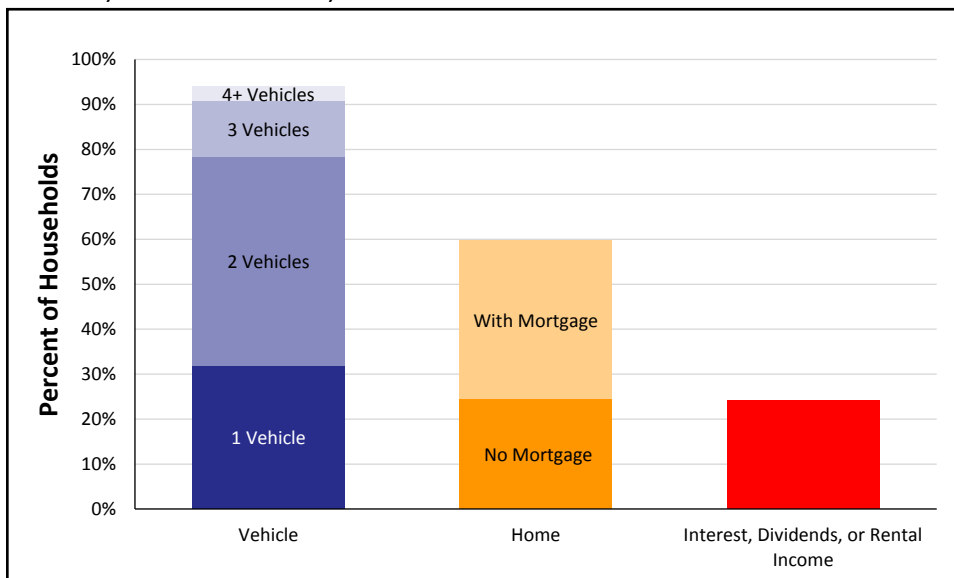
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Okaloosa County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Okaloosa County, 2015		
Town	Total HH	% ALICE & Poverty
Baker CCD	2,844	40%
Crestview	7,983	40%
Crestview CCD	16,874	33%
Destin	5,702	27%
Eglin AFB CCD	1,559	52%
Eglin AFB CDP	928	55%
Fort Walton Beach	8,502	40%
Fort Walton Beach CCD	39,078	35%
Lake Lorraine CDP	3,093	40%
Laurel Hill CCD	799	48%
Mary Esther	1,766	30%
Niceville	5,441	34%
Niceville-Valparaiso CCD	13,730	27%
Ocean City CDP	2,467	38%
Shalimar	292	23%
Valparaiso	1,603	36%
Wright CDP	10,210	41%

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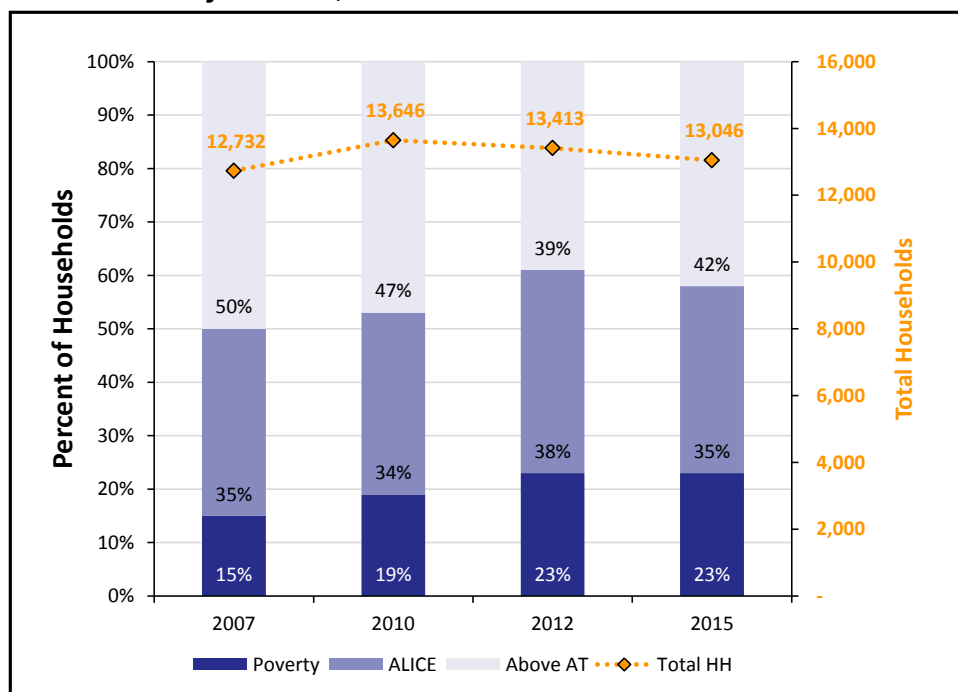
ALICE IN OKEECHOBEE COUNTY

Population: 39,255 | **Number of Households:** 13,046
Median Household Income: \$35,405 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 7,620 (58%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Okeechobee County

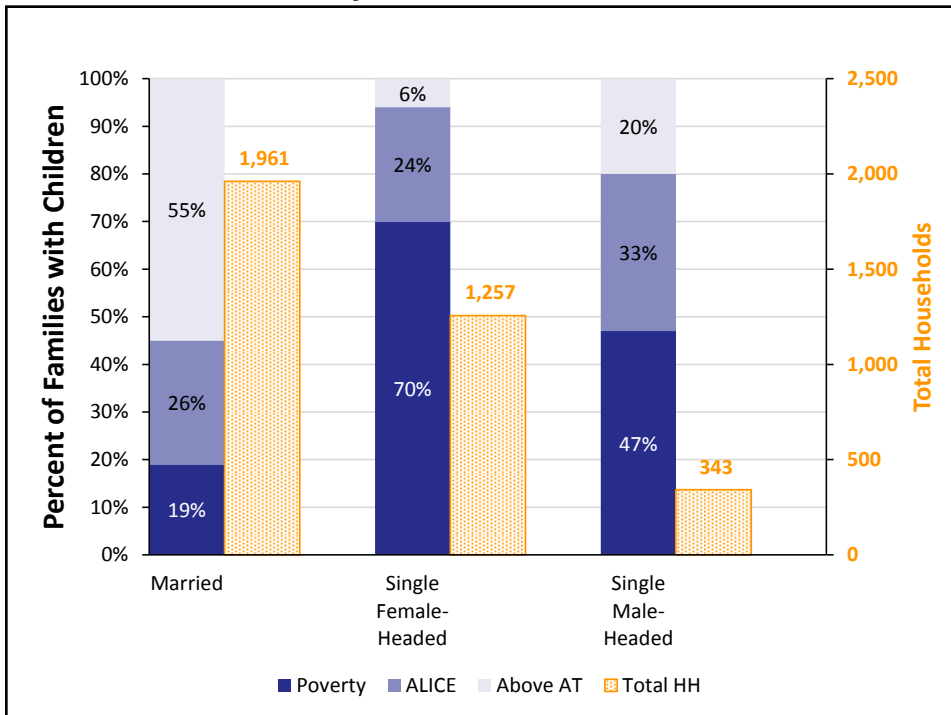
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$508	\$692
Child Care	\$–	\$1,000
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$132	\$373
Taxes	\$164	\$215
Monthly Total	\$1,456	\$4,105
ANNUAL TOTAL	\$17,472	\$49,260
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Okeechobee County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

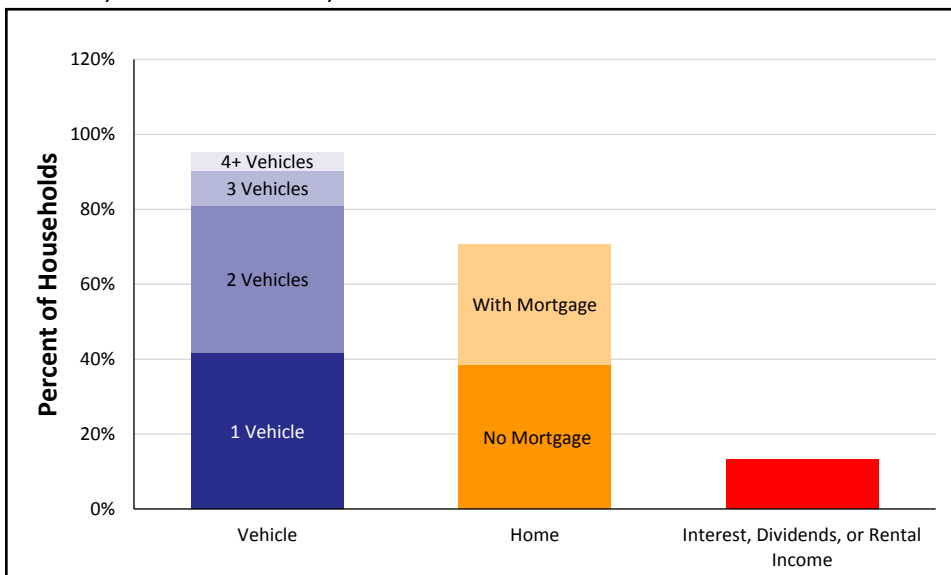
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Okeechobee County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Okeechobee County, 2015		
Town	Total HH	% ALICE & Poverty
Cypress Quarters CDP	427	70%
North Okeechobee CCD	2,269	61%
Okeechobee	1,909	57%
Okeechobee CCD	10,777	58%
Taylor Creek CDP	1,748	61%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

ALICE IN ORANGE COUNTY

Population: 1,288,126 | **Number of Households:** 457,736

Median Household Income: \$50,720 (state average: \$49,426)

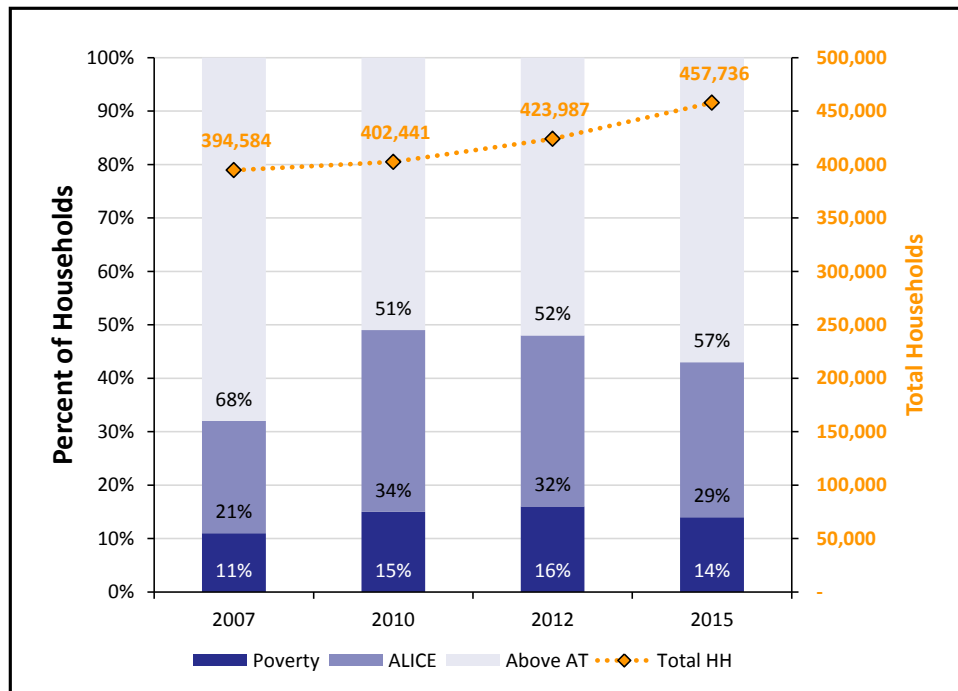
Florida Underemployment Rate for 2015: 11.5%

Households Below ALICE Threshold: 199,826 (43%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Orange County

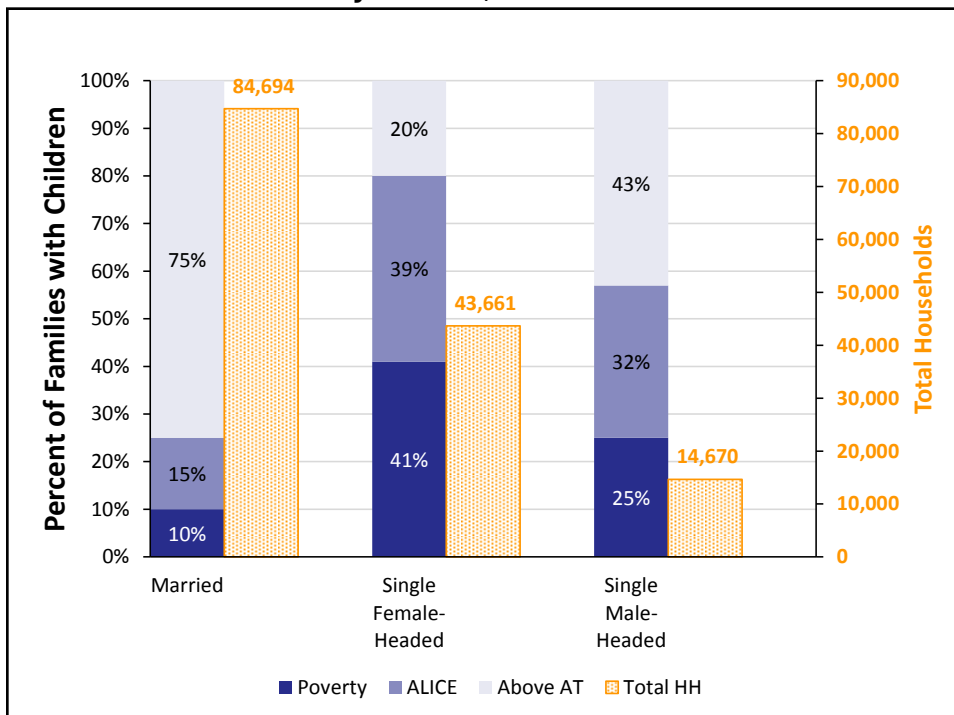
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$707	\$997
Child Care	\$–	\$1,040
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$157	\$418
Taxes	\$212	\$320
Monthly Total	\$1,728	\$4,600
ANNUAL TOTAL	\$20,736	\$55,200
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Orange County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

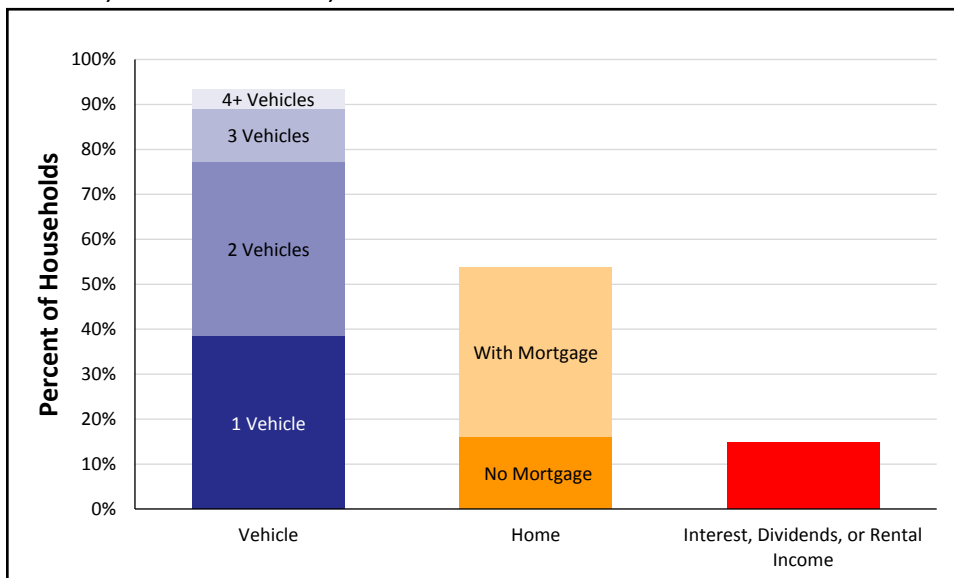
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Orange County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Orange County, 2015		
Town	Total HH	% ALICE & Poverty
Alafaya CDP	28,286	34%
Apopka	15,688	39%
Apopka CCD	31,695	41%
Azalea Park CDP	4,545	62%
Bay Hill CDP	1,864	30%
Belle Isle	2,388	23%
Bithlo CDP	2,735	43%
Christmas CDP	859	51%
Clarcona CDP	1,158	65%
Conway CDP	5,457	33%
Doctor Phillips CDP	4,101	20%
East Orange CCD	13,119	33%
Eatonville	581	71%
Edgewood	1,037	30%
Fairview Shores CDP	4,207	54%
Gotha CDP	566	14%
Holden Heights CDP	1,405	58%
Horizon West CDP	6,465	20%
Hunters Creek CDP	7,784	32%
Lake Butler CDP	5,562	16%
Lake Mary Jane CDP	506	37%
Lockhart CDP	5,145	46%
Maitland	7,049	31%
Meadow Woods CDP	8,710	45%
Oak Ridge CDP	7,540	68%
Oakland	831	26%
Ocoee	12,964	35%
Orlando	111,100	50%
Orlando CCD	216,173	53%
Orlovista CDP	2,053	64%
Pine Castle CDP	3,630	65%
Pine Hills CDP	23,027	58%
Rio Pinar CDP	1,822	20%
Sky Lake CDP	1,916	59%
South Apopka CDP	1,586	60%
Southchase CDP	4,612	37%
Southwest Orange CCD	65,488	33%
Taft CDP	685	69%
Tangelo Park CDP	773	55%
Tangerine CDP	920	40%
Tildenville CDP	616	60%
Union Park CCD	75,352	43%
Union Park CDP	3,614	51%
University CDP (Orange County)	6,198	61%
Wedgefield CDP	2,525	34%
Williamsburg CDP	3,462	40%
Windermere	1,132	20%
Winter Garden	12,318	36%
Winter Garden-Ocoee CCD	32,492	45%
Winter Park	11,793	38%
Zellwood CDP	1,461	55%

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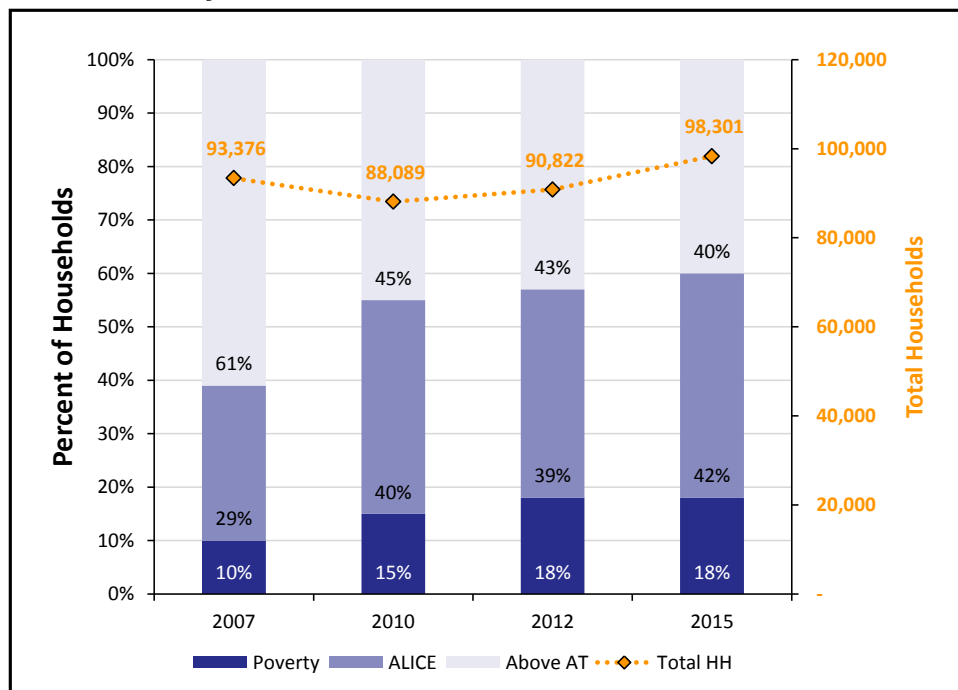
ALICE IN OSCEOLA COUNTY

Population: 323,993 | **Number of Households:** 98,301
Median Household Income: \$45,244 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 58,397 (60%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Osceola County

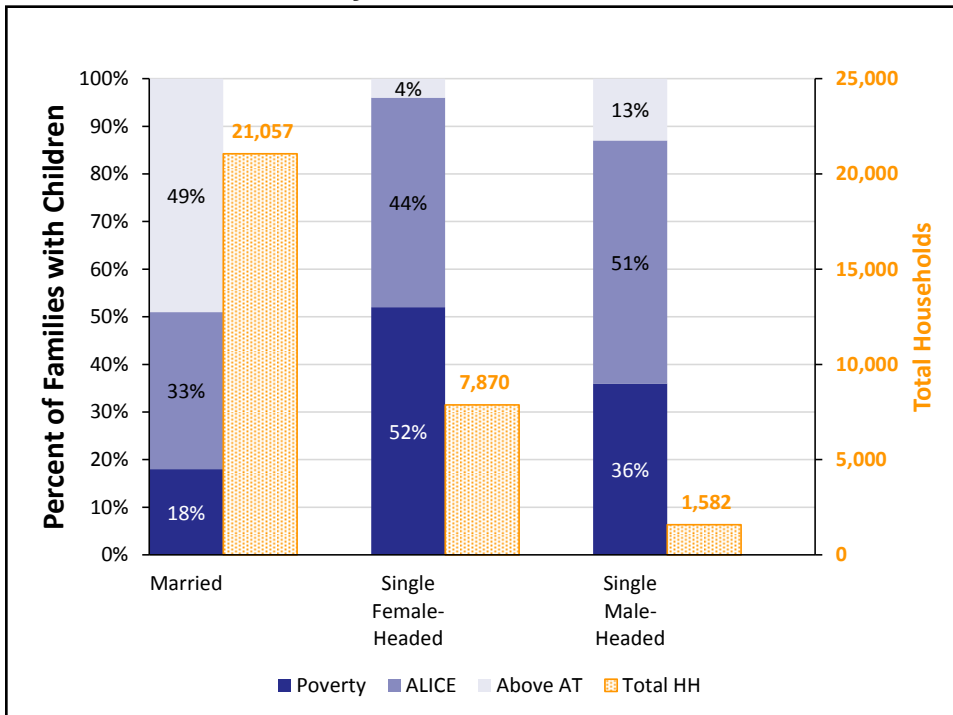
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$707	\$997
Child Care	\$–	\$900
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$157	\$400
Taxes	\$212	\$277
Monthly Total	\$1,728	\$4,399
ANNUAL TOTAL	\$20,736	\$52,788
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Osceola County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

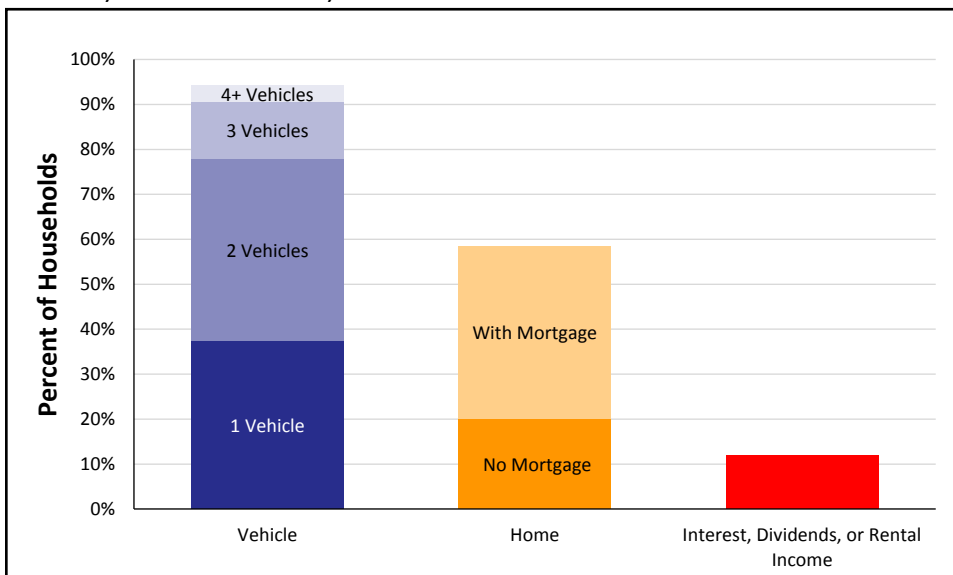
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Osceola County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Osceola County, 2015		
Town	Total HH	% ALICE & Poverty
Buenaventura Lakes CDP	8,543	67%
Campbell CDP	1,226	63%
Celebration CDP	2,687	31%
Four Corners CDP	11,464	55%
Kissimmee	22,823	64%
Kissimmee CCD	47,837	66%
South and East Osceola CCD	2,404	46%
St. Cloud	13,465	56%
St. Cloud CCD	42,097	57%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

ALICE IN PALM BEACH COUNTY

Population: 1,422,789 | **Number of Households:** 545,780

Median Household Income: \$56,664 (state average: \$49,426)

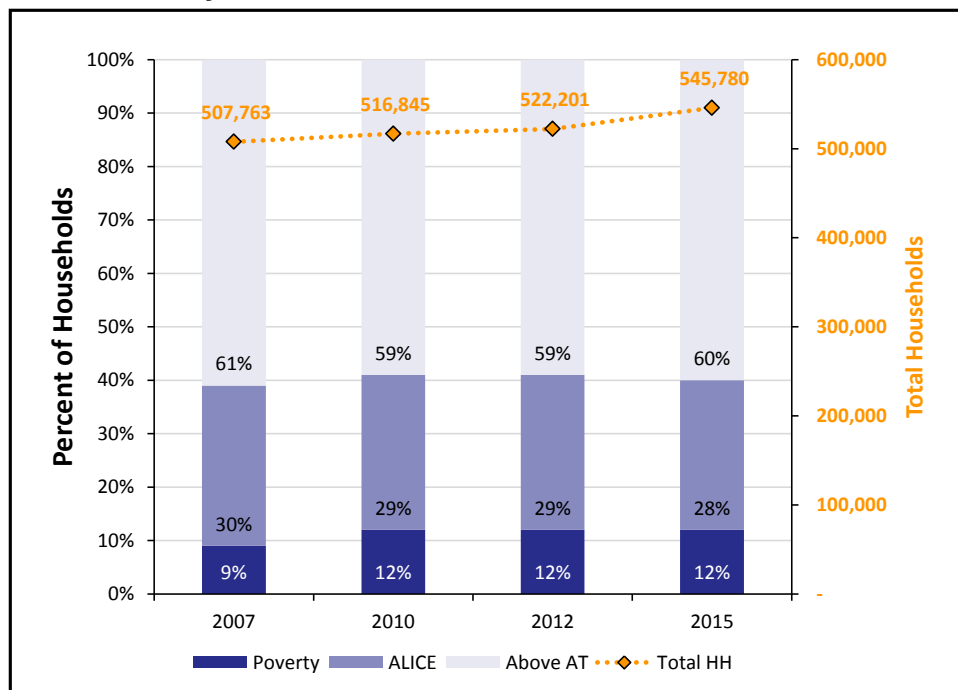
Florida Underemployment Rate for 2015: 11.5%

Households Below ALICE Threshold: 218,952 (40%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Palm Beach County

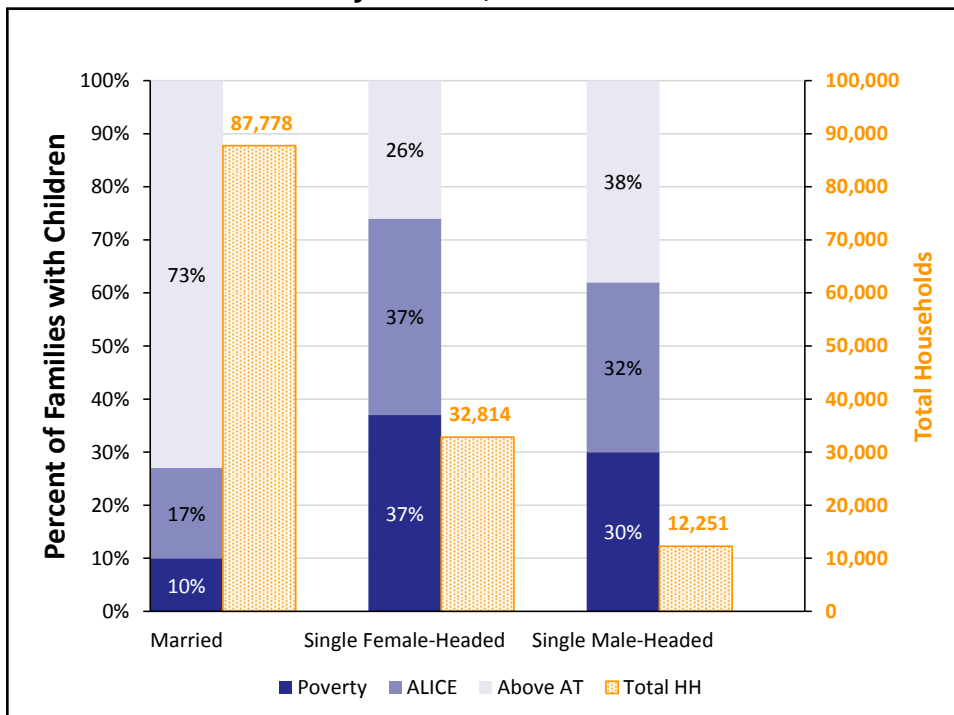
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$752	\$1,206
Child Care	\$–	\$1,147
Food	\$165	\$547
Transportation	\$419	\$837
Health Care	\$133	\$506
Miscellaneous	\$171	\$468
Taxes	\$244	\$437
Monthly Total	\$1,884	\$5,148
ANNUAL TOTAL	\$22,608	\$61,776
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Palm Beach County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

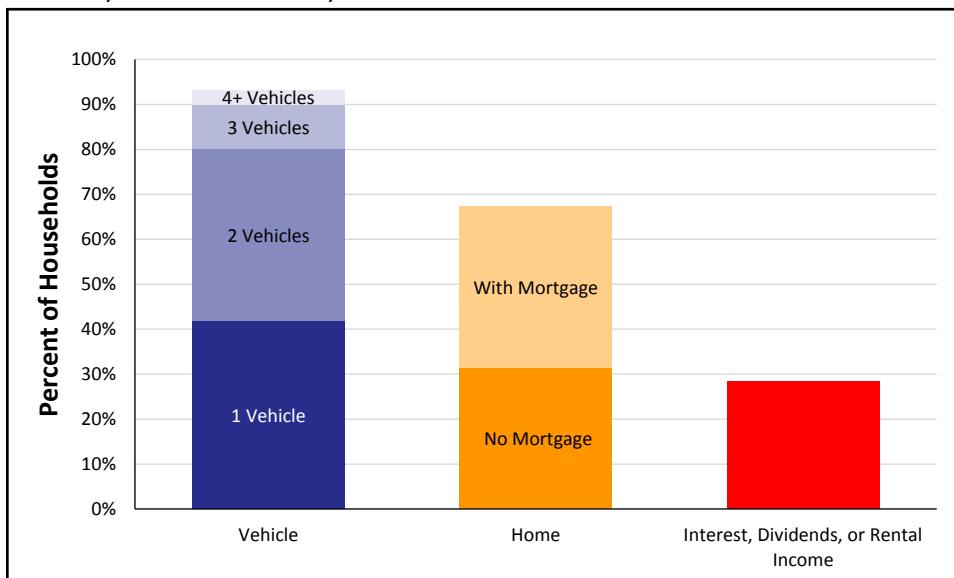
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Palm Beach County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Palm Beach County, 2015

Town	Total HH	% ALICE & Poverty
Atlantis	920	25%
Belle Glade	5,715	72%
Belle Glade-Pahokee CCD	9,504	73%
Boca Raton	40,551	32%
Boca Raton CCD	58,068	33%
Boynton Beach	29,848	45%
Boynton Beach-Delray Beach CCD	136,295	43%
Briny Breezes	497	46%
Cabana Colony CDP	849	42%
Delray Beach	27,741	42%
Greenacres	13,305	53%
Gulf Stream	310	18%
Gun Club Estates CDP	339	63%
Haverhill	630	46%
Highland Beach	2,026	24%
Hypoluxo	1,330	30%
Juno Beach	1,982	33%
Juno Ridge CDP	318	70%
Jupiter	24,536	32%
Jupiter CCD	36,810	32%
Jupiter Farms CDP	3,965	21%
Kenwood Estates CDP	383	58%
Lake Belvedere Estates CDP	936	28%
Lake Clarke Shores	1,528	34%
Lake Park	2,942	55%
Lake Worth	12,784	60%
Lake Worth CCD	74,418	57%
Lantana	3,884	52%
Limestone Creek CDP	296	51%
Loxahatchee Groves	1,006	30%
Mangonia Park	616	74%
North Palm Beach	6,092	35%
Ocean Ridge	842	32%
Pahokee	1,822	71%
Palm Beach	4,738	21%
Palm Beach Gardens	22,945	31%
Palm Beach Shores	650	38%
Palm Springs	7,684	68%
Pine Air CDP	637	65%
Plantation Mobile Home Park CDP	291	70%
Riviera Beach	11,570	53%
Riviera Beach CCD	42,352	44%
Royal Palm Beach	11,354	32%
Royal Palm Beach-West Jupiter CCD	37,692	31%
Royal Palm Estates CDP	799	61%
San Castle CDP	1,078	50%
Schall Circle CDP	388	85%
Seminole Manor CDP	912	63%
South Bay	595	68%
South Palm Beach	804	37%
Sunshine Parkway CCD	71,218	30%
Tequesta	2,534	41%
The Acreage CDP	11,205	27%
Watergate CDP	972	58%
Wellington	19,959	28%
West Palm Beach	41,168	48%
West Palm Beach CCD	58,959	57%
Western Community CCD	9,072	24%
Westgate CDP	2,187	76%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

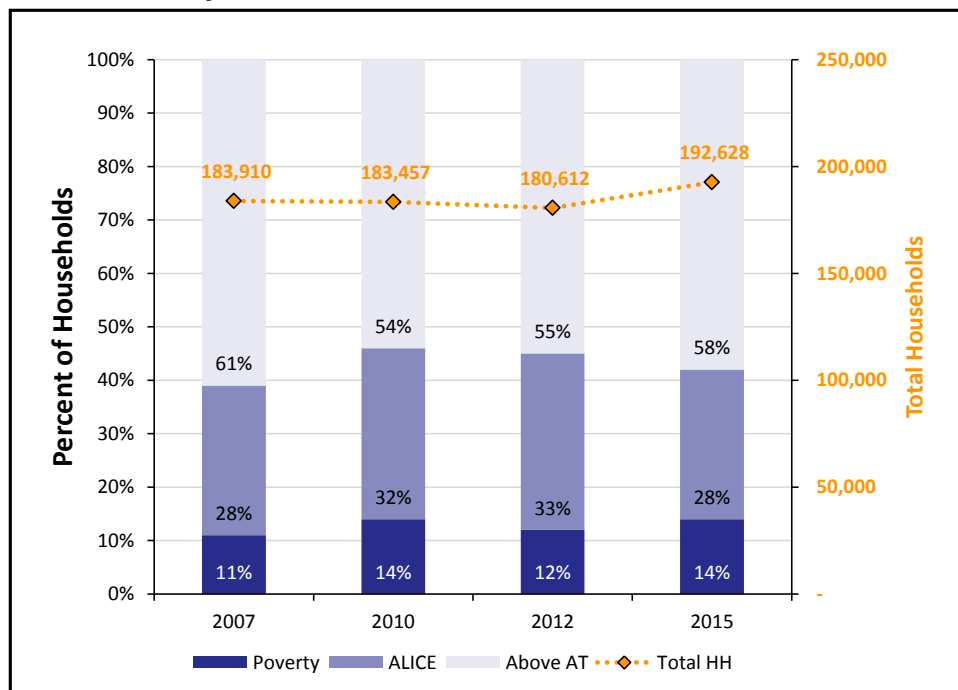
ALICE IN PASCO COUNTY

Population: 497,909 | **Number of Households:** 192,628
Median Household Income: \$46,133 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 80,857 (42%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Pasco County

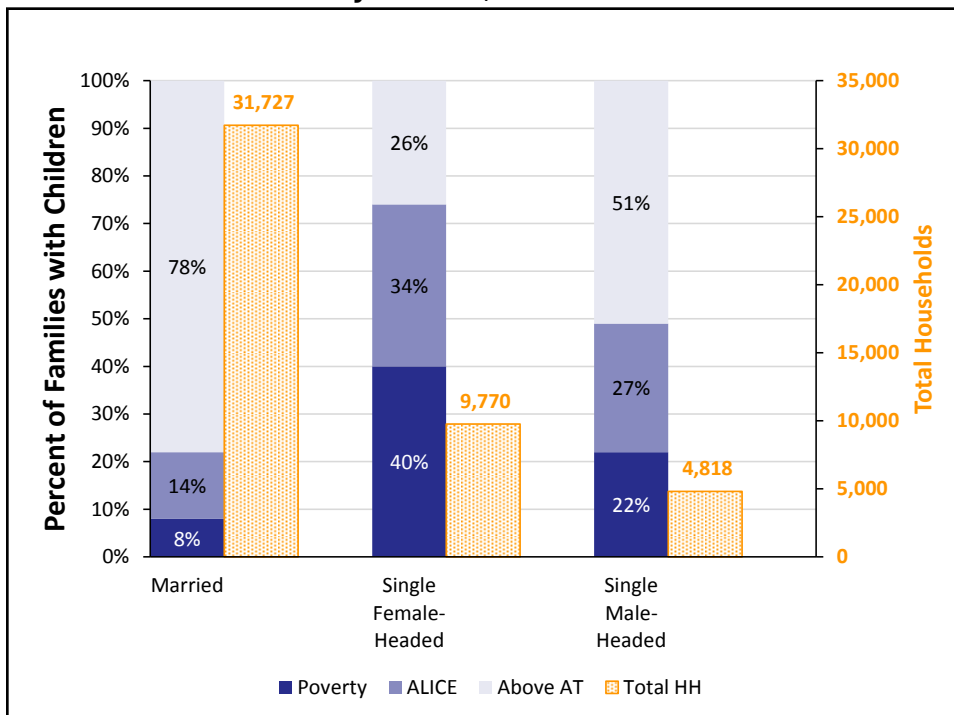
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$610	\$959
Child Care	\$–	\$1,097
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$145	\$421
Taxes	\$187	\$326
Monthly Total	\$1,594	\$4,628
ANNUAL TOTAL	\$19,128	\$55,536
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Pasco County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

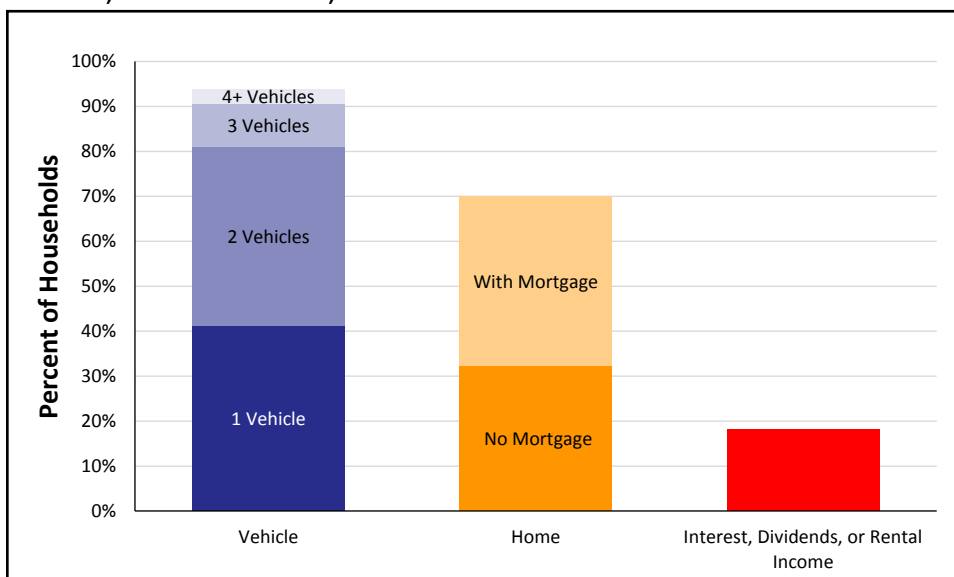
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Pasco County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Pasco County, 2015		
Town	Total HH	% ALICE & Poverty
Bayonet Point CDP	10,974	57%
Beacon Square CDP	2,580	62%
Central Pasco CCD	43,746	24%
Crystal Springs CDP	345	70%
Dade City	2,663	60%
Dade City CCD	5,613	56%
Dade City North CDP	798	64%
Elfers CDP	5,482	61%
Heritage Pines CDP	1,081	24%
Holiday CDP	8,820	62%
Hudson CDP	5,457	51%
Jasmine Estates CDP	7,423	62%
Key Vista CDP	559	19%
Lacoochee CCD	2,127	52%
Lacoochee CDP	513	67%
Land O' Lakes CDP	11,893	25%
Meadow Oaks CDP	960	45%
Moon Lake CDP	1,675	63%
New Port Richey	6,575	63%
New Port Richey CCD	66,208	46%
New Port Richey East CDP	3,972	59%
Odessa CDP	2,515	35%
Pasadena Hills CDP	3,444	40%
Port Richey	1,295	47%
Port Richey CCD	44,677	52%
Quail Ridge CDP	495	37%
River Ridge CDP	1,811	23%
San Antonio	423	28%
Shady Hills CDP	3,925	50%
Trinity CDP	4,027	17%
Wesley Chapel CDP	16,444	20%
Zephyrhills	6,409	51%
Zephyrhills CCD	23,947	48%
Zephyrhills North CDP	1,286	56%
Zephyrhills South CDP	2,601	51%
Zephyrhills West CDP	2,723	49%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

ALICE IN PINELLAS COUNTY

Population: 949,827 | **Number of Households:** 400,209

Median Household Income: \$47,618 (state average: \$49,426)

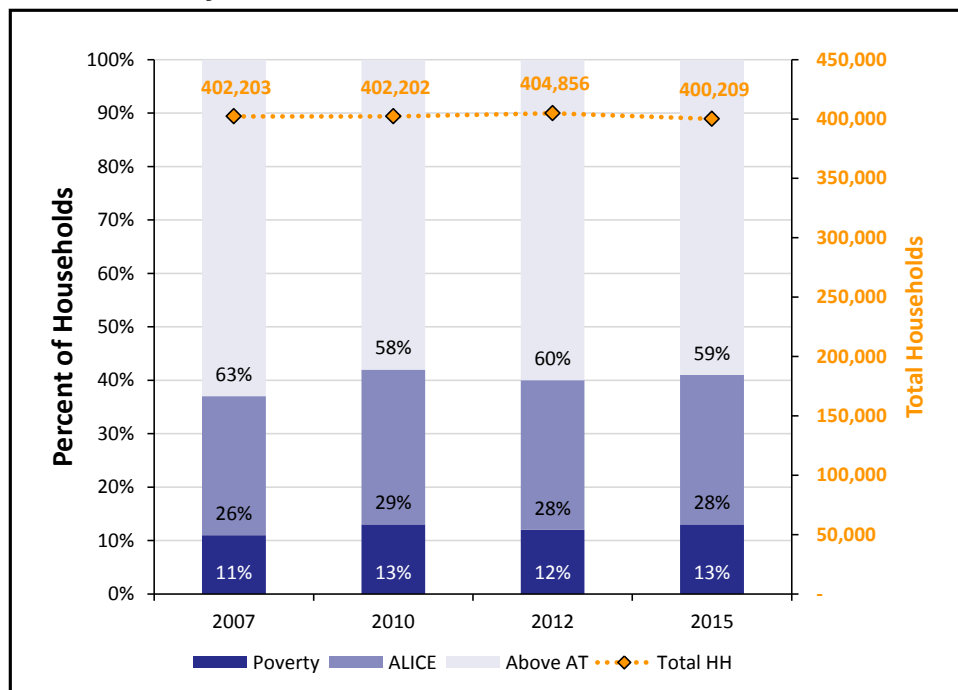
Florida Underemployment Rate for 2015: 11.5%

Households Below ALICE Threshold: 165,421 (41%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Pinellas County

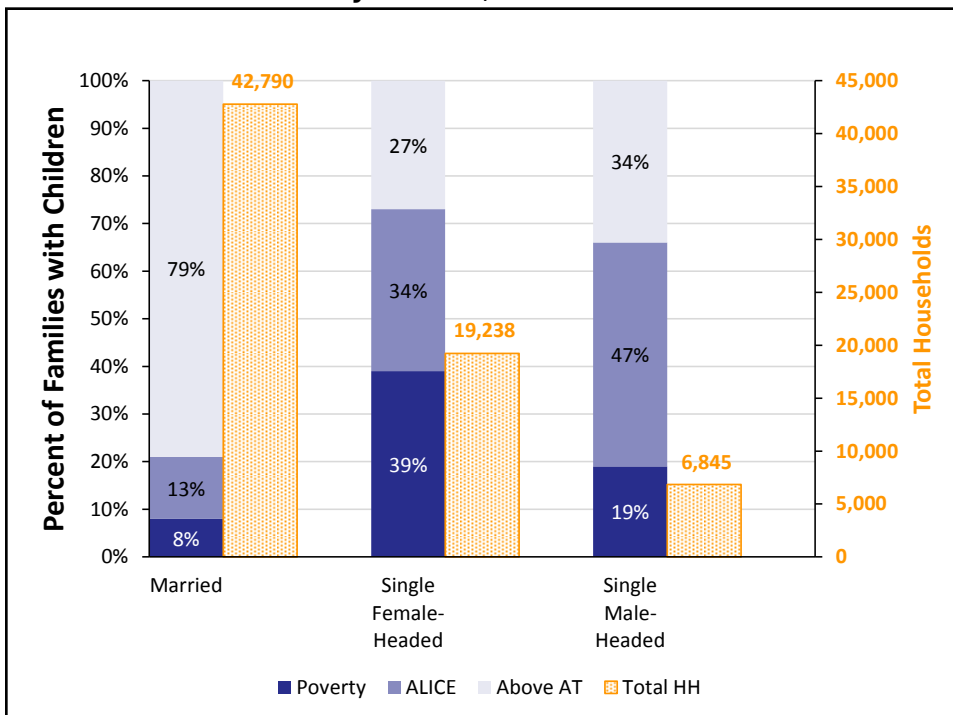
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$610	\$959
Child Care	\$–	\$1,240
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$145	\$439
Taxes	\$187	\$370
Monthly Total	\$1,594	\$4,833
ANNUAL TOTAL	\$19,128	\$57,996
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Pinellas County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

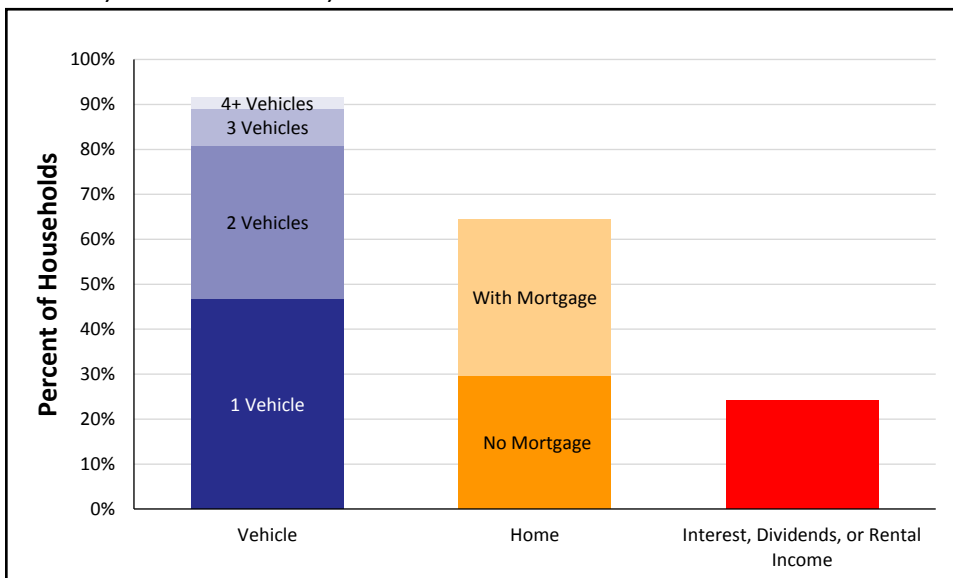
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Pinellas County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Pinellas County, 2015		
Town	Total HH	% ALICE & Poverty
Bardmoor CDP	3,845	43%
Bay Pines CDP	1,401	39%
Bear Creek CDP	899	42%
Belleair	1,737	22%
Belleair Beach	723	21%
Belleair Bluffs	1,196	41%
Boca Ciega CCD	30,600	39%
Clearwater	46,240	41%
Clearwater CCD	139,857	44%
Dunedin	16,656	42%
East Lake CDP	13,041	25%
Feather Sound CDP	1,767	26%
Greenbriar CDP	981	36%
Gulfport	5,925	49%
Harbor Bluffs CDP	1,149	19%
Indian Rocks Beach	2,132	31%
Indian Shores	843	33%
Kenneth City	1,815	50%
Largo	35,192	47%
Lealman CDP	8,682	63%
Madeira Beach	2,296	42%
North Redington Beach	741	26%
Oldsmar	5,038	36%
Palm Harbor CDP	26,423	35%
Pinellas Park	20,981	47%
Redington Beach	713	21%
Redington Shores	1,189	35%
Ridgecrest CDP	1,039	57%
Safety Harbor	7,158	33%
Seminole	8,360	40%
South Highpoint CDP	1,646	57%
South Pasadena	3,255	52%
St. Pete Beach	5,077	33%
St. Pete Beach CCD	8,539	34%
St. Petersburg	103,788	42%
St. Petersburg CCD	166,259	46%
Tarpon Springs	9,809	42%
Tarpon Springs CCD	57,398	35%
Tierra Verde CDP	1,631	15%
Treasure Island	3,566	34%
West Lealman CDP	7,506	56%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

ALICE IN POLK COUNTY

Population: 650,092 | **Number of Households:** 227,122

Median Household Income: \$44,061 (state average: \$49,426)

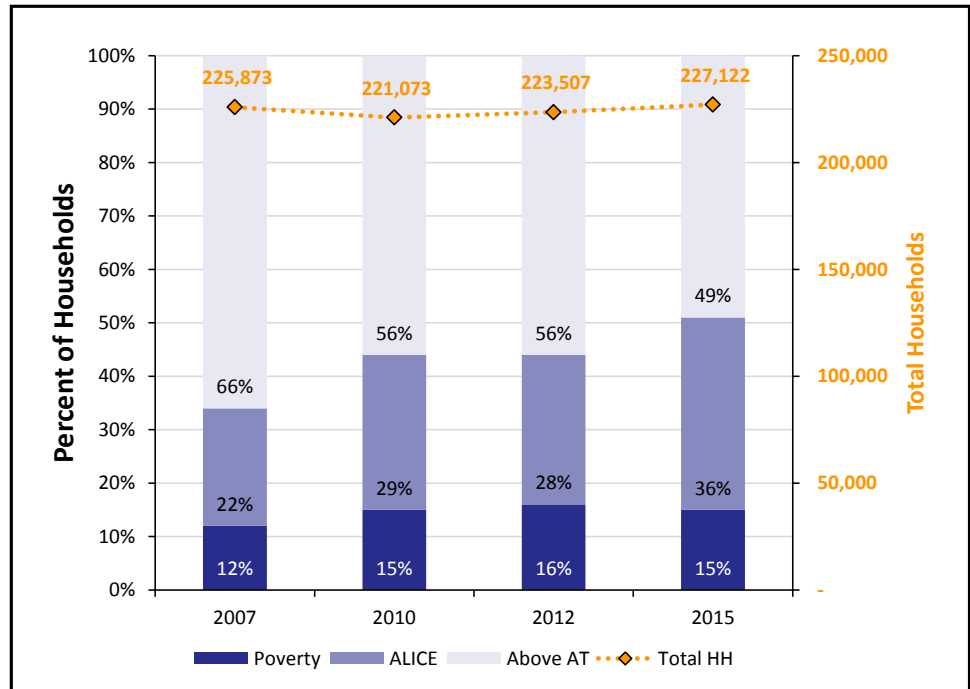
Florida Underemployment Rate for 2015: 11.5%

Households Below ALICE Threshold: 113,909 (51%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Polk County

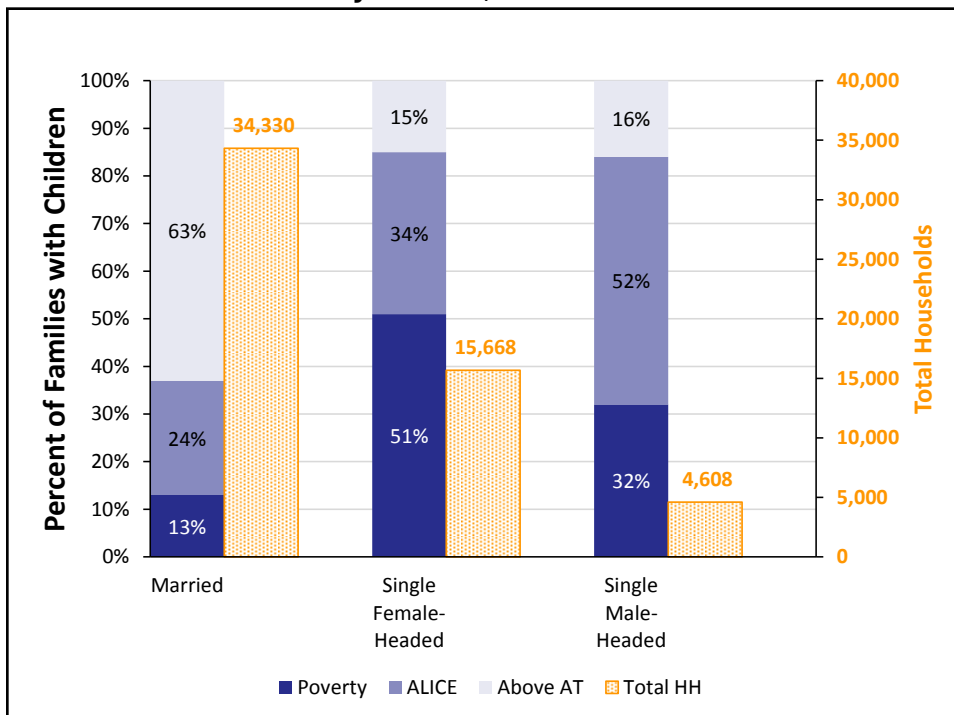
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$637	\$830
Child Care	\$–	\$953
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$148	\$385
Taxes	\$194	\$243
Monthly Total	\$1,631	\$4,236
ANNUAL TOTAL	\$19,572	\$50,832
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Polk County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

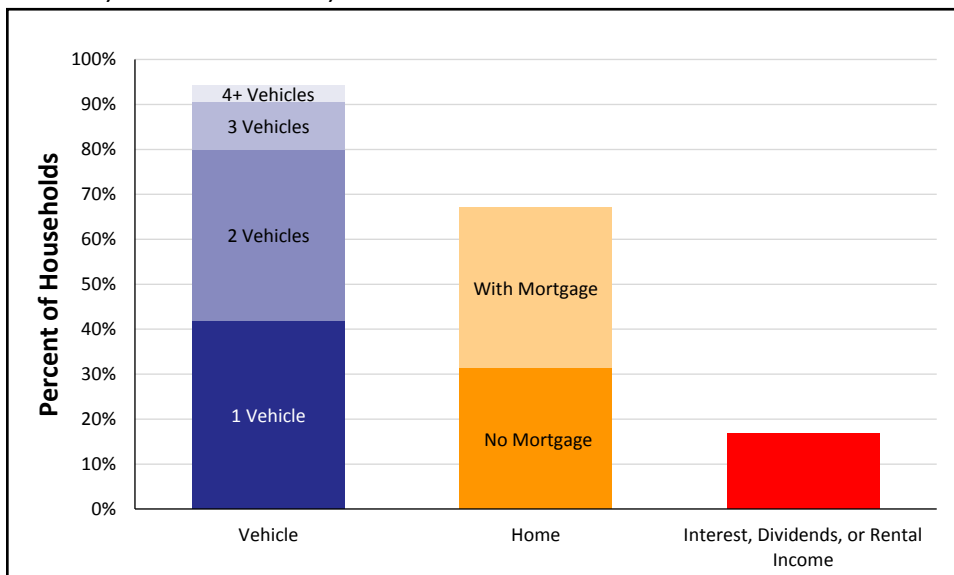
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Polk County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Polk County, 2015		
Town	Total HH	% ALICE & Poverty
Alturas CDP	1,249	47%
Auburndale	4,711	53%
Babson Park CDP	318	49%
Bartow	5,931	50%
Bartow CCD	20,451	48%
Combee Settlement CDP	2,035	73%
Crooked Lake Park CDP	612	66%
Crystal Lake CDP	2,048	68%
Cypress Gardens CDP	3,561	40%
Davenport	1,021	54%
Dundee	1,430	66%
Eagle Lake	872	50%
Fort Meade	1,826	49%
Frostproof	1,119	55%
Frostproof CCD	3,544	56%
Fuller Heights CDP	3,328	39%
Fussels Corner CDP	2,125	55%
Grenelefe CDP	743	48%
Haines City	6,867	63%
Haines City CCD	44,107	50%
Highland City CDP	3,525	37%
Inwood CDP	2,256	70%
Jan Phyl Village CDP	1,617	55%
Kathleen CDP	2,043	51%
Lake Alfred	1,924	59%
Lake Hamilton	364	44%
Lake Wales	5,427	57%
Lake Wales CCD	16,361	55%
Lakeland	38,975	55%
Lakeland CCD	92,789	50%
Lakeland Highlands CDP	3,996	23%
Loughman CDP	1,055	55%
Medulla CDP	3,130	44%
Mulberry	1,567	65%
Poinciana CDP	17,275	58%
Polk City	743	52%
Wahnetta CDP	1,181	70%
Waverly CDP	374	72%
Willow Oak CDP	1,770	62%
Winter Haven	14,120	56%
Winter Haven-Auburndale CCD	44,129	53%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

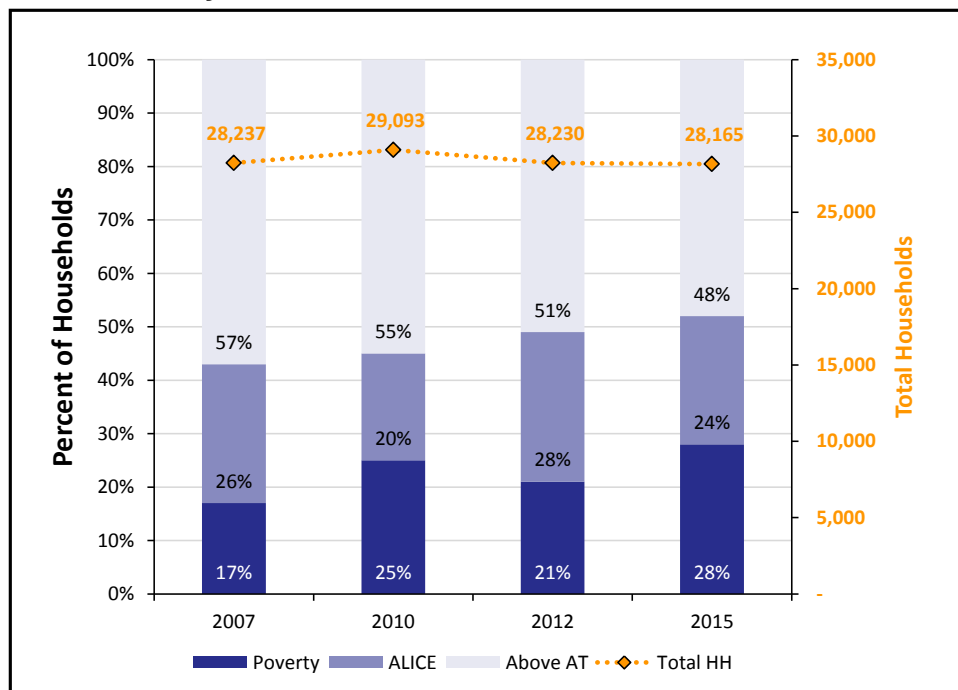
ALICE IN PUTNAM COUNTY

Population: 72,023 | **Number of Households:** 28,165
Median Household Income: \$31,483 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 14,729 (52%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Putnam County

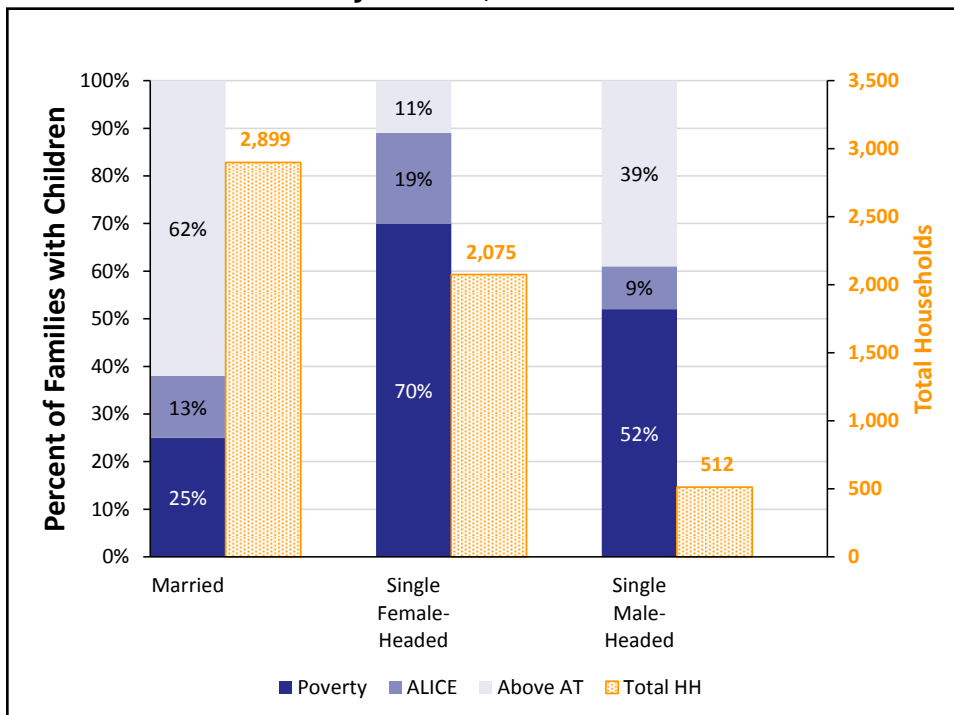
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$519	\$644
Child Care	\$–	\$730
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$134	\$334
Taxes	\$167	\$136
Monthly Total	\$1,472	\$3,669
ANNUAL TOTAL	\$17,664	\$44,028
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Putnam County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

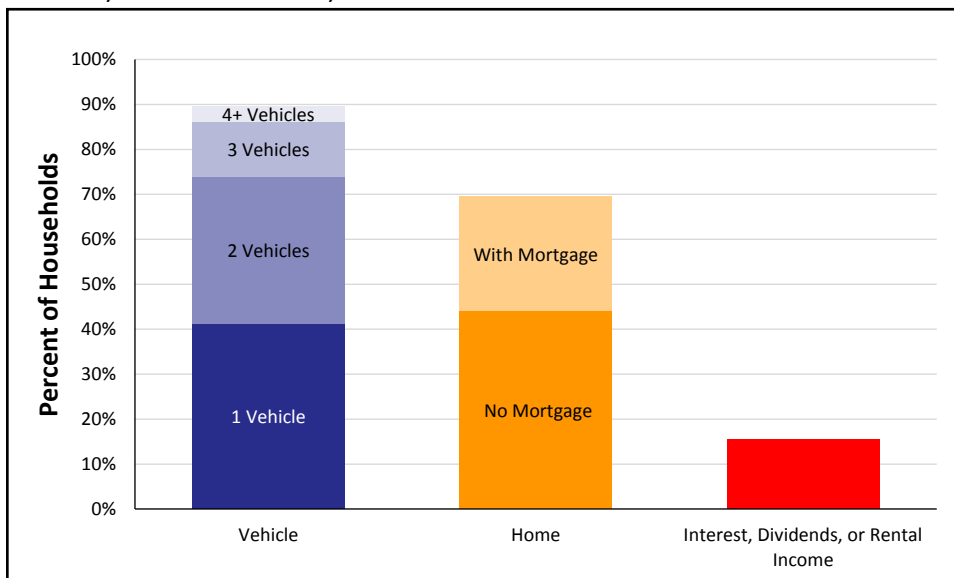
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Putnam County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Putnam County, 2015		
Town	Total HH	% ALICE & Poverty
Crescent City	725	61%
Crescent City CCD	6,392	55%
East Palatka CCD	3,438	49%
East Palatka CDP	508	45%
Interlachen	538	59%
Interlachen-Florahome CCD	9,285	50%
Palatka	3,827	72%
Palatka CCD	8,568	55%
Pomona Park	285	58%
Welaka	280	57%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

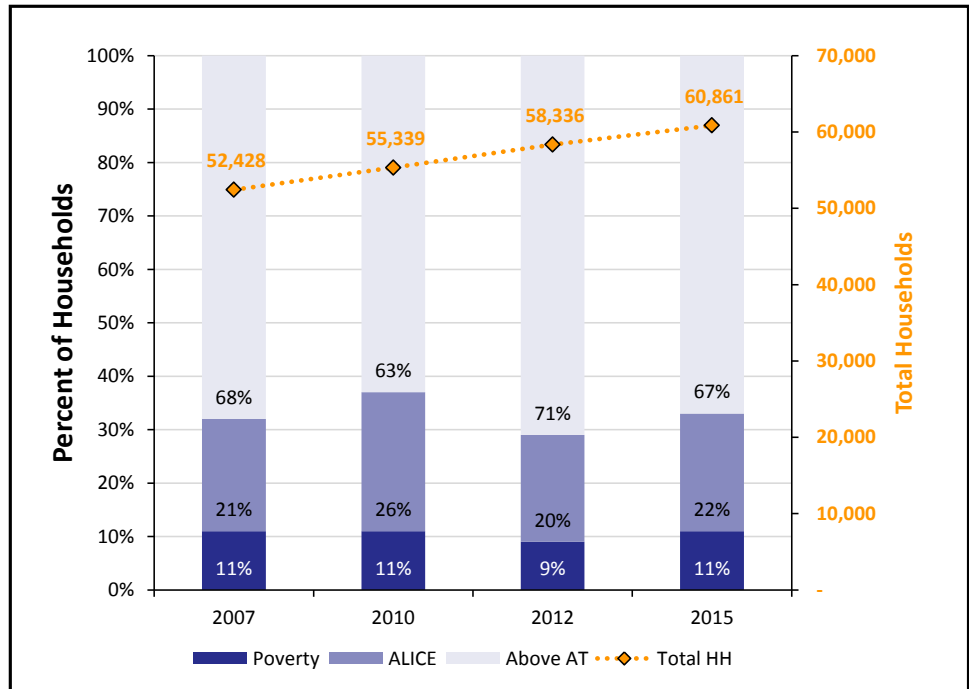
ALICE IN SANTA ROSA COUNTY

Population: 167,040 | **Number of Households:** 60,861
Median Household Income: \$59,682 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 20,080 (33%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Santa Rosa County

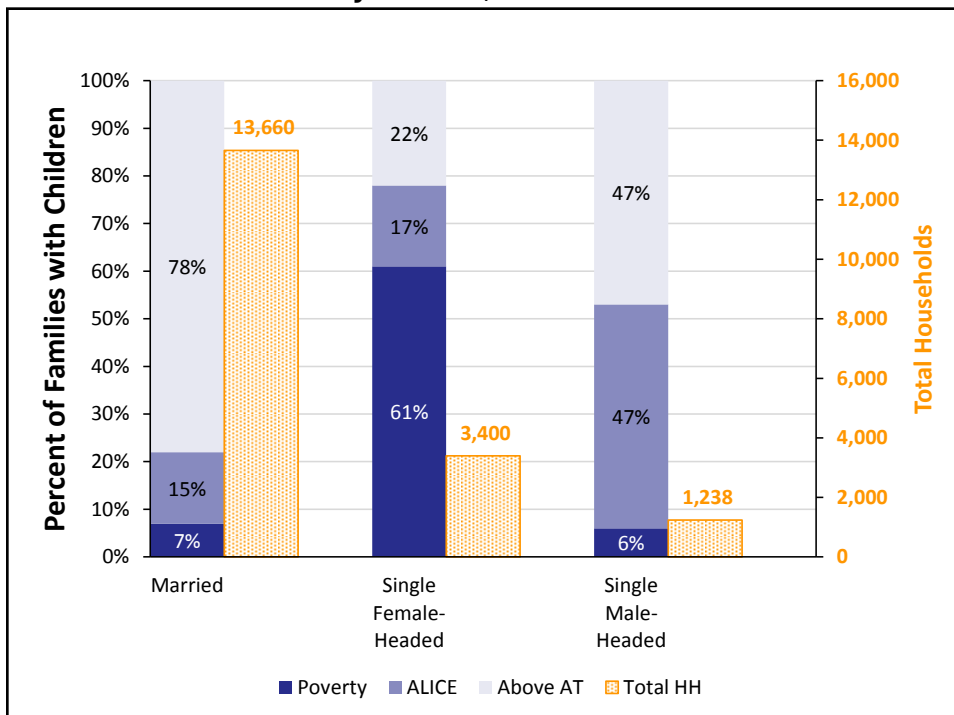
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$613	\$828
Child Care	\$–	\$965
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$145	\$386
Taxes	\$188	\$246
Monthly Total	\$1,598	\$4,250
ANNUAL TOTAL	\$19,176	\$51,000
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Santa Rosa County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

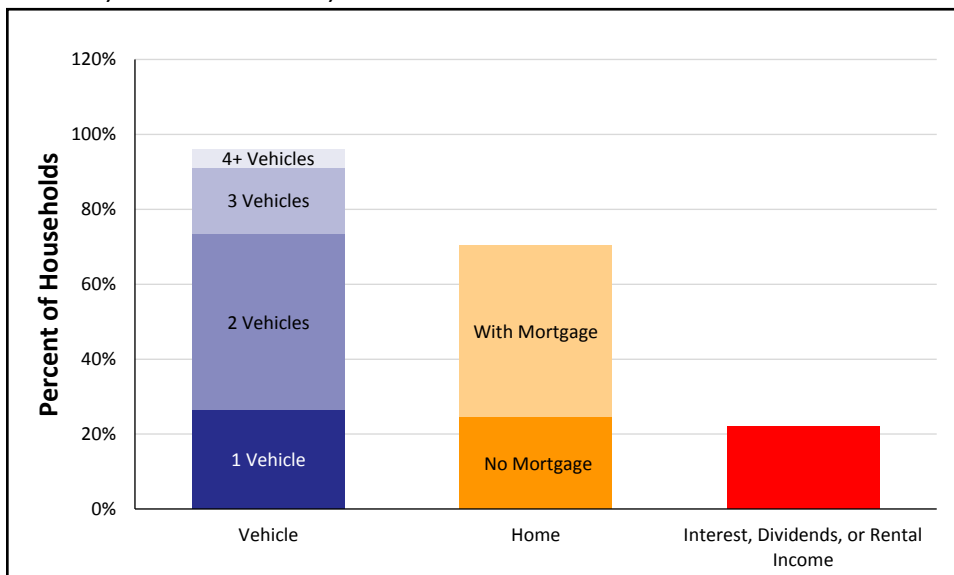
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Santa Rosa County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Santa Rosa County, 2015

Town	Total HH	% ALICE & Poverty
Allentown CCD	910	31%
Allentown CDP	376	22%
Avalon-Mulat CCD	2,341	28%
Bagdad CCD	2,421	52%
Bagdad CDP	1,494	50%
Berrydale CCD	731	44%
Chumuckla CDP	300	33%
East Milton CCD	2,998	48%
East Milton CDP	2,814	49%
Gulf Breeze CCD	2,366	26%
Harold CCD	421	35%
Harold CDP	343	25%
Holley CDP	546	30%
Holley-Navarre CCD	12,741	29%
Jay CCD	1,453	39%
Midway CCD	9,401	32%
Midway CDP (Santa Rosa County)	6,903	36%
Milton	3,762	46%
Milton CCD	4,312	45%
Munson CCD	574	51%
Navarre Beach CCD	518	8%
Navarre CDP	12,195	29%
Oriole Beach CDP	545	31%
Pace CCD	11,538	32%
Pace CDP	7,663	31%
Pea Ridge CDP	1,412	53%
Point Baker CDP	1,181	41%
Skyline CCD	5,907	37%
Tiger Point CDP	1,212	20%
Wallace CDP	604	36%
Woodlawn Beach CDP	741	18%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

ALICE IN SARASOTA COUNTY

Population: 405,549 | **Number of Households:** 177,807

Median Household Income: \$56,286 (state average: \$49,426)

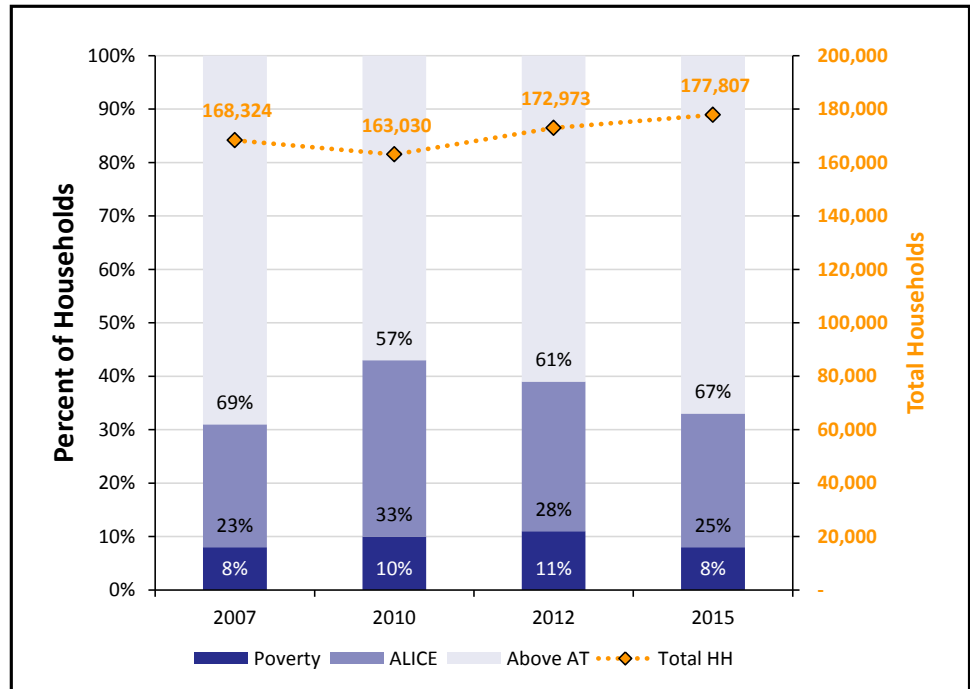
Florida Underemployment Rate for 2015: 11.5%

Households Below ALICE Threshold: 59,332 (33%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Sarasota County

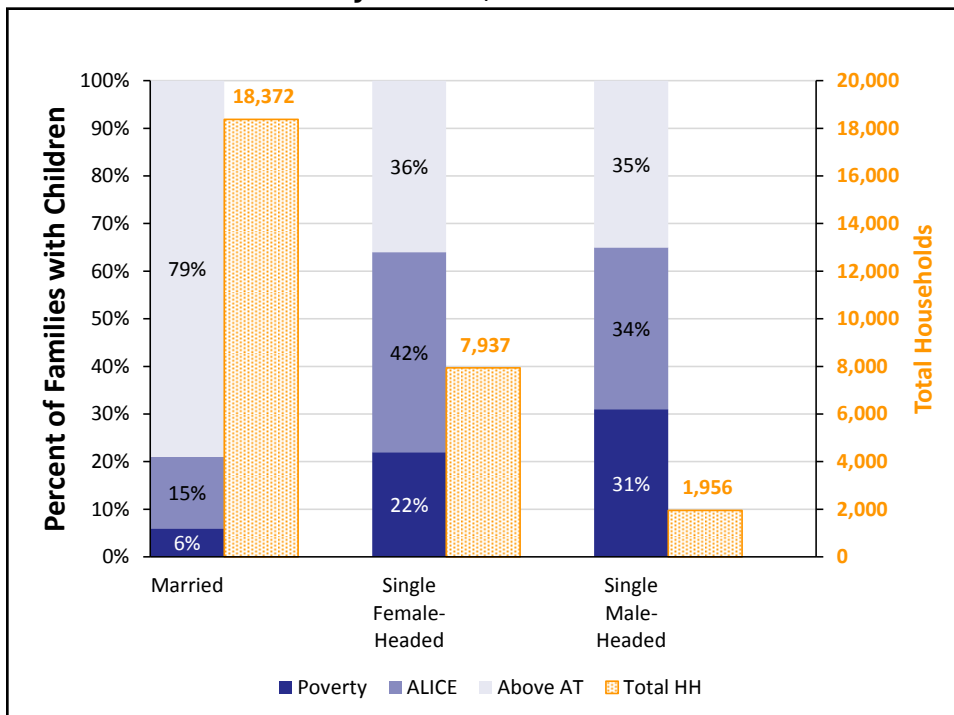
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$675	\$960
Child Care	\$–	\$1,153
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$153	\$428
Taxes	\$202	\$344
Monthly Total	\$1,682	\$4,710
ANNUAL TOTAL	\$20,184	\$56,520
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Sarasota County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

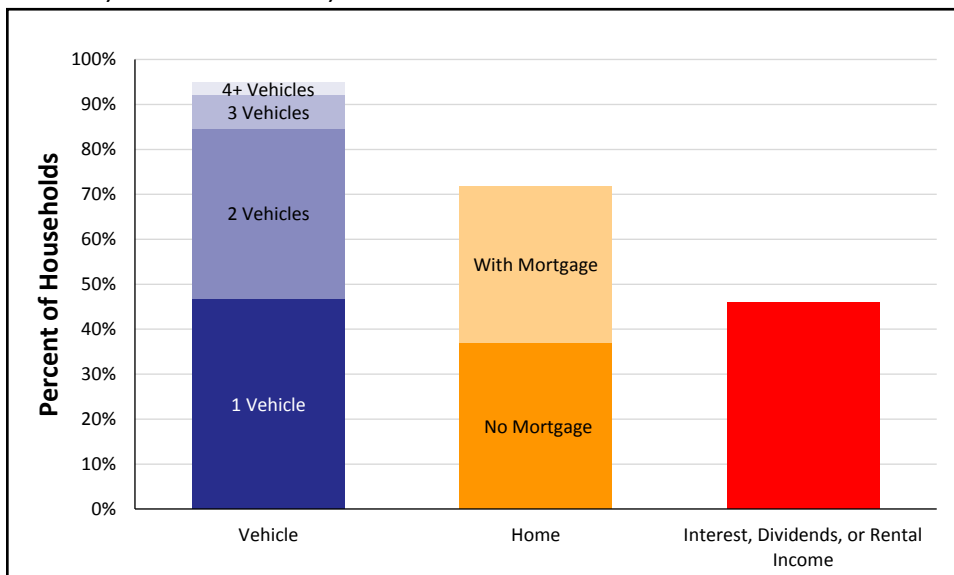
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Sarasota County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Sarasota County, 2015		
Town	Total HH	% ALICE & Poverty
Bee Ridge CDP	4,453	35%
Desoto Lakes CDP	1,341	34%
Englewood CCD	5,786	43%
Englewood CDP	7,496	44%
Fruitville CDP	5,716	36%
Gulf Gate Estates CDP	5,287	48%
Gulf Gate Estates-Osprey CCD	14,190	34%
Interior County CCD	15,196	30%
Kensington Park CDP	1,500	51%
Lake Sarasota CDP	1,635	31%
Laurel CDP	4,389	38%
Longboat Key CCD	2,489	24%
Nokomis CDP	1,414	47%
North Port	22,580	38%
North Port CCD	24,971	38%
North Sarasota CDP	3,087	56%
Osprey CDP	2,916	25%
Plantation CDP	2,734	28%
Ridge Wood Heights CDP	2,050	40%
Sarasota	23,461	48%
Sarasota CCD	79,818	40%
Sarasota Springs CDP	6,098	37%
Siesta Key CDP	2,983	26%
South Gate Ridge CDP	2,528	40%
South Sarasota CDP	2,418	40%
South Venice CDP	6,252	44%
Southgate CDP	3,366	48%
The Meadows CDP	2,184	28%
Vamo CDP	2,519	36%
Venice	11,524	38%
Venice CCD	32,735	40%
Venice Gardens CDP	3,367	37%
Warm Mineral Springs CDP	2,571	41%

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ALICE IN SEMINOLE COUNTY

Population: 449,144 | **Number of Households:** 162,739

Median Household Income: \$57,074 (state average: \$49,426)

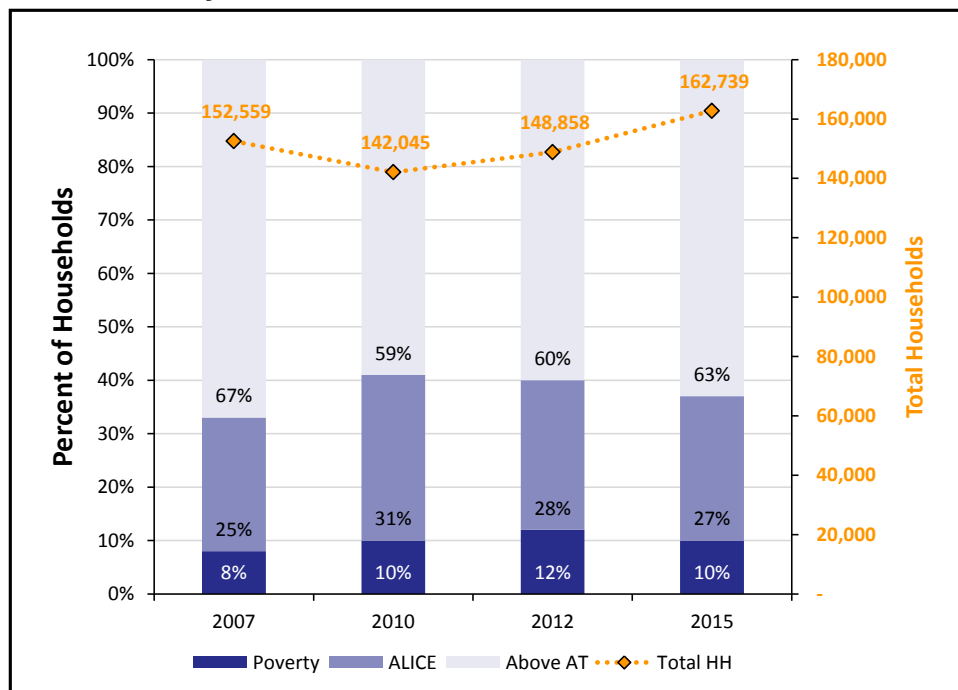
Florida Underemployment Rate for 2015: 11.5%

Households Below ALICE Threshold: 61,100 (37%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Seminole County

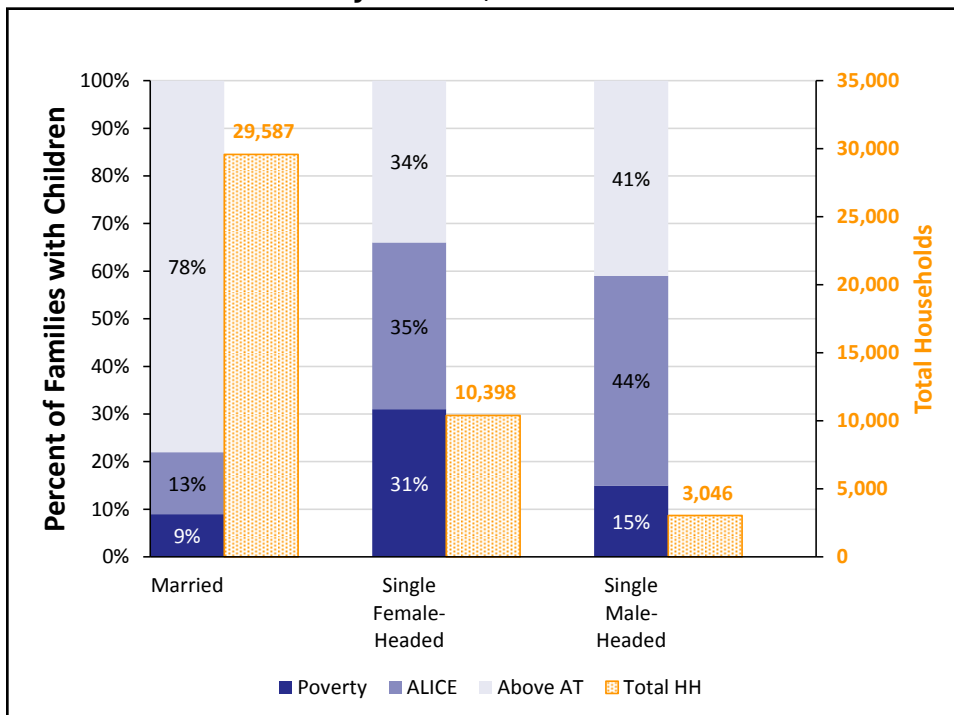
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$707	\$997
Child Care	\$–	\$1,120
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$157	\$429
Taxes	\$212	\$345
Monthly Total	\$1,728	\$4,716
ANNUAL TOTAL	\$20,736	\$56,592
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Seminole County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

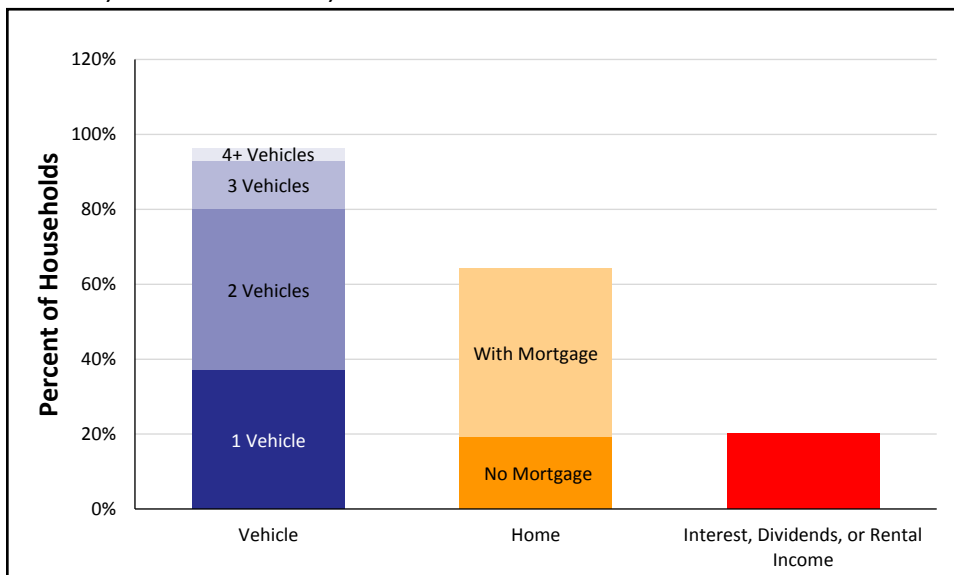
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Seminole County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Seminole County, 2015		
Town	Total HH	% ALICE & Poverty
Altamonte Springs	16,709	44%
Black Hammock CDP	388	54%
Casselberry	10,694	52%
Casselberry-Altamonte Springs CCD	75,543	40%
Chuluota CDP	811	32%
Fern Park CDP	3,226	44%
Forest City CDP	4,705	38%
Geneva CDP	778	26%
Goldenrod CDP	4,755	52%
Heathrow CDP	2,308	30%
Lake Mary	5,375	23%
Longwood	4,780	37%
Midway CDP (Seminole County)	534	72%
Oviedo	10,721	22%
Oviedo CCD	31,236	28%
Sanford	19,039	55%
Sanford CCD	45,481	39%
Wekiwa Springs CDP	8,375	22%
Winter Springs	11,891	33%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

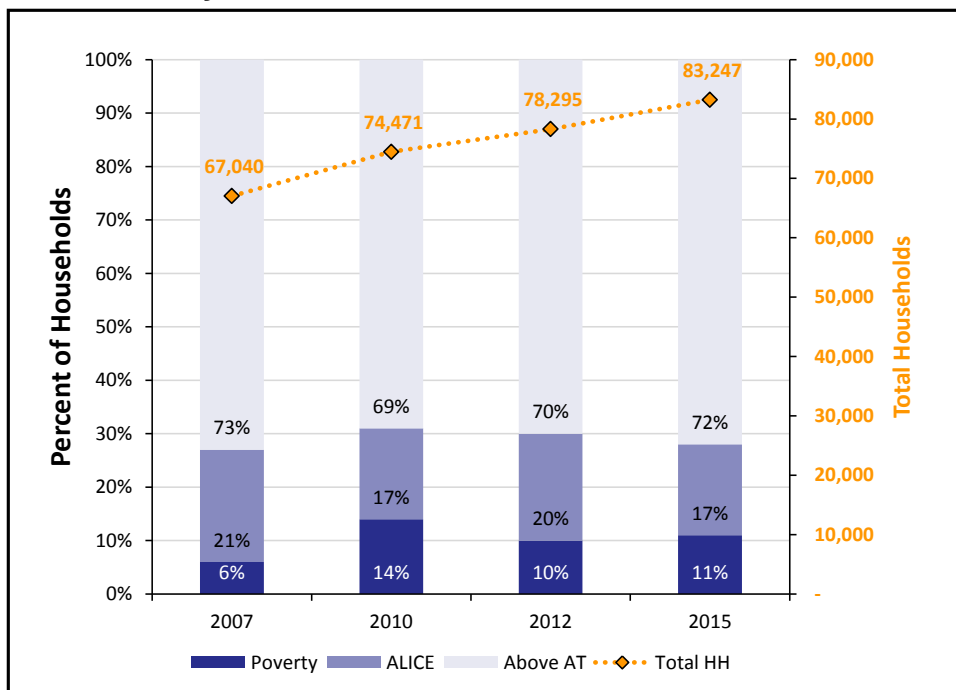
ALICE IN ST. JOHNS COUNTY

Population: 226,640 | **Number of Households:** 83,247
Median Household Income: \$70,379 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 23,812 (28%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, St. Johns County

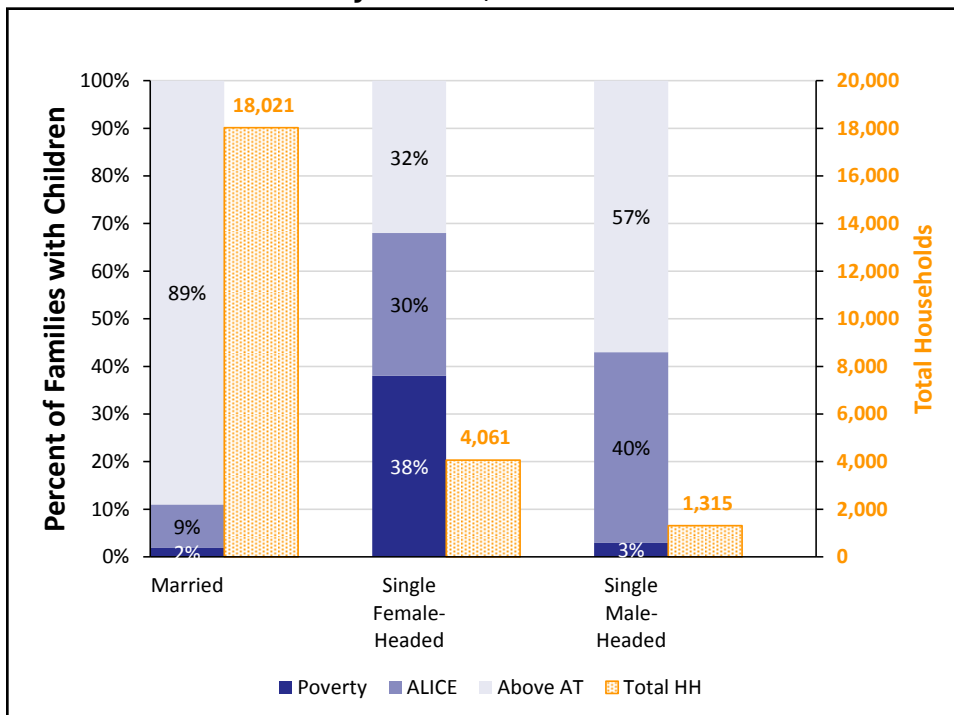
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$628	\$931
Child Care	\$–	\$1,052
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$147	\$411
Taxes	\$191	\$304
Monthly Total	\$1,618	\$4,523
ANNUAL TOTAL	\$19,416	\$54,276
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more St. Johns County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

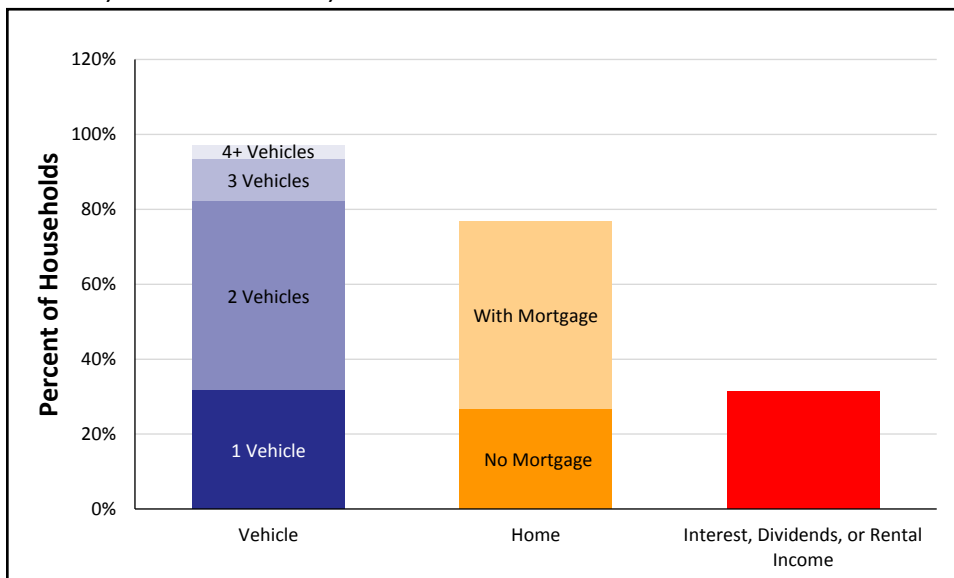
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in St. Johns County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



St. Johns County, 2015		
Town	Total HH	% ALICE & Poverty
Butler Beach CDP	2,641	34%
Crescent Beach CDP	487	36%
Flagler Estates CDP	1,015	50%
Fruit Cove CCD	13,609	15%
Fruit Cove CDP	10,066	17%
Hastings CCD	4,452	49%
Matanzas CCD	7,130	41%
Nocatee CDP	2,321	18%
Palm Valley CDP	8,767	26%
Ponte Vedra CCD	12,191	25%
Sawgrass CDP	2,531	27%
St. Augustine	5,477	48%
St. Augustine Beach	2,926	24%
St. Augustine CCD	41,860	34%
St. Augustine Shores CDP	3,721	47%
St. Augustine South CDP	2,144	32%
Villano Beach CDP	1,044	33%
World Golf Village CDP	4,624	17%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

ALICE IN ST. LUCIE COUNTY

Population: 298,563 | **Number of Households:** 108,811

Median Household Income: \$45,905 (state average: \$49,426)

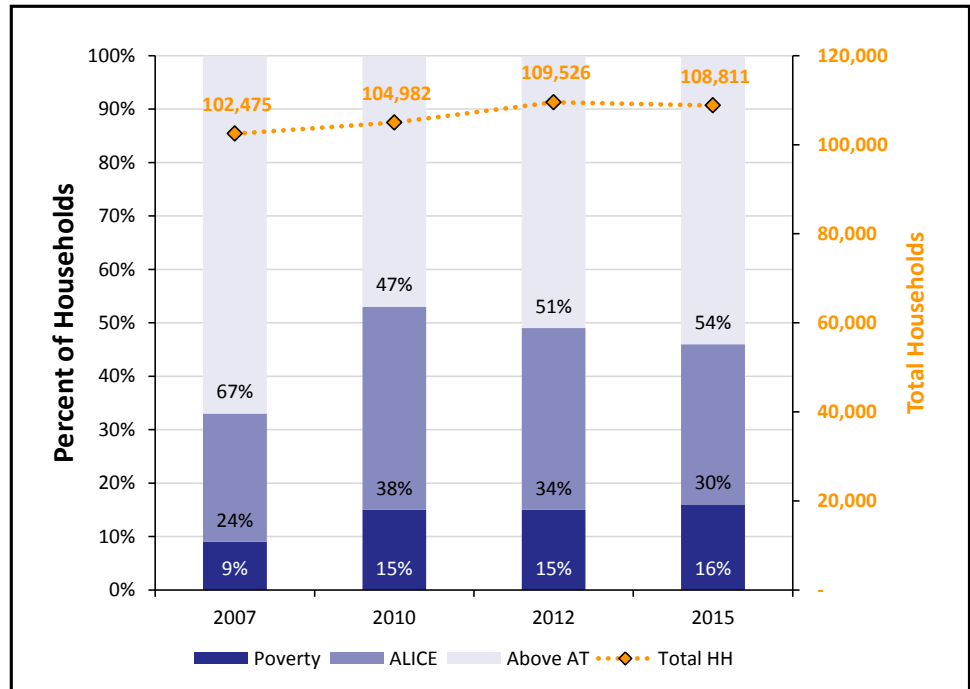
Florida Underemployment Rate for 2015: 11.5%

Households Below ALICE Threshold: 50,645 (46%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, St. Lucie County

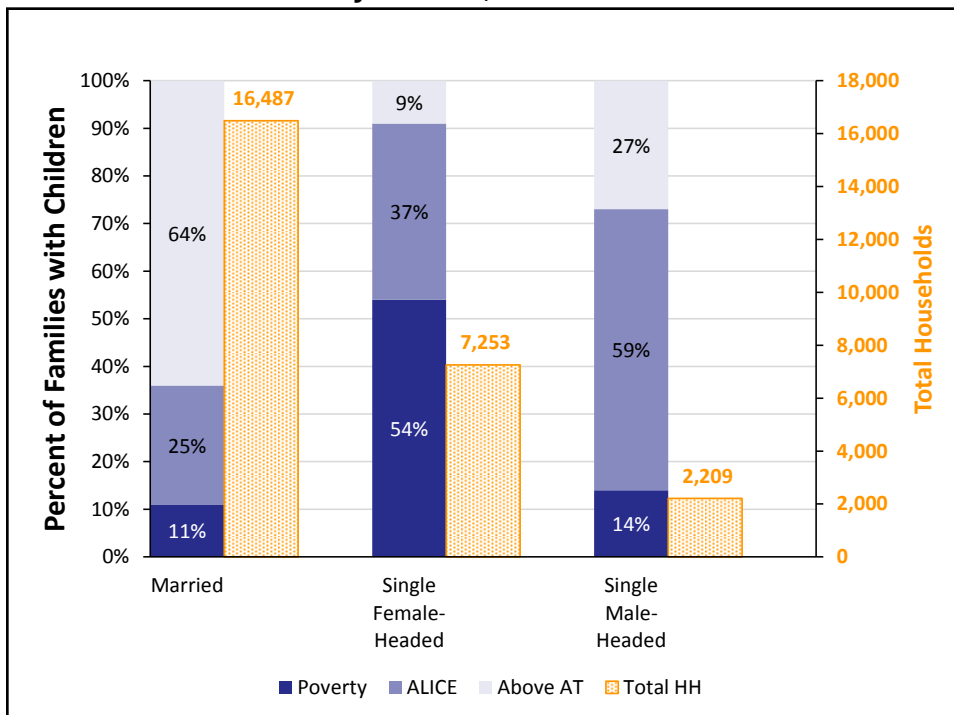
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$684	\$939
Child Care	\$–	\$1,020
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$154	\$408
Taxes	\$205	\$296
Monthly Total	\$1,695	\$4,488
ANNUAL TOTAL	\$20,340	\$53,856
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more St. Lucie County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

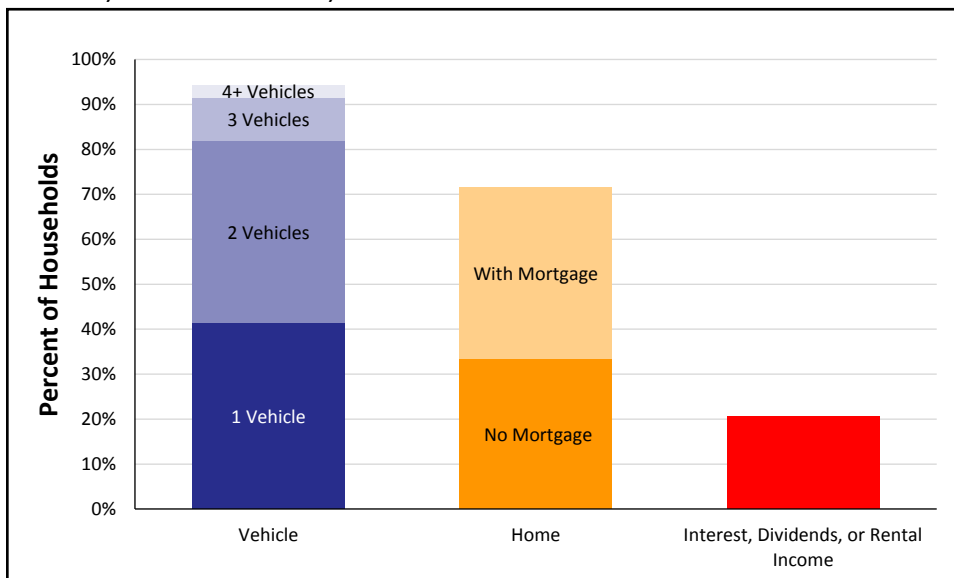
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in St. Lucie County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



St. Lucie County, 2015		
Town	Total HH	% ALICE & Poverty
Fort Pierce	16,522	71%
Fort Pierce CCD	42,984	60%
Fort Pierce North CDP	2,341	73%
Fort Pierce South CDP	1,837	69%
Hutchinson Island CCD	5,145	36%
Hutchinson Island South CDP	3,105	35%
Indian River Estates CDP	2,691	52%
Lakewood Park CDP	4,839	44%
Port St. Lucie	61,310	40%
Port St. Lucie CCD	56,787	44%
River Park CDP	2,517	67%
West St. Lucie CCD	2,982	45%
White City CDP	1,333	40%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

ALICE IN SUMTER COUNTY

Population: 118,891 | **Number of Households:** 48,039

Median Household Income: \$51,335 (state average: \$49,426)

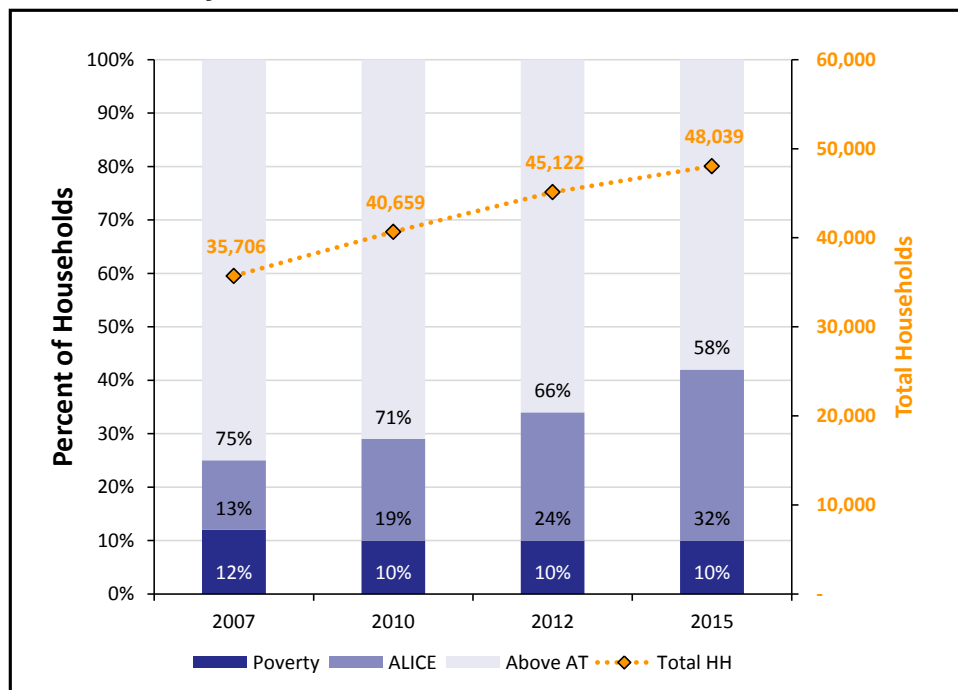
Florida Underemployment Rate for 2015: 11.5%

Households Below ALICE Threshold: 19,982 (42%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Sumter County

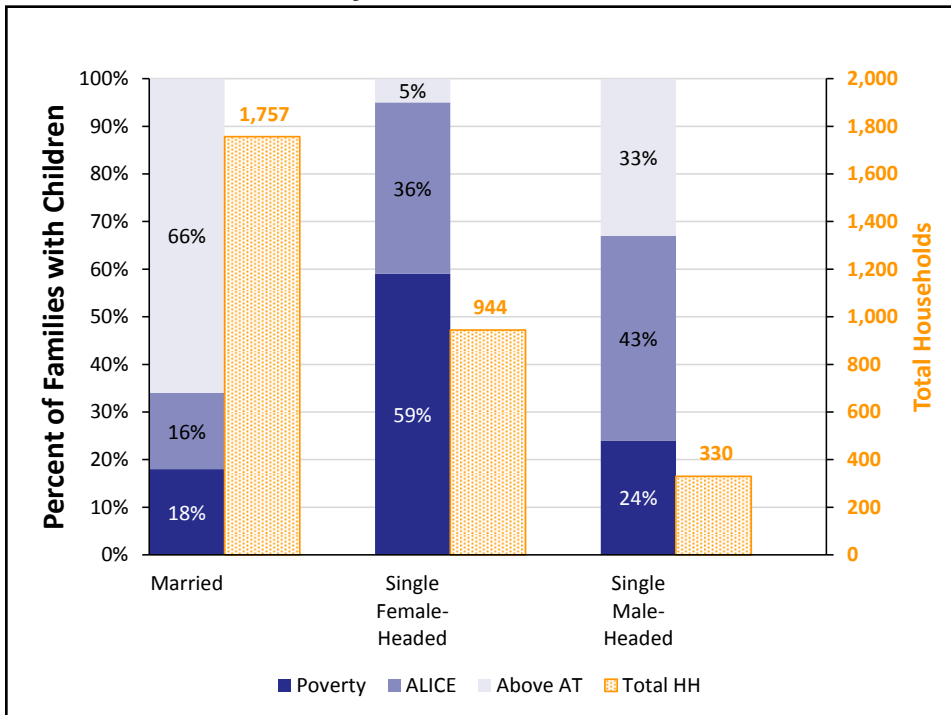
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$635	\$786
Child Care	\$–	\$960
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$148	\$380
Taxes	\$193	\$231
Monthly Total	\$1,628	\$4,182
ANNUAL TOTAL	\$19,536	\$50,184
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Sumter County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

Families with Children by Income, 2015

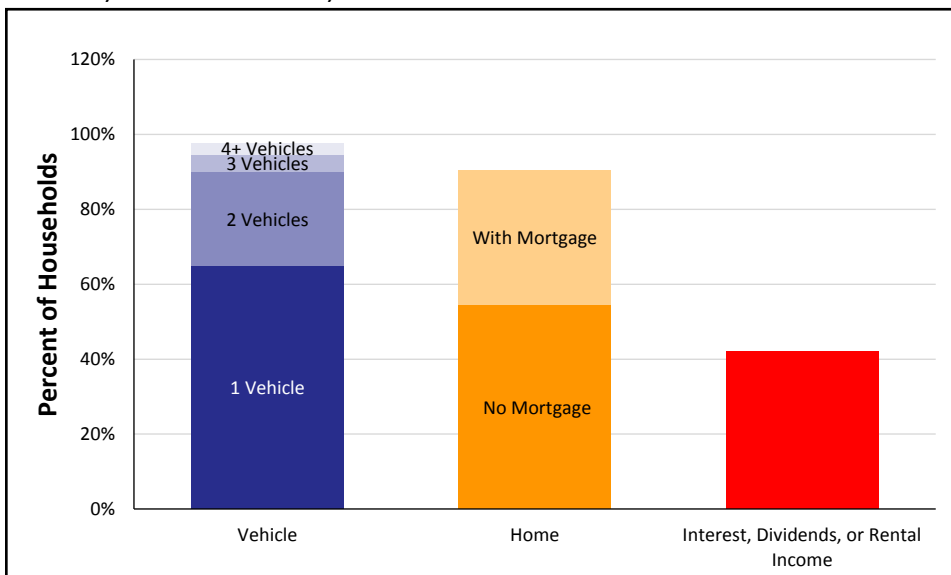


Sumter County, 2015		
Town	Total HH	% ALICE & Poverty
Bushnell	1,151	63%
Bushnell-Center Hill CCD	8,843	61%
Center Hill	392	77%
Coleman	233	70%
Lake Panasoffkee CDP	1,462	60%
The Villages CDP	36,306	33%
Webster	286	65%
Wildwood	2,608	56%
Wildwood CCD	39,196	37%

What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Sumter County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

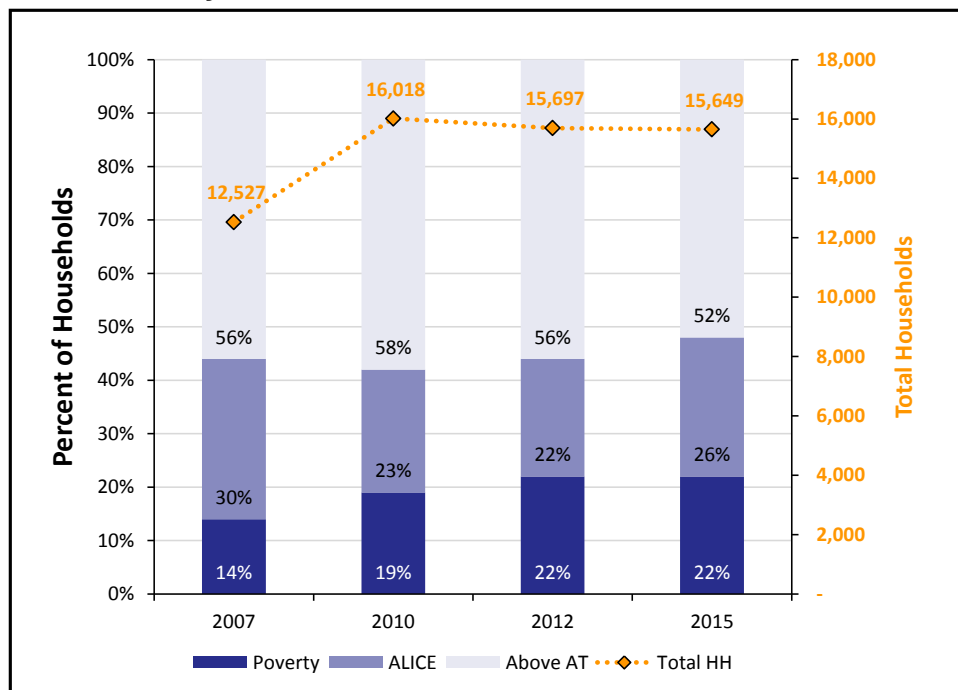
ALICE IN SUWANNEE COUNTY

Population: 43,595 | **Number of Households:** 15,649
Median Household Income: \$36,289 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 7,556 (48%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Suwannee County

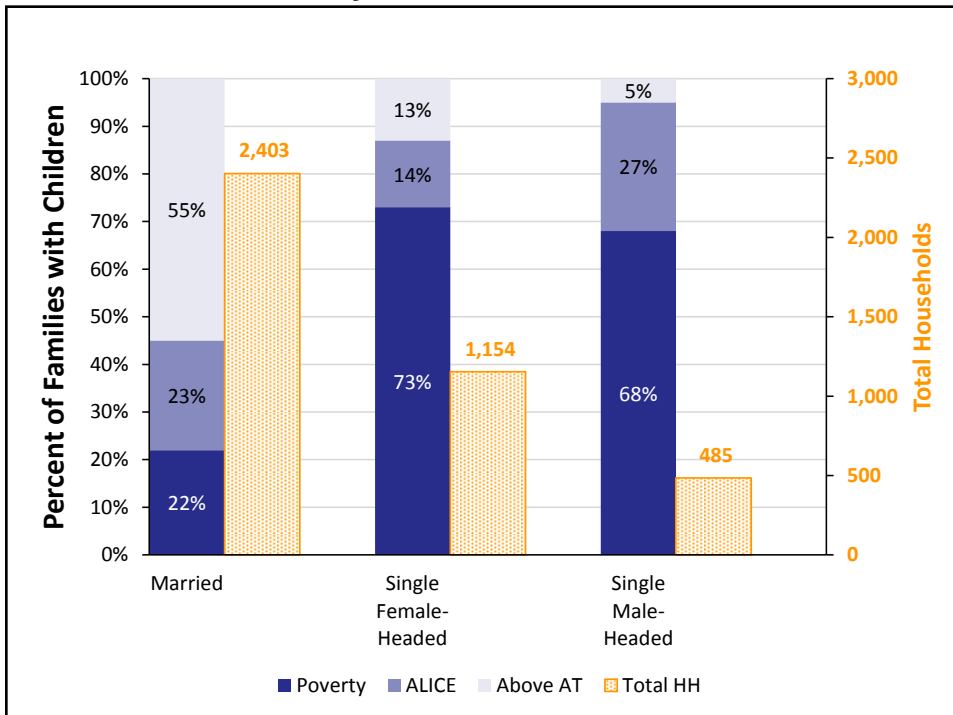
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$383	\$643
Child Care	\$–	\$1,033
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$117	\$371
Taxes	\$136	\$211
Monthly Total	\$1,288	\$4,083
ANNUAL TOTAL	\$15,456	\$48,996
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Suwannee County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

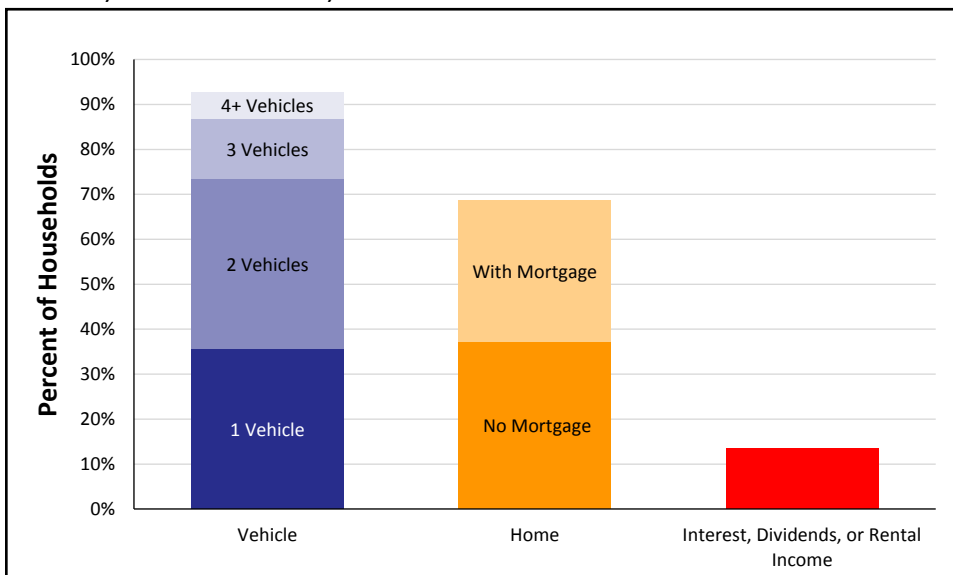
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Suwannee County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Suwannee County, 2015		
Town	Total HH	% ALICE & Poverty
Branford	297	54%
Branford CCD	2,536	45%
Dowling Park CCD	3,198	46%
Live Oak	2,501	68%
Live Oak CCD	6,598	51%
McAlpin-Wellborn CCD	3,317	48%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

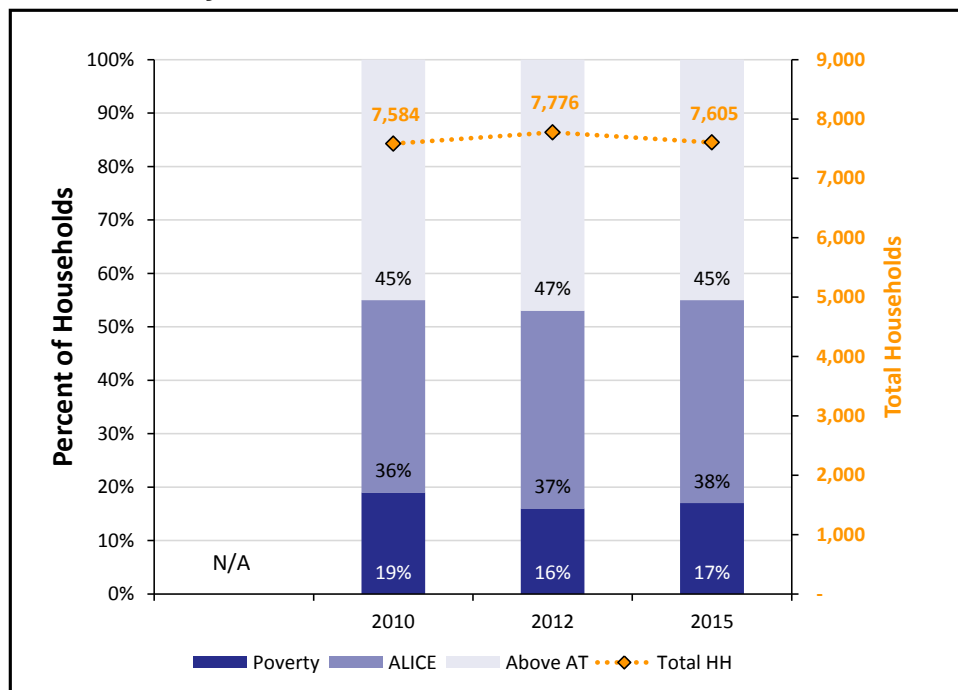
ALICE IN TAYLOR COUNTY

Population: 22,685 | **Number of Households:** 7,605
Median Household Income: \$36,181 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 4,144 (55%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Taylor County

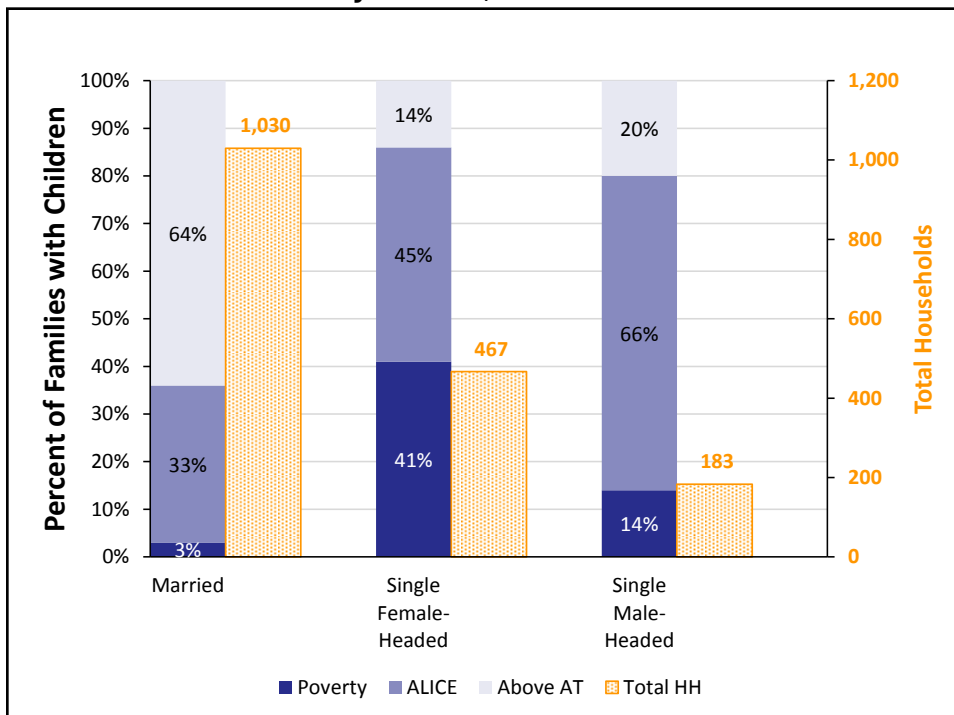
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$519	\$643
Child Care	\$–	\$978
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$134	\$364
Taxes	\$167	\$195
Monthly Total	\$1,472	\$4,005
ANNUAL TOTAL	\$17,664	\$48,060
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Taylor County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

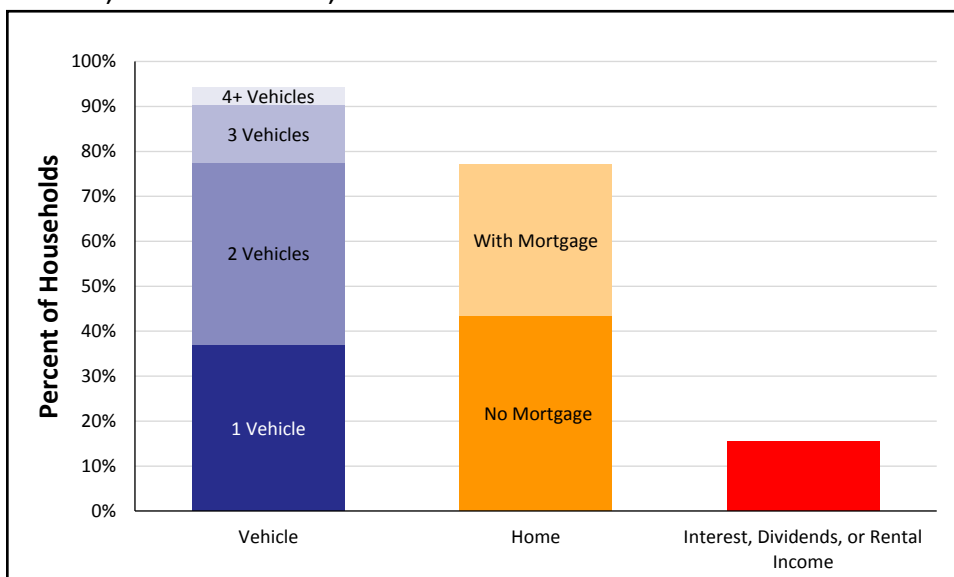
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Taylor County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

Taylor County, 2015		
Town	Total HH	% ALICE & Poverty
Perry	2,695	65%
Perry North CCD	5,531	55%
Perry South CCD	2,074	53%
Steinhatchee CDP	551	51%

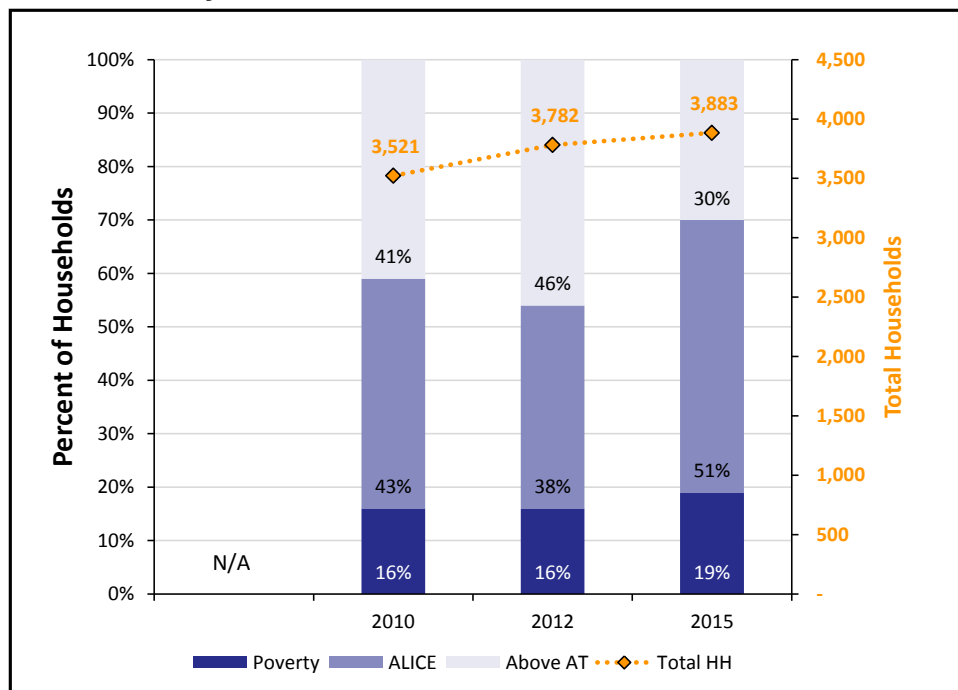
ALICE IN UNION COUNTY

Population: 15,191 | **Number of Households:** 3,883
Median Household Income: \$39,163 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 2,716 (70%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Union County

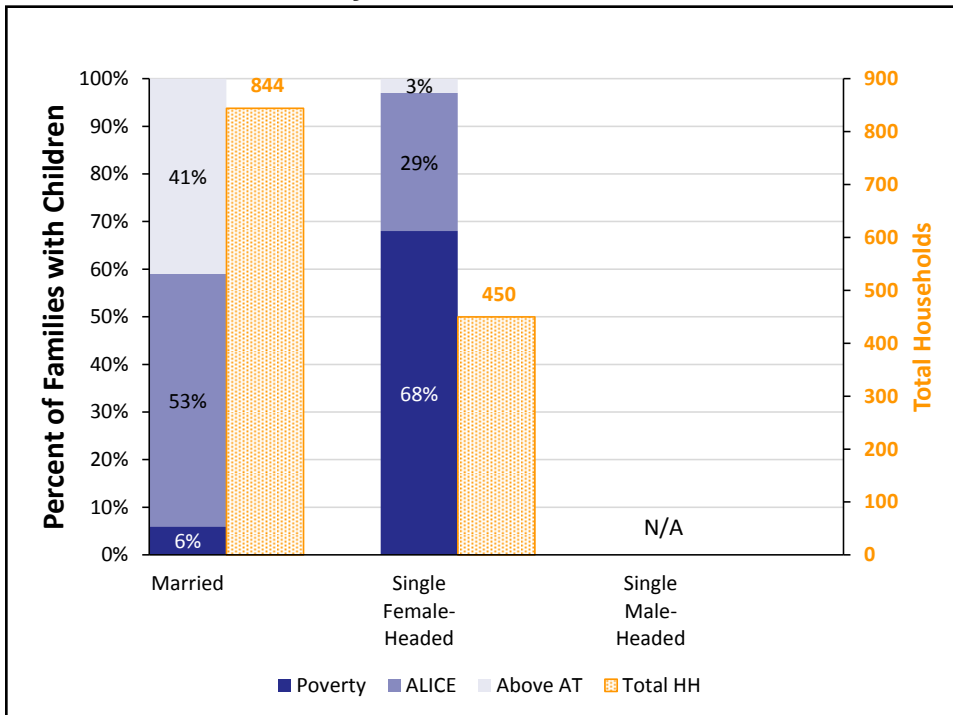
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$472	\$643
Child Care	\$–	\$1,033
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$128	\$371
Taxes	\$156	\$211
Monthly Total	\$1,408	\$4,083
ANNUAL TOTAL	\$16,896	\$48,996
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Union County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

Families with Children by Income, 2015

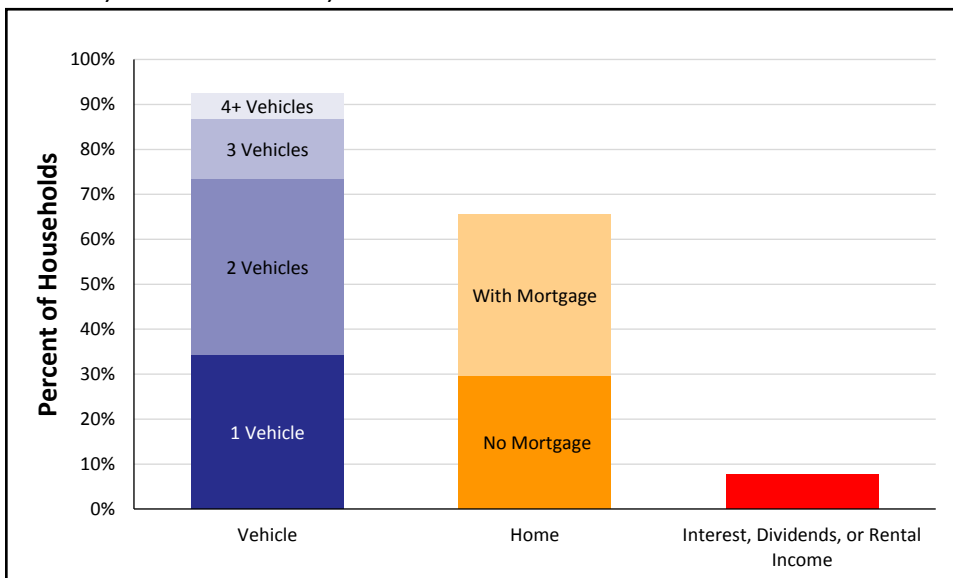


Union County, 2015		
Town	Total HH	% ALICE & Poverty
Lake Butler	812	80%
Lake Butler CCD	1,643	75%
Raiford CCD	657	63%
Worthington Springs CCD	1,583	67%

What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Union County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

ALICE IN VOLUSIA COUNTY

Population: 517,887 | **Number of Households:** 209,657

Median Household Income: \$42,175 (state average: \$49,426)

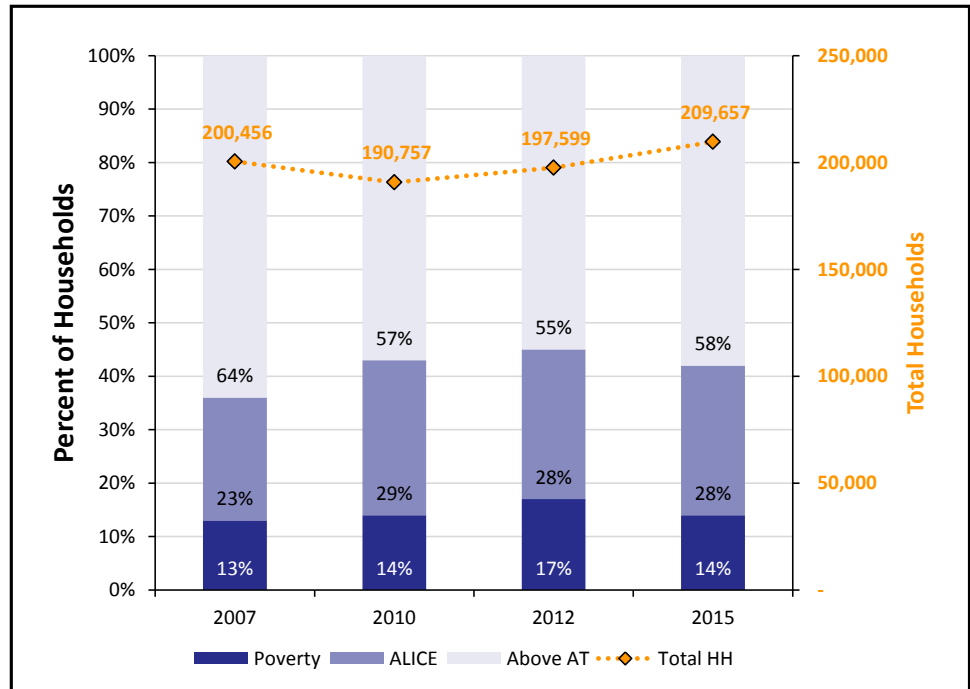
Florida Underemployment Rate for 2015: 11.5%

Households Below ALICE Threshold: 89,476 (42%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Volusia County

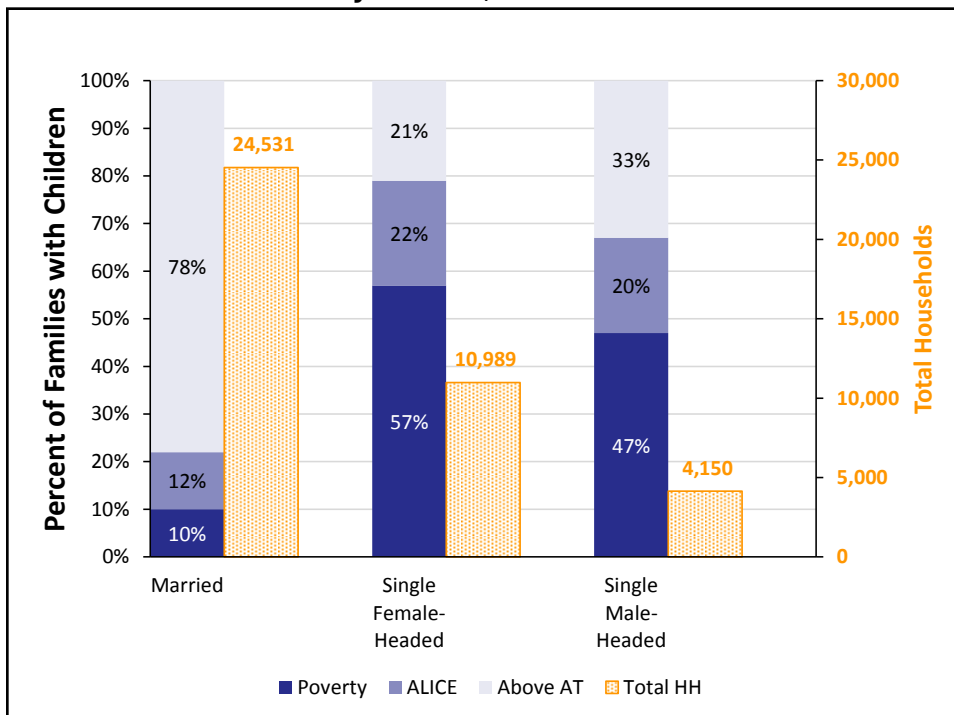
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$569	\$900
Child Care	\$–	\$960
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$140	\$395
Taxes	\$178	\$266
Monthly Total	\$1,539	\$4,346
ANNUAL TOTAL	\$18,468	\$52,152
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Volusia County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

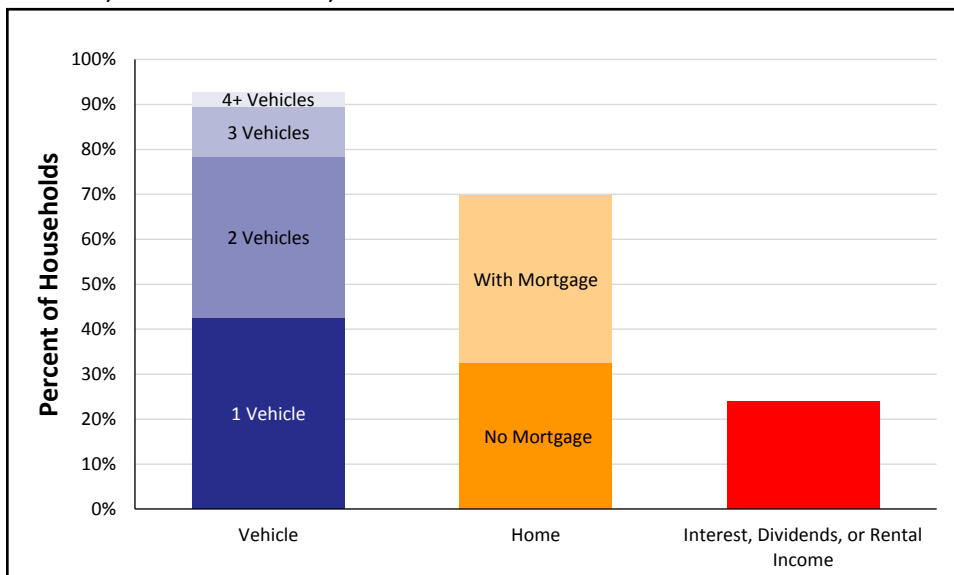
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Volusia County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Volusia County, 2015		
Town	Total HH	% ALICE & Poverty
Central Volusia CCD	13,682	25%
Daytona Beach	26,998	62%
Daytona Beach CCD	16,343	72%
Daytona Beach Shores	2,353	38%
De Leon Springs CDP	821	31%
DeBary	7,928	37%
DeBary-Orange City CCD	16,866	43%
DeLand	10,093	45%
DeLand CCD	23,583	42%
DeLand Southwest CDP	362	76%
Deltona	30,583	42%
Deltona CCD	33,431	43%
Edgewater	8,345	37%
Glencoe CDP	1,071	40%
Holly Hill	4,764	61%
Lake Helen	1,092	48%
New Smyrna Beach	10,786	37%
New Smyrna Beach CCD	25,013	38%
North DeLand CDP	538	41%
North Peninsula CCD	11,964	45%
Oak Hill	672	40%
Orange City	4,871	53%
Ormond Beach	16,223	37%
Ormond Beach CCD	22,237	45%
Ormond-by-the-Sea CDP	3,730	43%
Pierson	427	57%
Pierson-Seville CCD	2,502	43%
Ponce Inlet	1,433	23%
Port Orange	24,356	40%
Port Orange CCD	29,145	47%
Samsula-Spruce Creek CDP	2,365	16%
South Daytona	5,102	54%
South Peninsula CCD	5,414	33%
West DeLand CDP	1,321	45%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

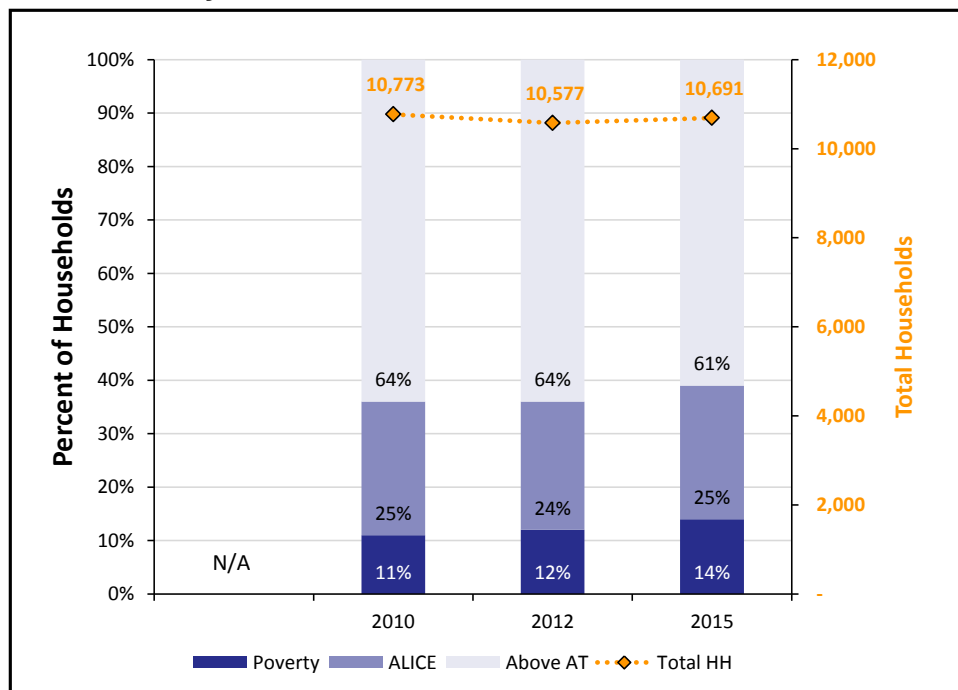
ALICE IN WAKULLA COUNTY

Population: 31,128 | **Number of Households:** 10,691
Median Household Income: \$50,340 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 4,195 (39%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Wakulla County

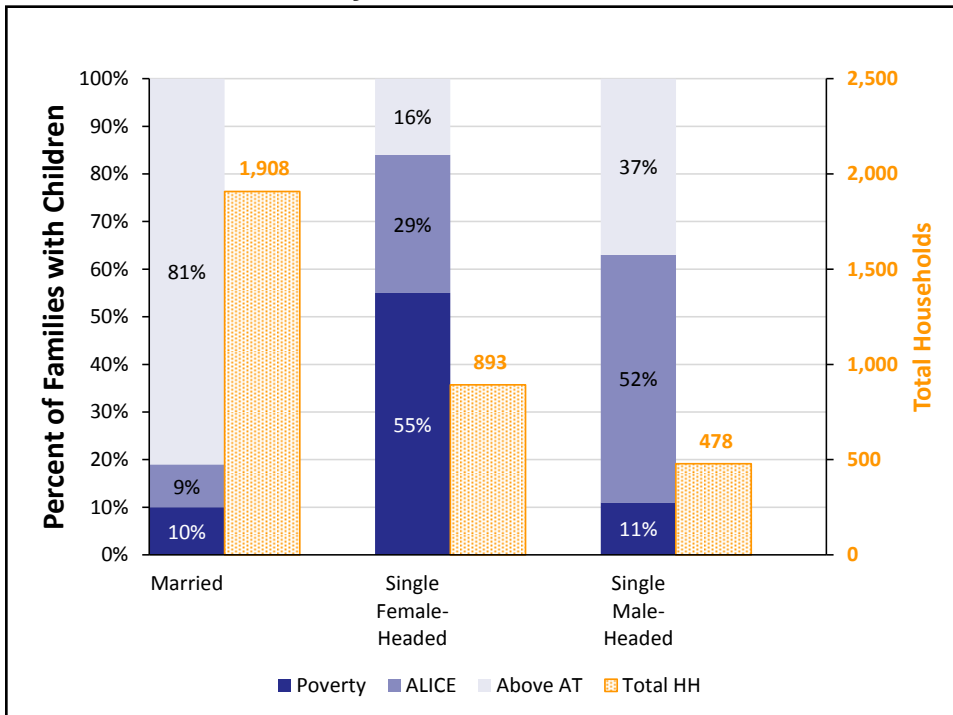
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$580	\$790
Child Care	\$–	\$1,014
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$141	\$388
Taxes	\$181	\$249
Monthly Total	\$1,554	\$4,266
ANNUAL TOTAL	\$18,648	\$51,192
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Wakulla County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

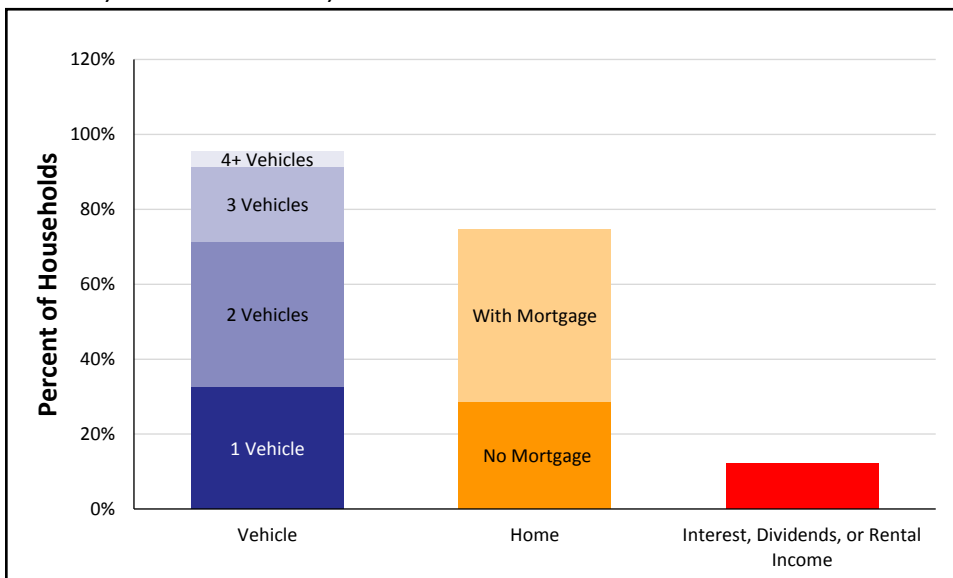
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Wakulla County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

Wakulla County, 2015		
Town	Total HH	% ALICE & Poverty
Crawfordville CDP	1,453	34%
East Wakulla CCD	8,608	36%
Panacea CDP	366	71%
West Wakulla CCD	2,083	50%

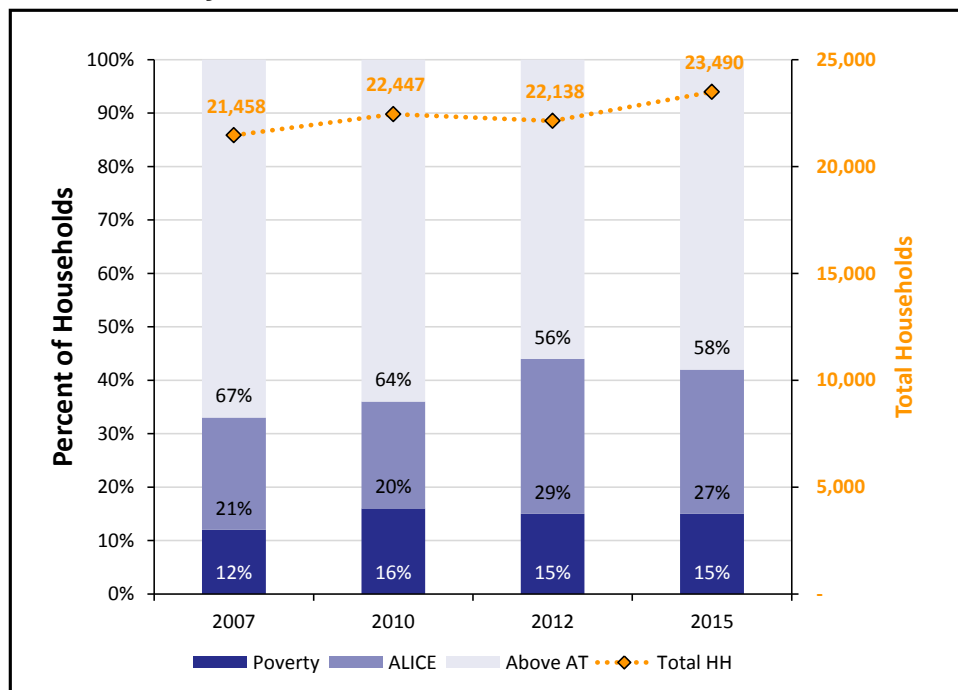
ALICE IN WALTON COUNTY

Population: 59,487 | **Number of Households:** 23,490
Median Household Income: \$44,966 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 9,676 (42%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Walton County

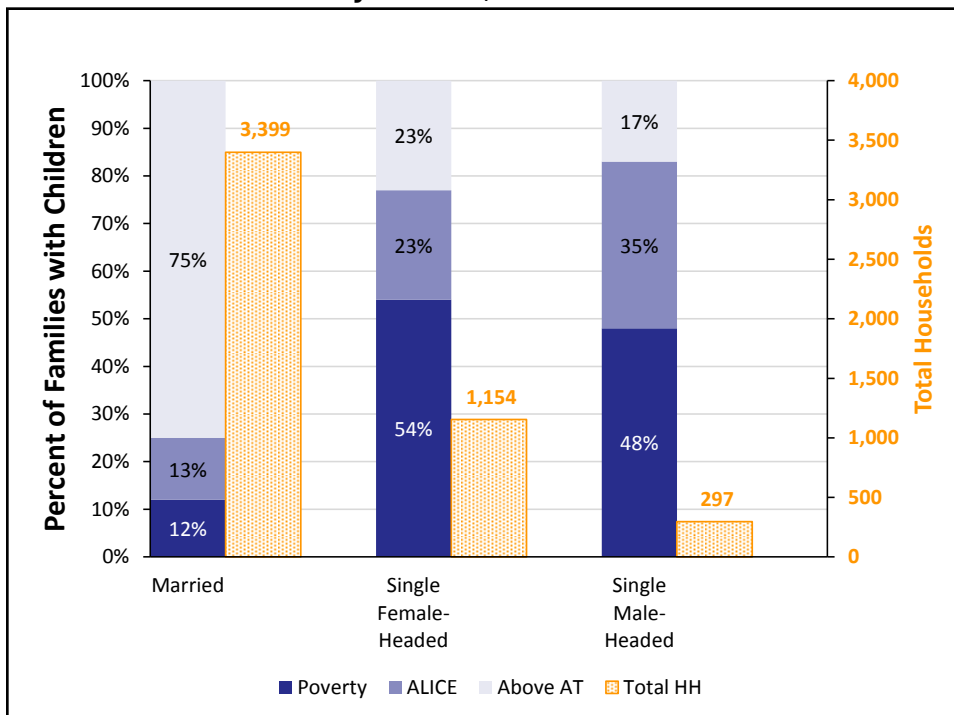
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$592	\$807
Child Care	\$–	\$900
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$143	\$375
Taxes	\$183	\$220
Monthly Total	\$1,570	\$4,127
ANNUAL TOTAL	\$18,840	\$49,524
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Walton County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

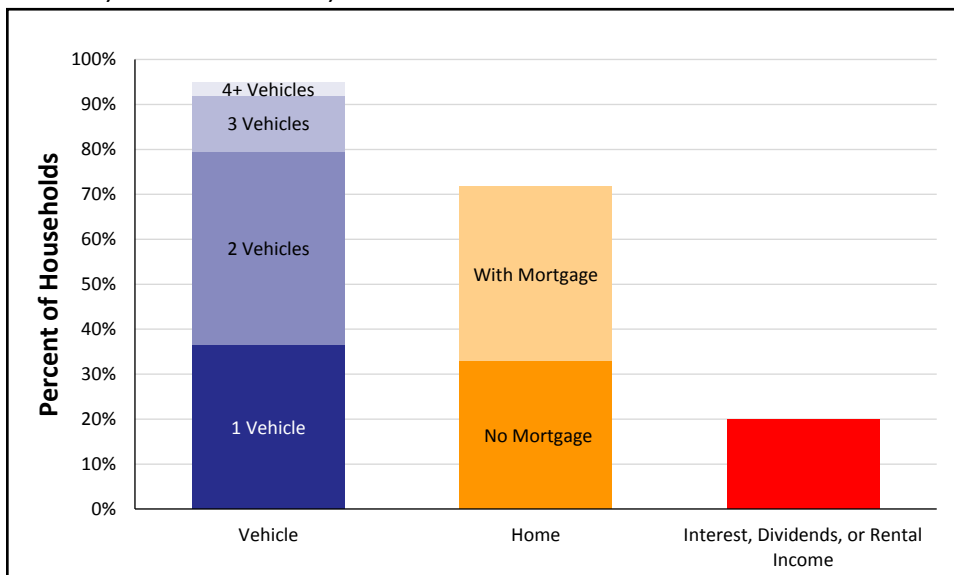
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Walton County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Walton County, 2015		
Town	Total HH	% ALICE & Poverty
DeFuniak Springs	2,109	61%
DeFuniak Springs CCD	5,400	56%
Freeport	842	45%
Freeport CCD	3,718	42%
Miramar Beach CDP	3,482	34%
Paxton-Darlington CCD	3,680	50%
Redbay CCD	1,168	51%
Walton Beaches CCD	9,524	28%

Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

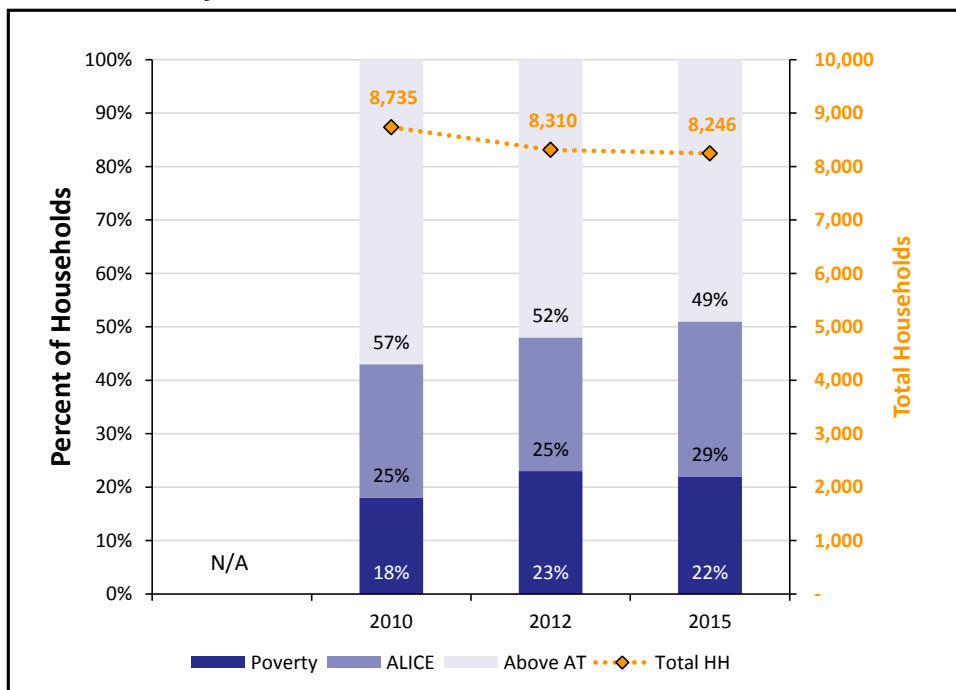
ALICE IN WASHINGTON COUNTY

Population: 24,629 | **Number of Households:** 8,246
Median Household Income: \$38,970 (state average: \$49,426)
Florida Underemployment Rate for 2015: 11.5%
Households Below ALICE Threshold: 4,167 (51%)

How many households are struggling?

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold, or AT). Combined, the number of poverty and ALICE households equals the total population struggling to afford basic needs. The percentage of households below the ALICE Threshold changes over time (left axis, blue bars) as does the total number of households (right axis, dotted yellow line). The Great Recession, from 2007 to 2010, caused hardship for many families. Conditions started to improve in 2010 and 2012 for some, but not for all.

Households by Income, 2007 to 2015



What does it cost to afford the basic necessities?

The bare-minimum Household Survival Budget does not include any savings, leaving a household vulnerable to unexpected expenses. ALICE households typically earn above the Federal Poverty Level of \$11,770 for a single adult and \$24,250 for a family of four, but less than the Household Survival Budget.

Household Survival Budget, Washington County

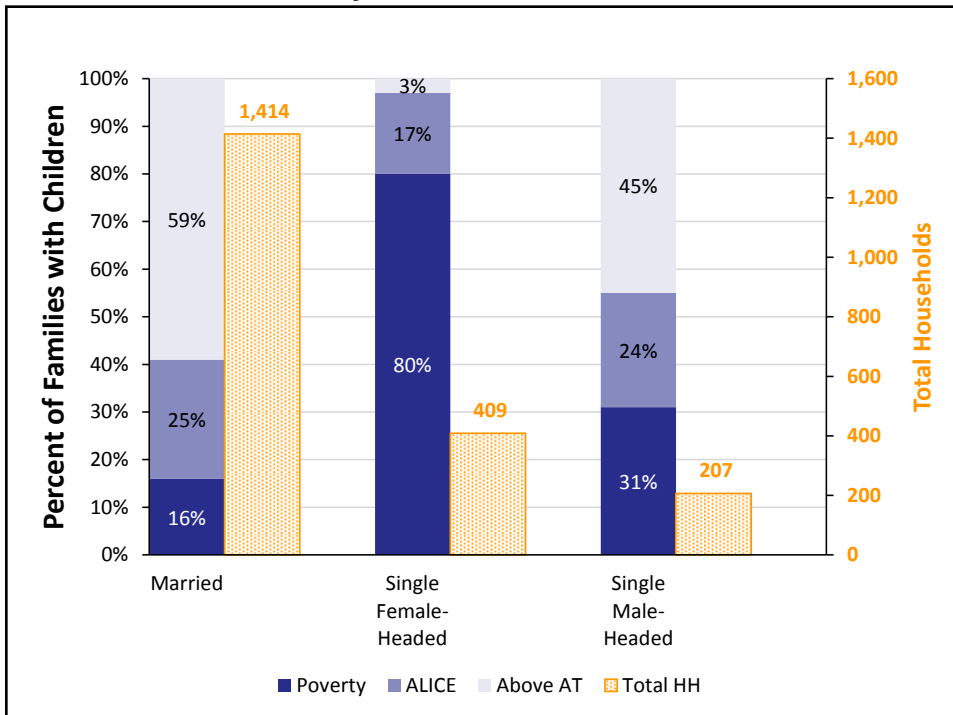
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$472	\$643
Child Care	\$–	\$1,033
Food	\$165	\$547
Transportation	\$322	\$644
Health Care	\$165	\$634
Miscellaneous	\$128	\$371
Taxes	\$156	\$211
Monthly Total	\$1,408	\$4,083
ANNUAL TOTAL	\$16,896	\$48,996
POVERTY ANNUAL TOTAL	\$11,770	\$24,250

Sources: **2015 Point-in-Time Data:** American Community Survey. **ALICE Demographics:** American Community Survey; the ALICE Threshold. **Budget:** U.S. Department of Housing and Urban Development (HUD); U.S. Department of Agriculture (USDA); Bureau of Labor Statistics (BLS); Internal Revenue Service (IRS); Florida Department of Education, Office of Early Learning.

How many families with children are struggling?

Children add significant expense to a family budget, so it is not surprising that many families with children live below the ALICE Threshold. Though more Washington County families are headed by married parents, a greater percent of single parent families have income below the AT (left axis, blue bar). Total number of families in each category are reflected by dotted yellow bars (right axis).

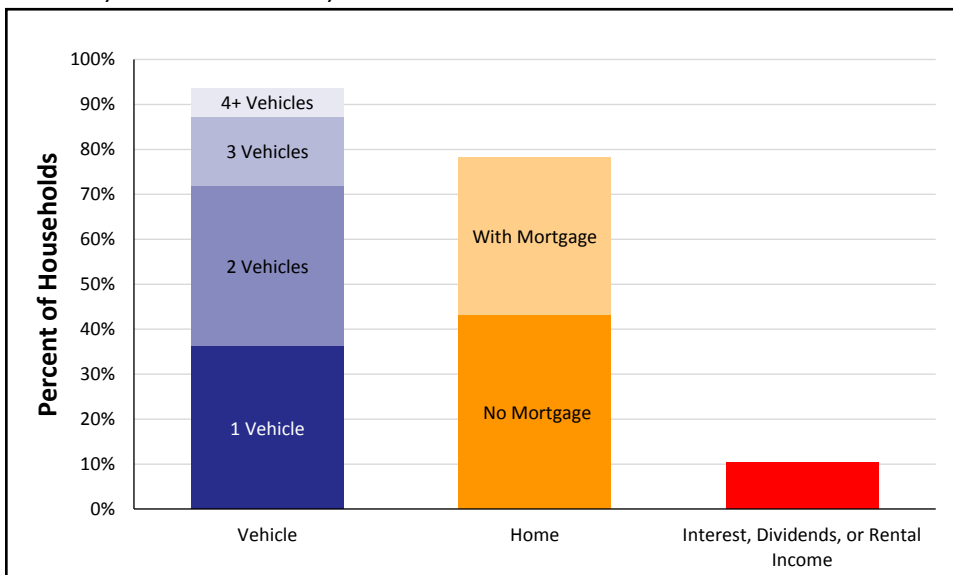
Families with Children by Income, 2015



What assets do households have?

Ownership of assets can contribute to stability of households. Yet few families in Washington County own liquid assets, such as a savings account, 401(k) plan, or rental income, that are readily available to cover emergency expenses. Vehicles, the most common asset, depreciate over time. Homeownership, the next most common asset, can build wealth, but is not a liquid asset.

Assets, All Households, 2015



Note: Municipal-level data on this page is for Places and County Subdivisions, which include Census Designated Places (CDP), and Census County Divisions (CCD), relatively permanent statistical areas delineated cooperatively by the Census Bureau and state and local government authorities. These are overlapping geographies so totals will not match county-level data. Municipal-level data often relies on 5-year averages and is not available for the smallest towns that do not report income.

Washington County, 2015		
Town	Total HH	% ALICE & Poverty
Caryville CCD	1,309	45%
Chipley	1,250	57%
Chipley CCD	2,928	48%
Vernon	333	66%
Vernon CCD	4,009	54%

ALICE HOUSING DATA BY COUNTY

ALICE, an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed, represents the growing number of individuals and families who are working, but are unable to afford the basic necessities of housing, food, child care, health care, and transportation.

The United Way ALICE Report uses standardized measurements to quantify the cost of a basic household budget in each county in Florida, and to show how many households are struggling to afford it. This table presents key housing data for each county in Florida in 2015 for owner-occupied and renter-occupied units.

The Gap in Rental Units is an average of the high and low estimates for the number of rental units necessary to enable all households below the ALICE Threshold to spend less than one-third of their income on housing.

Source: American Community Survey, 2015; counties with populations over 65,000 use 1-year estimates; populations under 65,000 use 5-year estimates. Starting in 2015, there are no 3-year estimates.

Housing Data by County, Florida, 2015

County	Owner-Occupied Units			Renter-Occupied Units				Source
	Owner-Occupied	Percent Owned by HHs Below ALICE Threshold	Housing Burden: Percent Owners Pay More Than 30% of Income	Renter-Occupied	Percent Rented by HHs Below ALICE Threshold	Housing Burden: Percent Renters Pay More Than 30% of Income	Gap in Rental Units Affordable for All HHs Below ALICE Threshold	American Community Survey Estimate
Alachua	51,964	36%	21%	44,463	70%	55%	4,140	1-Year
Baker	6,406	43%	22%	1,799	80%	53%	351	5-Year
Bay	42,673	42%	21%	26,664	68%	52%	4,775	1-Year
Bradford	6,477	48%	19%	2,293	77%	57%	242	5-Year
Brevard	158,025	27%	23%	67,657	46%	51%	5,392	1-Year
Broward	414,256	37%	35%	259,614	60%	62%	90,678	1-Year
Calhoun	3,875	61%	24%	909	87%	54%	145	5-Year
Charlotte	55,131	50%	25%	17,540	72%	57%	3,065	1-Year
Citrus	49,292	41%	21%	11,249	60%	59%	7,607	1-Year
Clay	50,941	32%	20%	20,792	59%	45%	12,362	1-Year
Collier	97,414	33%	26%	37,492	56%	54%	9,647	1-Year
Columbia	16,564	48%	21%	7,674	60%	37%	4,623	1-Year
DeSoto	7,907	61%	23%	3,331	81%	53%	142	5-Year
Dixie	4,769	66%	22%	1,282	75%	53%	123	5-Year
Duval	195,353	23%	26%	148,114	50%	52%	11,264	1-Year
Escambia	71,379	26%	20%	45,435	50%	49%	1,516	1-Year
Flagler	28,702	48%	29%	10,579	58%	47%	6,150	1-Year
Franklin	3,147	55%	28%	1,191	73%	42%	81	5-Year
Gadsden	11,990	54%	25%	4,974	87%	55%	640	5-Year
Gilchrist	5,006	57%	19%	1,181	74%	49%	91	5-Year
Glades	2,908	86%	19%	1,012	89%	60%	610	5-Year
Gulf	3,923	48%	26%	1,426	85%	50%	452	5-Year
Hamilton	3,423	61%	24%	1,265	78%	59%	987	5-Year
Hardee	5,300	59%	21%	2,318	80%	49%	1,261	5-Year
Hendry	7,802	55%	28%	3,543	77%	46%	678	5-Year
Hernando	54,638	54%	24%	16,075	71%	47%	11,346	1-Year
Highlands	30,814	42%	19%	10,302	79%	61%	1,392	1-Year
Hillsborough	286,637	36%	25%	216,517	63%	54%	29,547	1-Year
Holmes	5,421	62%	24%	1,407	85%	58%	240	5-Year

County	Owner-Occupied Units			Renter-Occupied Units				Source
	Owner-Occupied	Percent Owned by HHs Below ALICE Threshold	Housing Burden: Percent Owners Pay More Than 30% of Income	Renter-Occupied	Percent Rented by HHs Below ALICE Threshold	Housing Burden: Percent Renters Pay More Than 30% of Income	Gap in Rental Units Affordable for All HHs Below ALICE Threshold	American Community Survey Estimate
Indian River	42,755	45%	20%	12,739	71%	47%	1,310	1-Year
Jackson	11,747	59%	26%	4,562	86%	50%	560	5-Year
Jefferson	4,150	46%	30%	1,261	80%	64%	281	5-Year
Lafayette	2,001	57%	25%	492	80%	37%	394	5-Year
Lake	95,377	44%	24%	31,142	67%	54%	5,461	1-Year
Lee	182,806	43%	27%	80,888	63%	52%	13,065	1-Year
Leon	56,747	19%	24%	52,462	59%	62%	4,565	1-Year
Levy	11,899	43%	23%	3,617	66%	52%	249	5-Year
Liberty	1,801	52%	13%	632	75%	26%	51	5-Year
Madison	5,186	64%	27%	1,428	83%	64%	179	5-Year
Manatee	92,814	42%	23%	41,876	65%	54%	7,190	1-Year
Marion	95,212	54%	23%	30,015	74%	53%	1,150	1-Year
Martin	49,010	44%	29%	16,091	61%	46%	9,891	1-Year
Miami-Dade	433,846	42%	37%	423,866	69%	66%	139,396	1-Year
Monroe	19,025	36%	35%	12,366	51%	59%	7,846	1-Year
Nassau	22,065	41%	26%	7,609	63%	45%	4,773	1-Year
Okaloosa	45,861	20%	21%	30,860	44%	52%	3,761	1-Year
Okeechobee	9,229	59%	24%	3,817	84%	53%	367	5-Year
Orange	246,508	36%	27%	211,228	65%	57%	46,567	1-Year
Osceola	57,486	46%	32%	40,815	68%	60%	13,580	1-Year
Palm Beach	367,126	37%	31%	178,654	60%	60%	57,381	1-Year
Pasco	134,828	47%	23%	57,800	68%	53%	9,274	1-Year
Pinellas	258,204	45%	28%	142,005	65%	53%	20,056	1-Year
Polk	152,419	47%	23%	74,703	73%	54%	10,823	1-Year
Putnam	19,593	46%	22%	8,572	75%	59%	6,466	1-Year
Santa Rosa	42,867	35%	24%	17,994	48%	38%	560	1-Year
Sarasota	127,664	39%	25%	50,143	57%	53%	9,182	1-Year
Seminole	104,433	34%	27%	58,306	59%	53%	14,310	1-Year
St. Johns	64,035	32%	25%	19,212	51%	50%	9,878	1-Year
St. Lucie	77,847	47%	30%	30,964	68%	59%	20,927	1-Year
Sumter	46,276	46%	21%	4,894	70%	53%	3,440	1-Year
Suwannee	10,752	57%	24%	4,897	73%	48%	167	5-Year
Taylor	5,862	63%	19%	1,743	84%	41%	360	5-Year
Union	2,547	58%	26%	1,336	75%	36%	548	5-Year
Volusia	146,531	33%	27%	63,126	60%	61%	6,605	1-Year
Wakulla	7,998	42%	24%	2,693	72%	47%	40	5-Year
Walton	16,858	35%	28%	6,632	50%	55%	747	5-Year
Washington	6,447	59%	22%	1,799	73%	54%	48	5-Year

ALICE THRESHOLD AND DEMOGRAPHICS, FLORIDA, 2015

ALICE, an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed, represents the growing number of individuals and families who are working, but are unable to afford the basic necessities of housing, food, child care, health care, and transportation.

The United Way ALICE Report uses standardized measurements to quantify the cost of a Household Survival Budget in each county in Florida, and to show the number of households earning below this amount – the ALICE Threshold.

The table presents ALICE demographics for each county broken down by race/ethnicity and age. Note that percentages of race/ethnicity and age can mask the size of the population. The ALICE Thresholds for households under and over 65 years old for each county are presented.

For details of the methodology, see the Methodology Overview.

Source: American Community Survey, 2015; counties with populations over 65,000 use 1-year estimates; populations under 65,000 use 5-year estimates; there are no 3-year estimates.

ALICE Threshold and ALICE Households by Race/Ethnicity and Age, Florida, 2015

County	Total HHs	HHs Below ALICE Threshold	Percent HH Below AT – Race/Ethnicity				Percent HH Below AT – Age	ALICE Threshold	
			Asian	Black	Hispanic	White		ALICE Threshold – HH Under 65 Years	ALICE Threshold – HH 65 Years and Over
Alachua	96,427	46%	47%	70%	62%	39%	42%	45,000	35,000
Baker	8,205	46%	49%	76%	41%	43%	41%	50,000	30,000
Bay	69,337	41%	46%	59%	53%	37%	40%	45,000	30,000
Bradford	8,770	50%	N/A	70%	27%	45%	49%	50,000	30,000
Brevard	225,682	34%	34%	56%	45%	31%	32%	40,000	30,000
Broward	673,870	44%	38%	54%	45%	39%	53%	50,000	40,000
Calhoun	4,784	58%	27%	69%	44%	58%	50%	50,000	30,000
Charlotte	72,671	40%	37%	59%	65%	37%	34%	45,000	30,000
Citrus	60,541	43%	21%	52%	54%	43%	40%	40,000	30,000
Clay	71,733	33%	39%	41%	33%	35%	39%	45,000	35,000
Collier	134,906	33%	41%	67%	60%	27%	27%	50,000	35,000
Columbia	24,238	45%	17%	61%	55%	41%	41%	45,000	30,000
DeSoto	11,238	58%	0%	81%	73%	51%	45%	50,000	30,000
Dixie	6,051	55%	89%	76%	43%	54%	49%	45,000	30,000
Duval	343,467	37%	26%	54%	47%	30%	35%	40,000	30,000
Escambia	116,814	38%	44%	55%	51%	31%	33%	40,000	30,000
Flagler	39,281	45%	26%	61%	43%	44%	42%	50,000	35,000
Franklin	4,338	51%	0%	55%	47%	51%	47%	45,000	30,000
Gadsden	16,964	56%	84%	67%	65%	38%	46%	45,000	30,000
Gilchrist	6,187	50%	27%	73%	53%	50%	52%	45,000	35,000
Glades	3,920	65%	0%	85%	88%	62%	61%	60,000	35,000
Gulf	5,349	49%	0%	72%	51%	46%	47%	45,000	30,000

County	Total HHs	HHs Below ALICE Threshold	Percent HH Below AT – Race/Ethnicity				Percent HH Below AT – Age	ALICE Threshold	
			Asian	Black	Hispanic	White	Seniors	ALICE Threshold – HH Under 65 Years	ALICE Threshold – HH 65 Years and Over
Hamilton	4,688	57%	0%	71%	87%	49%	47%	50,000	30,000
Hardee	7,618	65%	45%	74%	83%	54%	54%	60,000	35,000
Hendry	11,345	64%	35%	84%	71%	52%	54%	60,000	30,000
Hernando	70,713	42%	47%	66%	50%	40%	40%	45,000	30,000
Highlands	41,116	49%	35%	68%	65%	40%	38%	40,000	30,000
Hillsborough	503,154	42%	32%	62%	52%	33%	46%	45,000	35,000
Holmes	6,828	56%	56%	61%	100%	56%	55%	45,000	30,000
Indian River	55,494	40%	17%	73%	59%	37%	32%	50,000	30,000
Jackson	16,309	58%	61%	74%	69%	53%	46%	50,000	30,000
Jefferson	5,411	49%	N/A	68%	58%	39%	50%	45,000	35,000
Lafayette	2,493	57%	N/A	81%	96%	51%	62%	50,000	35,000
Lake	126,519	41%	32%	55%	50%	40%	43%	45,000	35,000
Lee	263,694	43%	48%	64%	60%	39%	38%	50,000	35,000
Leon	109,209	41%	35%	59%	51%	32%	24%	40,000	30,000
Levy	15,516	50%	100%	61%	68%	48%	50%	40,000	30,000
Liberty	2,433	52%	0%	72%	100%	48%	49%	50,000	30,000
Madison	6,614	56%	65%	68%	30%	51%	49%	45,000	30,000
Manatee	134,690	43%	41%	65%	65%	38%	42%	50,000	35,000
Marion	125,227	47%	43%	68%	65%	44%	39%	50,000	30,000
Martin	65,101	41%	37%	70%	64%	38%	38%	50,000	35,000
Miami-Dade	857,712	61%	48%	72%	64%	40%	67%	60,000	45,000
Monroe	31,391	46%	41%	70%	63%	42%	44%	60,000	45,000
Nassau	29,674	37%	5%	52%	30%	34%	35%	45,000	30,000
Okaloosa	76,721	33%	45%	52%	40%	31%	35%	40,000	35,000
Okeechobee	13,046	58%	22%	78%	74%	55%	47%	50,000	30,000
Orange	457,736	43%	39%	54%	54%	35%	52%	45,000	40,000
Osceola	98,301	60%	50%	72%	70%	46%	60%	60,000	40,000
Palm Beach	545,780	40%	33%	59%	55%	33%	40%	50,000	35,000
Pasco	192,628	42%	32%	46%	42%	42%	41%	45,000	30,000
Pinellas	400,209	41%	37%	60%	58%	38%	43%	45,000	30,000
Polk	227,122	51%	37%	68%	63%	44%	47%	50,000	35,000
Putnam	28,165	52%	10%	73%	68%	47%	39%	40,000	25,000
Santa Rosa	60,861	33%	18%	46%	47%	32%	42%	45,000	35,000
Sarasota	177,807	33%	34%	65%	50%	31%	33%	45,000	35,000
Seminole	162,739	37%	28%	54%	53%	32%	42%	45,000	35,000
St. Johns	83,247	28%	31%	49%	41%	27%	35%	45,000	35,000
St. Lucie	108,811	46%	38%	66%	63%	41%	43%	50,000	35,000
Sumter	48,039	42%	71%	70%	64%	40%	39%	50,000	40,000
Suwannee	15,649	48%	57%	62%	74%	44%	38%	45,000	25,000
Taylor	7,605	55%	100%	63%	72%	52%	46%	45,000	30,000
Union	3,883	70%	55%	77%	48%	70%	66%	60,000	40,000
Volusia	209,657	42%	38%	65%	56%	38%	38%	40,000	30,000
Wakulla	10,691	39%	0%	37%	50%	40%	33%	45,000	25,000
Walton	23,490	42%	10%	75%	45%	39%	39%	40,000	30,000
Washington	8,246	51%	N/A	73%	21%	48%	36%	50,000	25,000

KEY FACTS AND ALICE STATISTICS FOR FLORIDA CONGRESSIONAL DISTRICTS

ALICE, an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed, represents the growing number of individuals and families who are working, but are unable to afford the basic necessities of housing, food, child care, health care, and transportation.

The United Way ALICE Report uses standardized measurements to quantify the cost of a basic household budget in each county in Florida, and to show how many households are struggling to afford it.

Key data and ALICE statistics for the state's 27 congressional districts (114th Congress) are presented below.

Source: American Community Survey, 2015, 1-year estimates.

Districts for the 114 th Congress	Population	Households	Poverty %	ALICE %	Above ALICE Threshold %	Unemployment Rate	Health Insurance Coverage %	Housing Burden: Owner Over 30%	Housing Burden: Renter Over 30%
Congressional District 1	750,928	284,944	11%	25%	64%	7.3%	89%	21%	44%
Congressional District 2	718,173	263,789	19%	31%	50%	8.3%	89%	21%	51%
Congressional District 3	721,105	256,401	18%	24%	58%	8.2%	89%	19%	41%
Congressional District 4	740,304	281,685	10%	24%	66%	5.2%	90%	24%	47%
Congressional District 5	743,735	264,825	23%	28%	49%	10.4%	84%	28%	56%
Congressional District 6	755,981	299,860	14%	32%	54%	6.7%	89%	25%	51%
Congressional District 7	738,367	266,444	11%	28%	61%	6.5%	89%	28%	51%
Congressional District 8	730,746	287,064	11%	22%	67%	6.8%	89%	22%	47%
Congressional District 9	819,676	264,789	16%	42%	42%	6.1%	85%	28%	58%
Congressional District 10	788,192	296,949	12%	26%	62%	5.7%	89%	25%	49%
Congressional District 11	740,907	294,002	14%	38%	48%	9.3%	90%	22%	47%
Congressional District 12	747,779	290,195	12%	26%	62%	6.3%	90%	23%	47%
Congressional District 13	716,429	307,481	13%	28%	59%	5.3%	89%	28%	48%
Congressional District 14	765,377	297,271	19%	31%	50%	8.3%	86%	28%	52%
Congressional District 15	728,456	259,029	13%	27%	60%	6.6%	89%	20%	48%
Congressional District 16	764,808	311,188	10%	26%	64%	6.5%	88%	24%	50%
Congressional District 17	747,648	275,425	13%	26%	61%	7.4%	87%	21%	50%
Congressional District 18	748,028	289,741	12%	28%	60%	5.7%	89%	29%	51%
Congressional District 19	774,346	303,535	12%	28%	60%	6.4%	86%	27%	48%

Districts for the 114 th Congress	Population	Households	Poverty %	ALICE %	Above ALICE Threshold %	Unemployment Rate	Health Insurance Coverage %	Housing Burden: Owner Over 30%	Housing Burden: Renter Over 30%
Congressional District 20	767,766	249,312	20%	37%	43%	11.7%	81%	37%	61%
Congressional District 21	758,192	279,199	10%	27%	63%	6.6%	88%	31%	55%
Congressional District 22	730,302	311,737	12%	28%	60%	6.5%	86%	32%	57%
Congressional District 23	734,951	279,979	12%	30%	58%	5.8%	87%	35%	58%
Congressional District 24	745,862	243,955	25%	40%	35%	9.4%	80%	36%	60%
Congressional District 25	765,164	230,199	18%	28%	54%	5.6%	83%	33%	60%
Congressional District 26	776,959	221,403	15%	38%	47%	5.4%	83%	35%	63%
Congressional District 27	751,091	252,783	21%	40%	39%	6.2%	81%	34%	63%

THE ECONOMIC VIABILITY DASHBOARD

ALICE, an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed, represents the growing number of individuals and families who are working, but are unable to afford the basic necessities of housing, food, child care, health care, and transportation.

The United Way ALICE Report uses standardized measurements to quantify the cost of a basic household budget in each county in Florida, and to show how many households are struggling to afford it.

The **Economic Viability Dashboard** is composed of three indices that evaluate the local economic conditions that matter most to ALICE households – the Housing Affordability Index, the Job Opportunities Index, and the Community Resources Index. Index scores range from 1 to 100, with higher scores reflecting better conditions. Each county's score is relative to other counties in Florida and compared to prior years. A score of 100 does not necessarily mean that conditions are very good; it means that they are better than in other counties in the state. These indices are used only for comparison within the state, not for comparison to other states. Scores are presented for 2010 and 2015, showing change since the end of the Great Recession (comparison with 2007 is more difficult because complete data was not available in all counties).

Source: American Community Survey, U.S. Census, and Bureau of Labor Statistics (BLS), 2015.

ECONOMIC VIABILITY DASHBOARD

The Housing Affordability Index

Key Indicators: Affordable Housing Gap + Housing Burden + Real Estate Taxes

The more affordable a county, the easier it is for a household to be financially stable. The three key indicators for the Housing Affordability Index are the affordable housing gap, the housing burden, and real estate taxes.

The Job Opportunities Index

Key Indicators: Income Distribution + Unemployment Rate + New Hire Wages

The more job opportunities there are in a county, the more likely a household is to be financially stable. The three key indicators for the Job Opportunities Index are income distribution as measured by the share of income for the lowest two quintiles, the unemployment rate, and the average wage for new hires.

The Community Resources Index

Key Indicators: Education Resources + Health Resources + Social Capital

Collective resources in a location can also make a difference in the financial stability of ALICE households in both the short and long terms. The three key indicators for the Community Resources Index are the percent of 3- and 4-year-olds enrolled in preschool, health insurance coverage rate, and percent of the adult population who voted.

Economic Viability Dashboard, Florida, 2010 and 2015

1 = worse, 100 = better

County	Housing Affordability		Job Opportunities		Community Resources	
	2010	2015	2010	2015	2010	2015
Alachua County	40	55	45	57	61	63
Baker County	59	68	58	57	47	53
Bay County	56	64	55	66	44	60
Bradford County	49	70	47	47	54	68
Brevard County	53	63	53	71	60	67
Broward County	25	28	50	67	45	55
Calhoun County	59	72	52	51	62	37
Charlotte County	51	52	43	63	53	60
Citrus County	59	61	45	58	65	65
Clay County	52	53	58	64	61	59
Collier County	31	38	49	66	41	48
Columbia County	46	58	45	54	46	58
DeSoto County	47	67	52	59	21	25
Dixie County	69	76	61	61	52	44
Duval County	49	59	58	68	57	61
Escambia County	53	68	40	74	54	53
Flagler County	30	35	41	62	52	51
Franklin County	53	66	49	47	54	49
Gadsden County	54	67	36	50	55	68
Gilchrist County	63	74	50	55	64	44
Glades County	65	51	68	53	43	38
Gulf County	65	64	57	53	48	51
Hamilton County	70	70	71	42	50	42
Hardee County	45	57	53	55	17	21
Hendry County	44	65	54	51	20	22
Hernando County	52	56	42	60	52	58
Highlands County	57	69	50	51	37	55
Hillsborough County	43	55	55	70	47	56
Holmes County	68	70	55	37	42	37
Indian River County	47	63	35	55	46	55
Jackson County	67	70	56	45	55	51
Jefferson County	61	61	48	53	63	74
Lafayette County	57	71	66	36	41	44
Lake County	44	59	53	72	54	57
Lee County	41	51	46	62	44	47
Leon County	42	52	39	53	67	83

Economic Viability Dashboard, Florida, 2010 and 2015

1 = worse, 100 = better

County	Housing Affordability		Job Opportunities		Community Resources	
	2010	2015	2010	2015	2010	2015
Levy County	62	73	48	52	46	52
Liberty County	70	82	30	58	41	45
Madison County	65	69	60	53	54	48
Manatee County	42	51	49	66	43	50
Marion County	54	67	45	55	48	61
Martin County	42	36	42	63	58	77
Miami-Dade County	12	16	45	62	26	45
Monroe County	1	10	60	62	41	63
Nassau County	54	42	57	59	65	66
Okaloosa County	56	61	60	70	58	60
Okeechobee County	52	64	35	52	26	28
Orange County	28	42	47	67	46	55
Osceola County	34	42	53	61	36	45
Palm Beach County	28	31	47	65	50	60
Pasco County	52	61	49	65	47	59
Pinellas County	48	59	52	68	51	66
Polk County	54	62	50	67	43	56
Putnam County	50	49	39	54	39	48
St. Johns County	38	36	48	64	77	80
St. Lucie County	37	39	46	61	46	53
Santa Rosa County	55	67	50	71	63	54
Sarasota County	38	47	51	69	58	68
Seminole County	43	68	58	57	60	53
Sumter County	55	61	48	65	61	59
Suwannee County	66	59	51	68	51	66
Taylor County	60	62	42	67	62	56
Union County	67	49	57	54	38	48
Volusia County	50	36	47	64	44	80
Wakulla County	55	39	54	61	76	53
Walton County	56	67	45	71	61	54
Washington County	62	47	51	69	60	68

KEY FACTS AND ALICE STATISTICS FOR FLORIDA MUNICIPALITIES

ALICE, an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed, represents the growing number of individuals and families who are working, but are unable to afford the basic necessities of housing, food, child care, health care, and transportation.

The United Way ALICE Report uses standardized measurements to quantify the cost of a basic household budget in each county in Florida, and to show how many households are struggling to afford it. Knowing the extent of local variation is an important aspect of understanding the challenges facing households earning below the ALICE Threshold in Florida.

Key data and ALICE statistics for the state's municipalities are presented here.

Source: American Community Survey, 2015; towns with populations over 65,000 use 1-year estimates; populations under 65,000 use 5-year estimates. There are no 3-year estimates.

Key Facts and ALICE Statistics for Florida Municipalities

Municipality by County	Population	Households	Poverty %	ALICE %	Above ALICE Threshold %	Unemployment Rate	Health Insurance Coverage %	Housing Burden: Owner Over 30%	Housing Burden: Renter Over 30%	Source, American Community Survey Estimate
Alachua, Alachua County	9,435	4,012	16%	26%	58%	7.0%	89%	28%	45%	5-Year
Archer, Alachua County	1,180	445	31%	33%	36%	12.0%	85%	24%	42%	5-Year
Gainesville CCD, Alachua County	175,982	65,880	27%	28%	45%	8.2%	86%	24%	55%	5-Year
Gainesville, Alachua County	130,133	48,617	29%	28%	43%	5.1%	92%	21%	55%	1-Year
Hawthorne CCD, Alachua County	5,780	2,238	22%	30%	48%	16.3%	80%	26%	36%	5-Year
Hawthorne, Alachua County	1,670	507	32%	29%	39%	25.4%	82%	45%	47%	5-Year
High Springs, Alachua County	5,591	1,989	9%	34%	57%	8.8%	84%	25%	60%	5-Year
High Springs-Alachua CCD, Alachua County	39,736	16,125	13%	27%	60%	6.4%	89%	23%	47%	5-Year
La Crosse, Alachua County	261	107	20%	28%	52%	2.3%	90%	31%	36%	5-Year
Micanopy CCD, Alachua County	2,836	1,237	14%	33%	53%	4.0%	83%	17%	41%	5-Year
Micanopy, Alachua County	668	293	13%	40%	47%	7.2%	88%	19%	57%	5-Year
Newberry, Alachua County	5,307	1,845	10%	18%	72%	2.5%	87%	24%	40%	5-Year
Newberry-Archer CCD, Alachua County	23,027	8,538	11%	19%	70%	4.7%	89%	20%	37%	5-Year
Waldo CCD, Alachua County	6,857	2,685	14%	34%	52%	13.7%	85%	22%	49%	5-Year
Waldo, Alachua County	1,004	373	29%	42%	29%	15.2%	74%	32%	66%	5-Year
Glen St. Mary, Baker County	567	184	21%	45%	34%	15.4%	84%	13%	50%	5-Year
Maccleddy CCD, Baker County	14,441	4,493	15%	27%	58%	5.2%	89%	26%	45%	5-Year
Maccleddy, Baker County	6,414	1,899	18%	31%	51%	3.7%	87%	24%	52%	5-Year
Sanderson CCD, Baker County	12,694	3,712	17%	33%	50%	13.0%	84%	17%	35%	5-Year
Callaway, Bay County	14,760	5,297	15%	24%	61%	10.3%	82%	25%	46%	5-Year
Cedar Grove CDP, Bay County	3,313	1,145	16%	31%	53%	15.8%	82%	25%	51%	5-Year
Laguna Beach CDP, Bay County	3,665	1,920	13%	32%	55%	6.6%	75%	21%	53%	5-Year
Lower Grand Lagoon CDP, Bay County	3,722	2,017	20%	29%	51%	5.9%	69%	33%	42%	5-Year
Lynn Haven CCD, Bay County	25,151	9,175	10%	23%	67%	7.6%	84%	23%	53%	5-Year
Lynn Haven, Bay County	19,355	7,238	10%	25%	65%	7.9%	88%	27%	47%	5-Year
Mexico Beach CCD, Bay County	4,483	1,465	9%	28%	63%	11.4%	94%	38%	46%	5-Year

Key Facts and ALICE Statistics for Florida Municipalities

Municipality by County	Population	Households	Poverty %	ALICE %	Above ALICE Threshold %	Unemployment Rate	Health Insurance Coverage %	Housing Burden: Owner Over 30%	Housing Burden: Renter Over 30%	Source, American Community Survey Estimate
Mexico Beach, Bay County	1,355	654	12%	25%	63%	10.1%	86%	38%	36%	5-Year
Panama City Beach, Bay County	12,092	5,241	10%	27%	63%	5.2%	82%	27%	42%	5-Year
Panama City Beaches CCD, Bay County	35,603	15,967	11%	28%	61%	6.3%	80%	29%	47%	5-Year
Panama City CCD, Bay County	91,793	34,976	17%	30%	53%	10.1%	83%	25%	51%	5-Year
Panama City, Bay County	36,917	14,945	20%	34%	46%	12.2%	82%	25%	54%	5-Year
Parker, Bay County	4,462	1,949	17%	30%	53%	15.0%	81%	30%	51%	5-Year
Pretty Bayou CDP, Bay County	3,432	1,386	8%	32%	60%	6.6%	89%	24%	57%	5-Year
Southport CCD, Bay County	10,718	3,776	11%	23%	66%	5.9%	90%	15%	34%	5-Year
Springfield, Bay County	9,186	3,590	23%	36%	41%	7.3%	78%	25%	54%	5-Year
Tyndall AFB CDP, Bay County	3,128	811	7%	30%	63%	12.5%	98%	?	49%	5-Year
Upper Grand Lagoon CDP, Bay County	14,216	6,029	8%	28%	64%	7.1%	81%	31%	53%	5-Year
Youngstown CCD, Bay County	7,605	2,563	27%	29%	44%	10.2%	89%	24%	44%	5-Year
Brooker CCD, Bradford County	1,313	421	18%	33%	49%	18.3%	72%	14%	57%	5-Year
Brooker, Bradford County	394	118	16%	29%	55%	10.3%	75%	17%	18%	5-Year
Hampton CCD, Bradford County	6,506	2,335	19%	24%	57%	10.3%	82%	15%	38%	5-Year
Hampton, Bradford County	412	149	30%	39%	31%	22.5%	86%	22%	50%	5-Year
Lawtey CCD, Bradford County	5,560	1,460	22%	27%	51%	19.1%	85%	17%	42%	5-Year
Lawtey, Bradford County	1,051	386	27%	38%	35%	11.5%	87%	31%	24%	5-Year
Starke CCD, Bradford County	13,844	4,554	25%	28%	47%	10.9%	82%	22%	50%	5-Year
Starke, Bradford County	5,401	2,044	29%	27%	44%	12.2%	83%	25%	52%	5-Year
Cape Canaveral, Brevard County	10,031	5,602	13%	26%	61%	8.6%	78%	24%	45%	5-Year
Cocoa Beach, Brevard County	11,355	5,796	8%	24%	68%	7.7%	83%	30%	39%	5-Year
Cocoa Beach-Cape Canaveral CCD, Brevard County	23,905	12,609	10%	25%	65%	8.3%	81%	27%	43%	5-Year
Cocoa West CDP, Brevard County	4,910	1,953	38%	32%	30%	21.8%	74%	32%	84%	5-Year
Cocoa, Brevard County	17,339	6,811	27%	29%	44%	15.2%	79%	30%	59%	5-Year
Cocoa-Rockledge CCD, Brevard County	117,688	45,172	13%	21%	66%	12.0%	85%	26%	50%	5-Year
Grant-Valkaria, Brevard County	3,938	1,518	6%	19%	75%	5.9%	86%	35%	15%	5-Year
Indialantic, Brevard County	2,764	1,212	9%	18%	73%	4.9%	82%	25%	49%	5-Year
Indialantic-Melbourne Beach CCD, Brevard County	45,515	18,972	7%	17%	76%	8.1%	86%	29%	44%	5-Year
Indian Harbour Beach, Brevard County	8,315	3,653	11%	23%	66%	15.7%	81%	37%	55%	5-Year
June Park CDP, Brevard County	3,981	1,570	11%	21%	68%	7.3%	90%	22%	36%	5-Year
Malabar CCD, Brevard County	15,567	6,928	12%	27%	61%	11.6%	88%	25%	49%	5-Year
Malabar, Brevard County	2,822	1,084	6%	14%	80%	7.9%	89%	24%	65%	5-Year
Melbourne Beach, Brevard County	3,146	1,211	3%	17%	80%	2.0%	87%	32%	66%	5-Year
Melbourne CCD, Brevard County	124,818	51,170	13%	25%	62%	10.2%	86%	26%	50%	5-Year
Melbourne Shores-Floridana Beach CCD, Brevard County	7,109	3,317	10%	21%	69%	15.7%	92%	32%	40%	5-Year
Melbourne Village, Brevard County	769	316	4%	19%	77%	12.7%	89%	28%	42%	5-Year
Melbourne, Brevard County	80,136	32,825	14%	27%	59%	5.5%	86%	24%	49%	1-Year
Merritt Island CCD, Brevard County	43,778	17,826	13%	21%	66%	10.9%	86%	25%	47%	5-Year
Merritt Island CDP, Brevard County	35,900	14,577	13%	22%	65%	10.7%	85%	25%	49%	5-Year
Micco CDP, Brevard County	8,293	4,234	14%	33%	53%	19.4%	90%	21%	49%	5-Year
Mims CDP, Brevard County	6,334	2,617	14%	21%	65%	14.1%	90%	18%	41%	5-Year
Palm Bay CCD, Brevard County	105,426	37,981	16%	26%	58%	11.4%	84%	30%	58%	5-Year
Palm Bay, Brevard County	107,895	38,113	15%	23%	62%	6.6%	90%	25%	50%	1-Year

Municipality by County	Population	Households	Poverty %	ALICE %	Above ALICE Threshold %	Unemployment Rate	Health Insurance Coverage %	Housing Burden: Owner Over 30%	Housing Burden: Renter Over 30%	Source, American Community Survey Estimate
Palm Shores, Brevard County	1,123	410	14%	19%	67%	3.6%	87%	21%	39%	5-Year
Patrick AFB CDP, Brevard County	1,371	370	3%	29%	68%	9.1%	97%	?	44%	5-Year
Port St. John CDP, Brevard County	11,335	4,283	14%	23%	63%	13.0%	85%	32%	43%	5-Year
Rockledge, Brevard County	25,798	10,171	9%	21%	70%	11.2%	85%	25%	40%	5-Year
Satellite Beach, Brevard County	10,351	4,020	3%	12%	85%	4.9%	91%	25%	37%	5-Year
Sharpes CDP, Brevard County	2,885	1,186	19%	24%	57%	12.5%	78%	27%	48%	5-Year
South Patrick Shores CDP, Brevard County	6,529	2,638	7%	13%	80%	9.6%	83%	26%	45%	5-Year
Titusville CCD, Brevard County	65,479	27,170	15%	23%	62%	11.8%	86%	22%	49%	5-Year
Titusville, Brevard County	44,363	18,722	18%	26%	56%	11.8%	84%	24%	50%	5-Year
Viera East CDP, Brevard County	11,264	4,583	3%	22%	75%	9.4%	92%	22%	55%	5-Year
Viera West CDP, Brevard County	8,365	3,312	3%	6%	91%	8.4%	95%	25%	15%	5-Year
West Brevard CCD, Brevard County	4,306	1,646	3%	7%	90%	8.2%	94%	29%	35%	5-Year
West Melbourne, Brevard County	19,667	7,158	9%	22%	69%	10.4%	87%	21%	47%	5-Year
Boulevard Gardens CDP, Broward County	1,870	495	2%	44%	54%	17.7%	76%	40%	49%	5-Year
Broadview Park CDP, Broward County	7,593	2,039	21%	31%	48%	7.1%	52%	32%	71%	5-Year
Coconut Creek, Broward County	56,816	22,113	9%	34%	57%	9.7%	83%	37%	53%	5-Year
Cooper City, Broward County	33,382	10,727	4%	18%	78%	6.9%	90%	34%	52%	5-Year
Coral Springs, Broward County	129,502	40,825	10%	25%	65%	6.8%	86%	34%	59%	1-Year
Coral Springs-Margate CCD, Broward County	228,089	77,842	12%	35%	53%	10.1%	78%	40%	60%	5-Year
Dania Beach, Broward County	30,878	12,202	22%	34%	44%	12.2%	74%	36%	62%	5-Year
Davie CCD, Broward County	212,050	69,286	10%	23%	67%	7.6%	87%	36%	55%	5-Year
Davie, Broward County	100,894	36,504	13%	26%	61%	4.6%	87%	30%	60%	1-Year
Deerfield Beach CCD, Broward County	183,189	66,918	11%	30%	59%	9.0%	83%	37%	56%	5-Year
Deerfield Beach, Broward County	79,769	31,863	12%	39%	49%	8.1%	85%	34%	57%	1-Year
Fort Lauderdale CCD, Broward County	297,992	120,691	17%	34%	49%	12.5%	78%	38%	56%	5-Year
Fort Lauderdale, Broward County	178,587	73,817	15%	31%	54%	9.1%	85%	38%	56%	1-Year
Franklin Park CDP, Broward County	958	334	44%	46%	10%	34.0%	69%	37%	74%	5-Year
Hallandale Beach CCD, Broward County	51,236	22,002	22%	40%	38%	13.8%	75%	39%	61%	5-Year
Hallandale Beach, Broward County	38,725	18,025	21%	40%	39%	13.0%	76%	41%	61%	5-Year
Hillsboro Beach, Broward County	1,568	927	4%	30%	66%	5.4%	92%	43%	34%	5-Year
Hillsboro Pines CDP, Broward County	401	122	0%	28%	72%	5.4%	98%	40%	52%	5-Year
Hollywood CCD, Broward County	188,262	72,079	16%	35%	49%	10.5%	77%	37%	59%	5-Year
Hollywood, Broward County	149,721	56,104	16%	36%	48%	9.2%	83%	34%	59%	1-Year
Lauderdale Lakes, Broward County	34,103	10,999	24%	45%	31%	18.9%	75%	50%	64%	5-Year
Lauderdale-by-the-Sea, Broward County	6,313	3,869	11%	28%	61%	7.9%	87%	37%	47%	5-Year
Lauderhill, Broward County	71,574	23,525	20%	40%	40%	8.2%	83%	39%	73%	1-Year
Lighthouse Point, Broward County	10,842	4,932	6%	25%	69%	5.9%	93%	33%	56%	5-Year
Margate, Broward County	55,678	20,651	13%	40%	47%	11.7%	78%	37%	62%	5-Year
Miramar, Broward County	137,115	40,203	9%	24%	67%	7.7%	88%	33%	65%	1-Year
Miramar-Pembroke Pines CCD, Broward County	297,974	96,006	10%	28%	62%	9.3%	83%	42%	60%	5-Year
North Lauderdale, Broward County	42,853	11,913	19%	39%	42%	10.6%	68%	46%	64%	5-Year
Oakland Park, Broward County	43,347	16,837	16%	38%	46%	11.7%	74%	35%	59%	5-Year
Parkland, Broward County	27,114	8,240	3%	11%	86%	5.7%	96%	36%	65%	5-Year
Pembroke Park, Broward County	6,244	2,482	23%	49%	28%	7.2%	76%	23%	62%	5-Year
Pembroke Pines, Broward County	166,624	56,409	10%	25%	65%	5.6%	90%	32%	55%	1-Year

Key Facts and ALICE Statistics for Florida Municipalities

Municipality by County	Population	Households	Poverty %	ALICE %	Above ALICE Threshold %	Unemployment Rate	Health Insurance Coverage %	Housing Burden: Owner Over 30%	Housing Burden: Renter Over 30%	Source, American Community Survey Estimate
Plantation CCD, Broward County	276,292	100,420	13%	35%	52%	9.2%	79%	39%	56%	5-Year
Plantation, Broward County	92,555	33,712	9%	23%	68%	4.0%	89%	33%	56%	1-Year
Pompano Beach CCD, Broward County	108,068	45,040	18%	38%	44%	11.1%	76%	35%	59%	5-Year
Pompano Beach, Broward County	107,771	40,375	19%	35%	46%	13.8%	80%	33%	61%	1-Year
Roosevelt Gardens CDP, Broward County	2,760	752	17%	39%	44%	19.0%	77%	35%	61%	5-Year
Sea Ranch Lakes, Broward County	701	263	6%	14%	80%	2.2%	93%	37%	19%	5-Year
Southwest Ranches, Broward County	7,676	2,177	8%	16%	76%	10.3%	88%	43%	46%	5-Year
Sunrise, Broward County	92,706	30,856	10%	31%	59%	6.5%	83%	35%	52%	1-Year
Tamarac, Broward County	63,227	27,242	12%	42%	46%	8.2%	83%	39%	55%	5-Year
Washington Park CDP, Broward County	1,310	384	15%	50%	35%	15.9%	82%	32%	62%	5-Year
West Park, Broward County	14,779	4,156	21%	39%	40%	14.5%	71%	43%	65%	5-Year
Weston, Broward County	69,947	21,259	7%	17%	76%	0.0%	92%	38%	51%	5-Year
Wilton Manors, Broward County	12,133	6,474	12%	34%	54%	7.8%	81%	34%	42%	5-Year
Altha CCD, Calhoun County	2,431	973	14%	45%	41%	11.9%	88%	23%	41%	5-Year
Altha, Calhoun County	670	237	29%	30%	41%	15.6%	84%	14%	53%	5-Year
Blountstown CCD, Calhoun County	8,438	2,293	26%	34%	40%	8.9%	77%	26%	45%	5-Year
Blountstown, Calhoun County	2,625	937	32%	28%	40%	12.1%	75%	25%	34%	5-Year
West Calhoun CCD, Calhoun County	3,746	1,518	13%	40%	47%	10.4%	78%	19%	18%	5-Year
Charlotte Harbor CDP, Charlotte County	4,001	1,791	10%	29%	61%	4.0%	77%	21%	40%	5-Year
Charlotte Park CDP, Charlotte County	2,475	1,190	10%	30%	60%	10.3%	86%	29%	33%	5-Year
Cleveland CDP, Charlotte County	2,881	1,152	16%	34%	50%	14.1%	76%	24%	22%	5-Year
Grove City CDP, Charlotte County	1,982	985	28%	22%	50%	16.5%	82%	19%	30%	5-Year
Grove City-Rotonda CCD, Charlotte County	38,871	17,951	12%	28%	60%	9.3%	85%	26%	56%	5-Year
Harbour Heights CDP, Charlotte County	3,400	1,371	11%	21%	68%	11.1%	91%	28%	28%	5-Year
Manasota Key CDP, Charlotte County	1,131	605	9%	13%	78%	13.6%	94%	37%	42%	5-Year
Port Charlotte CCD, Charlotte County	88,106	37,031	12%	31%	57%	10.9%	84%	29%	51%	5-Year
Port Charlotte CDP, Charlotte County	56,434	23,486	14%	34%	52%	10.7%	82%	32%	55%	5-Year
Punta Gorda CCD, Charlotte County	38,806	16,874	11%	24%	65%	11.9%	86%	29%	35%	5-Year
Punta Gorda, Charlotte County	17,288	8,629	11%	18%	71%	10.2%	89%	30%	40%	5-Year
Rotonda CDP, Charlotte County	8,337	4,124	10%	31%	59%	6.2%	89%	24%	74%	5-Year
Solana CDP, Charlotte County	289	180	17%	41%	42%	30.2%	78%	28%	42%	5-Year
Beverly Hills CDP, Citrus County	8,593	3,999	26%	36%	38%	19.8%	85%	25%	57%	5-Year
Black Diamond CDP, Citrus County	1,114	419	15%	7%	78%	12.3%	81%	21%	27%	5-Year
Citrus Hills CDP, Citrus County	8,039	3,691	4%	16%	80%	4.2%	97%	20%	46%	5-Year
Citrus Springs CDP, Citrus County	8,695	3,410	11%	26%	63%	10.5%	84%	25%	51%	5-Year
Crystal River CCD, Citrus County	68,992	30,114	15%	27%	58%	13.0%	87%	25%	49%	5-Year
Crystal River, Citrus County	3,060	1,232	24%	27%	49%	13.7%	77%	29%	68%	5-Year
Floral City CDP, Citrus County	4,919	2,251	12%	39%	49%	13.3%	87%	28%	31%	5-Year
Hernando CDP, Citrus County	9,699	4,121	23%	36%	41%	21.9%	82%	17%	61%	5-Year
Homosassa CDP, Citrus County	1,673	865	10%	23%	67%	1.0%	96%	24%	10%	5-Year
Homosassa Springs CDP, Citrus County	13,012	5,291	25%	35%	40%	18.4%	81%	22%	59%	5-Year
Inverness CCD, Citrus County	70,662	30,898	16%	32%	52%	13.2%	87%	21%	54%	5-Year
Inverness Highlands North CDP, Citrus County	2,944	871	22%	15%	63%	5.4%	92%	16%	20%	5-Year

Municipality by County	Population	Households	Poverty %	ALICE %	Above ALICE Threshold %	Unemployment Rate	Health Insurance Coverage %	Housing Burden: Owner Over 30%	Housing Burden: Renter Over 30%	Source, American Community Survey Estimate
Inverness Highlands South CDP, Citrus County	6,375	2,670	13%	35%	52%	4.6%	86%	16%	42%	5-Year
Inverness, Citrus County	7,184	3,212	20%	41%	39%	12.8%	89%	25%	70%	5-Year
Lecanto CDP, Citrus County	5,415	1,957	16%	21%	63%	15.6%	86%	24%	32%	5-Year
Pine Ridge CDP (Citrus County), Citrus County	10,402	4,671	11%	21%	68%	11.7%	94%	26%	62%	5-Year
Sugarmill Woods CDP, Citrus County	9,129	4,410	7%	30%	63%	13.8%	90%	24%	44%	5-Year
Asbury Lake CDP, Clay County	8,078	2,867	7%	16%	77%	7.8%	86%	18%	35%	5-Year
Bellair-Meadowbrook Terrace CDP, Clay County	13,987	5,381	9%	40%	51%	9.2%	85%	24%	43%	5-Year
Fleming Island CDP, Clay County	30,350	10,216	7%	12%	81%	7.6%	95%	26%	40%	5-Year
Green Cove Springs CCD, Clay County	14,089	5,128	15%	28%	57%	12.1%	84%	24%	48%	5-Year
Green Cove Springs, Clay County	7,054	2,421	17%	30%	53%	12.3%	83%	23%	56%	5-Year
Keystone Heights CCD, Clay County	17,202	6,562	14%	31%	55%	14.1%	81%	22%	46%	5-Year
Keystone Heights, Clay County	1,652	587	7%	27%	66%	7.8%	89%	14%	30%	5-Year
Lakeside CDP, Clay County	31,223	11,310	10%	24%	66%	10.5%	85%	23%	44%	5-Year
Middleburg CDP, Clay County	13,062	4,438	16%	27%	57%	11.2%	82%	23%	37%	5-Year
Middleburg-Clay Hill CCD, Clay County	58,303	18,568	12%	22%	66%	11.5%	87%	24%	38%	5-Year
Oakleaf Plantation CDP, Clay County	23,087	6,830	7%	13%	80%	8.0%	93%	25%	22%	5-Year
Orange Park CCD, Clay County	93,295	33,396	8%	23%	69%	9.2%	89%	25%	43%	5-Year
Orange Park, Clay County	8,545	3,455	9%	32%	59%	11.6%	87%	22%	42%	5-Year
Penney Farms CCD, Clay County	14,528	5,399	12%	19%	69%	11.7%	90%	19%	41%	5-Year
Penney Farms, Clay County	618	353	5%	48%	47%	16.9%	95%	28%	56%	5-Year
Chokoloskee CDP, Collier County	418	153	59%	32%	9%	0.0%	97%	28%	100%	5-Year
Everglades CCD, Collier County	16,035	6,586	14%	30%	56%	6.5%	82%	30%	49%	5-Year
Everglades, Collier County	268	117	15%	27%	58%	4.0%	87%	34%	30%	5-Year
Golden Gate CDP, Collier County	29,258	7,113	25%	35%	40%	9.7%	59%	39%	65%	5-Year
Goodland CDP, Collier County	330	162	0%	64%	36%	0.0%	87%	34%	100%	5-Year
Immokalee CCD, Collier County	56,726	14,937	17%	23%	60%	11.0%	69%	27%	40%	5-Year
Immokalee CDP, Collier County	24,879	4,955	42%	33%	25%	17.6%	51%	29%	51%	5-Year
Island Walk CDP, Collier County	3,041	1,551	0%	13%	87%	5.3%	98%	36%	66%	5-Year
Lely CDP, Collier County	3,589	1,731	5%	33%	62%	6.3%	90%	27%	61%	5-Year
Lely Resort CDP, Collier County	5,088	2,104	8%	25%	67%	3.4%	85%	39%	47%	5-Year
Marco Island CCD, Collier County	17,478	8,416	8%	20%	72%	5.0%	93%	39%	48%	5-Year
Marco Island, Collier County	17,148	8,254	8%	19%	73%	5.1%	93%	40%	46%	5-Year
Naples CCD, Collier County	250,852	99,949	10%	27%	63%	7.2%	81%	31%	53%	5-Year
Naples Manor CDP, Collier County	5,566	1,120	26%	51%	23%	25.0%	62%	34%	64%	5-Year
Naples Park CDP, Collier County	6,691	2,568	9%	40%	51%	6.6%	69%	33%	47%	5-Year
Naples, Collier County	20,603	10,392	9%	18%	73%	5.4%	93%	34%	51%	5-Year
Orangetree CDP, Collier County	5,248	1,369	6%	13%	81%	2.7%	79%	40%	29%	5-Year
Pelican Bay CDP, Collier County	5,230	2,995	2%	12%	86%	1.6%	99%	33%	55%	5-Year
Pine Ridge CDP (Collier County), Collier County	1,994	848	7%	14%	79%	0.7%	92%	33%	28%	5-Year
Plantation Island CDP, Collier County	452	150	55%	32%	13%	0.0%	74%	35%	?	5-Year
Verona Walk CDP, Collier County	2,645	1,230	11%	21%	68%	8.6%	95%	33%	38%	5-Year
Vineyards CDP, Collier County	3,983	1,716	5%	10%	85%	3.1%	90%	31%	33%	5-Year
Five Points CDP, Columbia County	812	299	27%	28%	45%	13.2%	72%	28%	20%	5-Year
Fort White CCD, Columbia County	14,988	5,556	19%	31%	50%	16.4%	85%	26%	22%	5-Year
Fort White, Columbia County	728	226	17%	22%	61%	13.8%	92%	25%	39%	5-Year

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Lake City CCD, Columbia County	51,548	17,609	16%	31%	53%	14.2%	84%	22%	41%	5-Year
Lake City, Columbia County	12,082	4,634	22%	36%	42%	18.2%	77%	26%	45%	5-Year
North Columbia CCD, Columbia County	1,270	543	27%	31%	42%	19.0%	74%	14%	0%	5-Year
Watertown CDP, Columbia County	3,318	1,167	16%	39%	45%	17.3%	78%	31%	34%	5-Year
Arcadia East CCD, DeSoto County	23,856	7,178	26%	38%	36%	11.4%	73%	24%	48%	5-Year
Arcadia West CCD, DeSoto County	11,101	4,060	16%	33%	51%	5.2%	75%	20%	39%	5-Year
Arcadia, DeSoto County	7,704	2,527	26%	38%	36%	13.7%	81%	27%	57%	5-Year
Southeast Arcadia CDP, DeSoto County	8,129	2,336	32%	39%	29%	10.8%	68%	22%	43%	5-Year
Cross City North CCD, Dixie County	12,157	4,290	21%	38%	41%	7.1%	79%	24%	39%	5-Year
Cross City South CCD, Dixie County	3,934	1,761	23%	24%	53%	7.5%	84%	17%	33%	5-Year
Cross City, Dixie County	2,198	788	27%	39%	34%	7.6%	81%	24%	40%	5-Year
Atlantic Beach, Duval County	12,961	5,477	7%	17%	76%	4.5%	88%	25%	44%	5-Year
Baldwin CCD, Duval County	7,376	2,340	11%	28%	61%	16.2%	82%	18%	45%	5-Year
Baldwin, Duval County	1,929	597	21%	32%	47%	23.0%	78%	18%	45%	5-Year
Jacksonville Beach, Duval County	22,149	10,303	8%	19%	73%	4.5%	89%	33%	49%	5-Year
Jacksonville Beaches CCD, Duval County	55,635	22,553	10%	20%	70%	6.8%	88%	30%	47%	5-Year
Jacksonville East CCD, Duval County	430,253	168,890	12%	23%	65%	8.2%	86%	27%	51%	5-Year
Jacksonville North CCD, Duval County	77,801	27,351	13%	23%	64%	9.4%	87%	33%	53%	5-Year
Jacksonville West CCD, Duval County	319,608	116,766	23%	26%	51%	13.5%	83%	31%	55%	5-Year
Jacksonville, Duval County	868,031	323,488	16%	23%	61%	7.2%	88%	25%	50%	1-Year
Neptune Beach, Duval County	6,683	2,948	12%	10%	78%	4.0%	92%	29%	41%	5-Year
Bellview CDP, Escambia County	22,341	8,614	7%	24%	69%	7.6%	88%	19%	49%	5-Year
Brent CDP, Escambia County	21,957	6,824	20%	29%	51%	9.4%	84%	23%	52%	5-Year
Cantonment CCD, Escambia County	54,365	18,759	10%	21%	69%	8.9%	87%	19%	44%	5-Year
Century CCD, Escambia County	8,572	2,847	14%	38%	48%	11.8%	85%	22%	48%	5-Year
Century, Escambia County	1,529	687	20%	55%	25%	21.6%	77%	31%	58%	5-Year
Ensley CDP, Escambia County	21,981	8,413	14%	29%	57%	10.9%	81%	24%	41%	5-Year
Ferry Pass CDP, Escambia County	32,077	12,742	16%	29%	55%	9.5%	87%	24%	57%	5-Year
Gonzalez CDP, Escambia County	14,187	4,818	5%	14%	81%	6.5%	88%	15%	46%	5-Year
Goulding CDP, Escambia County	4,274	1,012	33%	41%	26%	26.4%	83%	30%	64%	5-Year
Molino CDP, Escambia County	1,256	453	19%	38%	43%	15.9%	76%	13%	61%	5-Year
Myrtle Grove CDP, Escambia County	16,134	6,044	19%	24%	57%	6.5%	86%	22%	52%	5-Year
Northwest Escambia CCD, Escambia County	4,570	1,697	9%	20%	71%	9.0%	88%	9%	46%	5-Year
Pensacola CCD, Escambia County	238,820	90,357	15%	27%	58%	9.4%	86%	24%	49%	5-Year
Pensacola, Escambia County	52,752	22,103	16%	26%	58%	8.9%	85%	24%	47%	5-Year
Warrington CDP, Escambia County	13,053	5,732	19%	32%	49%	13.2%	85%	21%	55%	5-Year
West Pensacola CDP, Escambia County	20,538	8,143	19%	43%	38%	16.0%	81%	26%	53%	5-Year
Beverly Beach, Flagler County	342	191	5%	43%	52%	24.1%	94%	17%	58%	5-Year
Bunnell CCD, Flagler County	71,011	24,044	13%	34%	53%	9.1%	84%	30%	44%	5-Year
Bunnell, Flagler County	2,762	966	27%	37%	36%	7.0%	76%	24%	39%	5-Year
Flagler Beach CCD, Flagler County	29,772	12,906	9%	32%	59%	10.0%	88%	34%	45%	5-Year
Flagler Beach, Flagler County	4,682	2,057	5%	37%	58%	5.9%	83%	36%	51%	5-Year
Palm Coast, Flagler County	82,121	29,739	10%	34%	56%	8.4%	88%	28%	46%	1-Year
Apalachicola CCD, Franklin County	4,087	1,694	11%	32%	57%	6.3%	83%	32%	51%	5-Year

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Apalachicola, Franklin County	2,077	940	13%	38%	49%	8.3%	84%	39%	46%	5-Year
Carrabelle CCD, Franklin County	4,524	1,439	27%	33%	40%	14.0%	79%	29%	25%	5-Year
Carrabelle, Franklin County	2,770	758	26%	35%	39%	11.9%	81%	23%	23%	5-Year
Eastpoint CCD, Franklin County	3,017	1,205	19%	32%	49%	9.4%	76%	22%	26%	5-Year
Eastpoint CDP, Franklin County	2,165	854	25%	30%	45%	11.7%	73%	21%	32%	5-Year
St. George Island CDP, Franklin County	587	304	8%	16%	76%	4.2%	86%	31%	77%	5-Year
Chattahoochee CCD, Gadsden County	5,133	1,582	23%	31%	46%	12.2%	73%	24%	41%	5-Year
Chattahoochee, Gadsden County	3,229	851	26%	29%	45%	10.7%	65%	21%	39%	5-Year
Greensboro CCD, Gadsden County	3,954	1,373	33%	26%	41%	7.0%	73%	13%	19%	5-Year
Greensboro, Gadsden County	664	239	24%	19%	57%	3.8%	82%	21%	16%	5-Year
Gretna, Gadsden County	1,271	516	25%	46%	29%	15.0%	86%	28%	26%	5-Year
Havana CCD, Gadsden County	14,425	6,045	18%	27%	55%	8.4%	86%	25%	43%	5-Year
Havana, Gadsden County	1,895	836	20%	34%	46%	16.5%	83%	31%	49%	5-Year
Midway, Gadsden County	3,234	1,232	14%	31%	55%	6.0%	86%	34%	36%	5-Year
Quincy CCD, Gadsden County	22,912	7,964	28%	36%	36%	14.1%	83%	25%	41%	5-Year
Quincy, Gadsden County	7,947	2,733	28%	34%	38%	14.4%	80%	24%	49%	5-Year
Bell CCD, Gilchrist County	5,517	2,240	28%	32%	40%	14.5%	76%	15%	53%	5-Year
Bell, Gilchrist County	505	168	15%	51%	34%	7.8%	72%	28%	19%	5-Year
Spring Ridge CDP, Gilchrist County	319	167	8%	37%	55%	5.2%	94%	29%	?	5-Year
Trenton CCD, Gilchrist County	11,475	3,947	14%	31%	55%	8.2%	80%	21%	37%	5-Year
Trenton, Gilchrist County	2,199	723	21%	37%	42%	16.0%	73%	14%	48%	5-Year
Buckhead Ridge CDP, Glades County	1,595	639	18%	46%	36%	14.8%	92%	15%	35%	5-Year
Moore Haven, Glades County	2,818	655	21%	58%	21%	14.2%	68%	15%	60%	5-Year
Northeast Glades CCD, Glades County	3,583	1,447	17%	47%	36%	15.6%	82%	17%	50%	5-Year
Southwest Glades CCD, Glades County	9,689	2,473	22%	44%	34%	12.1%	75%	20%	43%	5-Year
Port St. Joe CCD, Gulf County	7,817	3,112	13%	33%	54%	8.1%	85%	32%	45%	5-Year
Port St. Joe, Gulf County	3,413	1,297	11%	44%	45%	13.0%	84%	19%	47%	5-Year
Wewahitchka CCD, Gulf County	7,968	2,237	18%	34%	48%	12.7%	79%	16%	32%	5-Year
Wewahitchka, Gulf County	1,979	803	28%	32%	40%	15.3%	77%	23%	32%	5-Year
Jasper CCD, Hamilton County	8,148	2,168	26%	31%	43%	17.1%	83%	24%	54%	5-Year
Jasper, Hamilton County	4,243	712	34%	26%	40%	10.4%	87%	23%	52%	5-Year
Jennings CCD, Hamilton County	4,577	1,824	27%	28%	45%	14.5%	85%	21%	39%	5-Year
Jennings, Hamilton County	668	248	35%	35%	30%	17.2%	72%	14%	61%	5-Year
White Springs CCD, Hamilton County	1,670	696	24%	37%	39%	15.2%	86%	29%	38%	5-Year
White Springs, Hamilton County	961	373	30%	35%	35%	23.8%	87%	31%	42%	5-Year
Bowling Green CCD, Hardee County	5,376	1,591	22%	48%	30%	8.6%	74%	24%	40%	5-Year
Bowling Green, Hardee County	2,916	835	24%	52%	24%	8.3%	75%	29%	49%	5-Year
Gardner CDP, Hardee County	277	136	12%	47%	41%	0.0%	91%	0%	100%	5-Year
Lemon Grove CDP, Hardee County	678	179	37%	27%	36%	20.8%	72%	29%	80%	5-Year
Wauchula CCD, Hardee County	14,356	3,812	20%	43%	37%	11.2%	76%	19%	42%	5-Year
Wauchula, Hardee County	4,909	1,618	15%	43%	42%	6.6%	74%	12%	49%	5-Year
Zolfo Springs CCD, Hardee County	7,736	2,215	29%	35%	36%	12.2%	76%	22%	44%	5-Year
Zolfo Springs, Hardee County	2,003	466	35%	43%	22%	9.1%	73%	28%	54%	5-Year
Clewiston CCD, Hendry County	19,835	5,625	23%	46%	31%	10.6%	67%	32%	48%	5-Year
Clewiston, Hendry County	7,240	2,404	19%	37%	44%	7.3%	71%	28%	43%	5-Year
Fort Denaud CDP, Hendry County	1,639	609	5%	39%	56%	5.3%	90%	18%	0%	5-Year

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Harlem CDP, Hendry County	2,347	763	33%	49%	18%	11.9%	91%	43%	59%	5-Year
LaBelle CCD, Hendry County	18,528	5,720	22%	37%	41%	13.2%	72%	24%	34%	5-Year
LaBelle, Hendry County	4,648	1,405	21%	36%	43%	17.6%	76%	34%	51%	5-Year
Montura CDP, Hendry County	3,087	1,014	23%	56%	21%	19.4%	68%	33%	42%	5-Year
Pioneer CDP, Hendry County	728	335	20%	47%	33%	26.1%	89%	18%	25%	5-Year
Port LaBelle CDP, Hendry County	4,385	1,260	25%	28%	47%	16.9%	70%	17%	45%	5-Year
Bayport CDP, Hernando County	452	125	0%	16%	84%	0.0%	72%	0%	11%	5-Year
Brookridge CDP, Hernando County	4,429	2,305	8%	38%	54%	6.8%	86%	24%	7%	5-Year
Brooksville CCD, Hernando County	31,672	12,370	19%	32%	49%	14.9%	83%	23%	48%	5-Year
Brooksville, Hernando County	7,752	3,074	22%	42%	36%	18.9%	79%	25%	57%	5-Year
Garden Grove CDP, Hernando County	462	234	10%	41%	49%	31.0%	85%	19%	31%	5-Year
Hernando Beach CCD, Hernando County	11,905	5,725	11%	29%	60%	11.1%	89%	28%	48%	5-Year
Hernando Beach CDP, Hernando County	2,376	1,074	12%	25%	63%	7.8%	91%	34%	60%	5-Year
High Point CDP, Hernando County	3,409	1,738	17%	41%	42%	11.3%	87%	27%	13%	5-Year
Hill 'n Dale CDP, Hernando County	1,906	634	52%	30%	18%	27.7%	77%	28%	65%	5-Year
Masaryktown CDP, Hernando County	888	405	26%	18%	56%	16.1%	92%	28%	46%	5-Year
Nobleton CDP, Hernando County	335	108	0%	26%	74%	6.7%	82%	0%	0%	5-Year
North Brooksville CDP, Hernando County	3,695	1,374	21%	28%	51%	14.0%	85%	23%	34%	5-Year
North Weeki Wachee CDP, Hernando County	8,436	3,604	11%	27%	62%	12.4%	87%	23%	54%	5-Year
Ridge Manor CCD, Hernando County	6,704	2,818	17%	33%	50%	10.5%	82%	24%	53%	5-Year
Ridge Manor CDP, Hernando County	4,593	1,952	20%	33%	47%	9.2%	86%	24%	44%	5-Year
South Brooksville CDP, Hernando County	3,701	1,683	22%	31%	47%	20.2%	89%	22%	58%	5-Year
Spring Hill CCD, Hernando County	124,528	49,539	13%	33%	54%	13.8%	85%	28%	50%	5-Year
Spring Hill CDP, Hernando County	103,197	39,446	13%	30%	57%	9.0%	88%	25%	44%	1-Year
Spring Lake CDP, Hernando County	454	209	11%	25%	64%	13.4%	84%	31%	?	5-Year
Timber Pines CDP, Hernando County	5,305	3,055	5%	23%	72%	17.1%	96%	14%	53%	5-Year
Weeki Wachee Gardens CDP, Hernando County	1,527	825	6%	34%	60%	8.5%	87%	24%	22%	5-Year
Wiscon CDP, Hernando County	414	207	9%	49%	42%	0.0%	93%	27%	100%	5-Year
Avon Park CCD, Highlands County	33,646	13,215	16%	32%	52%	15.3%	83%	20%	54%	5-Year
Avon Park, Highlands County	9,974	3,337	27%	36%	37%	20.0%	78%	29%	55%	5-Year
Lake Placid CCD, Highlands County	22,989	9,381	21%	28%	51%	12.7%	85%	22%	45%	5-Year
Lake Placid, Highlands County	2,541	767	40%	25%	35%	8.6%	68%	24%	54%	5-Year
Sebring CCD, Highlands County	41,693	17,801	16%	31%	53%	11.9%	85%	20%	49%	5-Year
Sebring, Highlands County	10,371	4,259	31%	32%	37%	12.9%	79%	26%	59%	5-Year
Apollo Beach CDP, Hillsborough County	16,336	6,269	8%	18%	74%	8.7%	90%	33%	35%	5-Year
Balm CDP, Hillsborough County	1,880	593	8%	31%	61%	8.2%	83%	40%	51%	5-Year
Bloomington CDP, Hillsborough County	22,882	7,899	6%	17%	77%	6.1%	90%	22%	54%	5-Year
Brandon CCD, Hillsborough County	175,508	63,831	11%	25%	64%	7.2%	86%	24%	48%	5-Year
Brandon CDP, Hillsborough County	113,968	41,955	11%	25%	64%	6.8%	89%	20%	44%	1-Year
Carrollwood CDP, Hillsborough County	35,027	13,926	9%	24%	67%	6.6%	87%	29%	46%	5-Year
Cheval CDP, Hillsborough County	10,833	4,268	8%	26%	66%	5.5%	90%	29%	39%	5-Year
Citrus Park CDP, Hillsborough County	25,570	9,177	11%	25%	64%	7.5%	84%	35%	59%	5-Year
Dover CDP, Hillsborough County	3,817	971	39%	22%	39%	2.2%	47%	32%	55%	5-Year

Municipality by County	Population	Households	Poverty %	ALICE %	Above ALICE Threshold %	Unemployment Rate	Health Insurance Coverage %	Housing Burden: Owner Over 30%	Housing Burden: Renter Over 30%	Source, American Community Survey Estimate
East Lake-Orient Park CDP, Hillsborough County	25,373	9,550	22%	34%	44%	11.2%	79%	30%	57%	5-Year
Egypt Lake-Leto CDP, Hillsborough County	37,408	13,545	21%	39%	40%	8.3%	75%	31%	55%	5-Year
Fish Hawk CDP, Hillsborough County	16,297	4,940	6%	12%	82%	6.3%	95%	26%	39%	5-Year
Gibsonton CDP, Hillsborough County	18,070	5,286	20%	29%	51%	7.4%	77%	24%	62%	5-Year
Keystone CDP, Hillsborough County	23,271	7,937	2%	9%	89%	4.1%	96%	26%	36%	5-Year
Keystone-Citrus Park CCD, Hillsborough County	134,015	49,635	8%	20%	72%	6.3%	89%	27%	45%	5-Year
Lake Magdalene CDP, Hillsborough County	28,560	11,798	14%	29%	57%	7.1%	84%	29%	52%	5-Year
Lutz CDP, Hillsborough County	20,398	7,511	7%	26%	67%	6.7%	88%	30%	54%	5-Year
Mango CDP, Hillsborough County	12,267	4,264	22%	36%	42%	14.7%	78%	20%	66%	5-Year
Northdale CDP, Hillsborough County	22,725	8,400	8%	21%	71%	7.5%	86%	26%	45%	5-Year
Palm River-Clair Mel CDP, Hillsborough County	23,017	7,676	22%	34%	44%	13.4%	78%	27%	57%	5-Year
Palm River-Gibsonton CCD, Hillsborough County	50,134	16,022	20%	30%	50%	10.8%	78%	27%	56%	5-Year
Pebble Creek CDP, Hillsborough County	8,111	2,760	7%	15%	78%	6.7%	92%	30%	45%	5-Year
Plant City CCD, Hillsborough County	88,511	28,933	17%	29%	54%	10.1%	77%	24%	51%	5-Year
Plant City, Hillsborough County	36,382	12,774	16%	32%	52%	10.9%	78%	27%	52%	5-Year
Progress Village CDP, Hillsborough County	7,366	2,434	13%	25%	62%	9.0%	84%	30%	44%	5-Year
Riverview CDP, Hillsborough County	89,746	27,869	8%	19%	73%	4.9%	88%	24%	40%	1-Year
Ruskin CCD, Hillsborough County	63,658	26,993	10%	28%	62%	7.6%	87%	27%	52%	5-Year
Ruskin CDP, Hillsborough County	20,643	6,383	14%	32%	54%	5.2%	77%	28%	47%	5-Year
Seffner CDP, Hillsborough County	7,907	2,616	12%	29%	59%	10.4%	80%	27%	57%	5-Year
Sun City Center CDP, Hillsborough County	20,554	11,910	8%	31%	61%	12.5%	97%	24%	62%	5-Year
Tampa CCD, Hillsborough County	656,090	256,445	19%	30%	51%	10.2%	82%	30%	53%	5-Year
Tampa, Hillsborough County	369,028	144,582	19%	29%	52%	8.3%	88%	28%	51%	1-Year
Temple Terrace, Hillsborough County	25,354	9,815	15%	26%	59%	8.1%	85%	25%	50%	5-Year
Thonotosassa CDP, Hillsborough County	13,292	4,802	18%	31%	51%	13.7%	83%	30%	51%	5-Year
Town 'n' Country CDP, Hillsborough County	78,996	30,176	14%	31%	55%	7.2%	86%	32%	57%	1-Year
University CDP (Hillsborough County), Hillsborough County	41,858	17,057	41%	35%	24%	15.5%	71%	23%	62%	5-Year
Valrico CDP, Hillsborough County	36,975	12,799	8%	17%	75%	6.8%	91%	25%	48%	5-Year
Westchase CDP, Hillsborough County	23,222	8,685	6%	14%	80%	4.8%	94%	19%	42%	5-Year
Wimauma CDP, Hillsborough County	6,405	1,791	32%	34%	34%	7.7%	71%	27%	62%	5-Year
Wimauma-Riverview CCD, Hillsborough County	134,968	44,219	9%	20%	71%	7.1%	87%	26%	47%	5-Year
Bonifay CCD, Holmes County	9,588	3,114	27%	30%	43%	11.1%	82%	28%	52%	5-Year
Bonifay, Holmes County	2,756	957	34%	31%	35%	16.4%	84%	31%	59%	5-Year
Esto, Holmes County	375	124	33%	37%	30%	15.0%	78%	31%	38%	5-Year
Esto-Noma CCD, Holmes County	4,430	1,582	21%	31%	48%	11.3%	84%	22%	37%	5-Year
Ponce de Leon, Holmes County	496	211	30%	30%	40%	21.0%	84%	31%	36%	5-Year
West Holmes CCD, Holmes County	5,617	2,132	29%	29%	42%	22.8%	75%	20%	30%	5-Year
Westville, Holmes County	362	121	26%	37%	37%	18.5%	72%	17%	27%	5-Year
Fellsmere CCD, Indian River County	19,803	6,977	12%	40%	48%	10.8%	79%	24%	59%	5-Year
Fellsmere, Indian River County	5,390	1,260	35%	46%	19%	14.6%	60%	25%	63%	5-Year
Florida Ridge CDP, Indian River County	19,701	7,166	11%	38%	51%	14.3%	80%	23%	50%	5-Year
Gifford CDP, Indian River County	8,750	3,801	25%	37%	38%	17.9%	78%	26%	63%	5-Year
Indian River Shores, Indian River County	4,026	2,139	6%	11%	83%	0.0%	96%	29%	49%	5-Year

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Orchid, Indian River County	374	192	5%	8%	87%	13.6%	99%	35%	100%	5-Year
Roseland CDP, Indian River County	1,669	703	8%	17%	75%	17.1%	84%	21%	27%	5-Year
Sebastian, Indian River County	22,920	9,172	9%	33%	58%	14.6%	84%	27%	46%	5-Year
South Beach CDP, Indian River County	3,320	1,621	2%	12%	86%	5.2%	96%	38%	56%	5-Year
Vero Beach CCD, Indian River County	123,063	50,848	12%	31%	57%	12.4%	84%	27%	54%	5-Year
Vero Beach South CDP, Indian River County	23,973	9,405	12%	35%	53%	11.8%	81%	25%	55%	5-Year
Vero Beach, Indian River County	15,788	7,174	18%	33%	49%	9.9%	81%	32%	62%	5-Year
Wabasso Beach CDP, Indian River County	1,549	861	7%	24%	69%	11.9%	96%	35%	30%	5-Year
Wabasso CDP, Indian River County	575	195	13%	24%	63%	10.6%	95%	25%	0%	5-Year
West Vero Corridor CDP, Indian River County	6,945	3,992	8%	40%	52%	16.5%	91%	26%	62%	5-Year
Winter Beach CDP, Indian River County	2,594	801	17%	9%	74%	15.1%	76%	16%	64%	5-Year
Alford CCD, Jackson County	3,831	1,561	17%	37%	46%	8.2%	86%	22%	21%	5-Year
Alford, Jackson County	538	201	37%	35%	28%	12.2%	72%	39%	31%	5-Year
Campbellton CCD, Jackson County	1,310	546	25%	43%	32%	11.6%	75%	28%	48%	5-Year
Cottontdale CCD, Jackson County	3,422	1,290	24%	34%	42%	13.8%	81%	15%	47%	5-Year
Cottontdale, Jackson County	947	320	32%	28%	40%	15.1%	87%	11%	42%	5-Year
Cypress CCD, Jackson County	4,837	1,897	10%	42%	48%	8.1%	86%	23%	33%	5-Year
Graceville CCD, Jackson County	6,085	1,471	26%	33%	41%	16.3%	82%	23%	42%	5-Year
Graceville, Jackson County	2,321	757	36%	28%	36%	9.7%	84%	24%	47%	5-Year
Grand Ridge, Jackson County	825	337	15%	46%	39%	10.4%	82%	31%	40%	5-Year
Greenwood CCD, Jackson County	4,854	1,298	16%	40%	44%	12.8%	88%	29%	18%	5-Year
Greenwood, Jackson County	882	261	9%	45%	46%	23.7%	88%	14%	13%	5-Year
Jacob City, Jackson County	383	149	28%	39%	33%	20.5%	78%	32%	17%	5-Year
Malone CCD, Jackson County	3,765	933	18%	38%	44%	13.2%	83%	18%	23%	5-Year
Malone, Jackson County	1,926	250	30%	36%	34%	20.4%	85%	24%	28%	5-Year
Marianna CCD, Jackson County	14,502	5,757	26%	36%	38%	15.7%	91%	34%	40%	5-Year
Marianna, Jackson County	8,860	3,490	31%	43%	26%	23.0%	90%	45%	42%	5-Year
Sneads CCD, Jackson County	6,294	1,556	21%	33%	46%	12.3%	90%	21%	61%	5-Year
Sneads, Jackson County	1,849	758	27%	29%	44%	18.7%	84%	18%	66%	5-Year
Lloyd CDP, Jefferson County	378	119	22%	8%	70%	0.0%	100%	7%	100%	5-Year
Monticello CCD, Jefferson County	10,198	3,609	16%	37%	47%	10.2%	86%	30%	39%	5-Year
Monticello, Jefferson County	2,006	945	20%	37%	43%	12.9%	83%	23%	56%	5-Year
Wacissa CCD, Jefferson County	4,000	1,802	15%	27%	58%	8.3%	94%	29%	52%	5-Year
Wacissa CDP, Jefferson County	229	100	17%	29%	54%	0.0%	100%	29%	100%	5-Year
Day CCD, Lafayette County	2,970	472	19%	39%	42%	15.7%	81%	15%	38%	5-Year
Mayo CCD, Lafayette County	5,831	2,021	24%	33%	43%	14.4%	77%	28%	33%	5-Year
Mayo, Lafayette County	1,145	419	29%	30%	41%	14.6%	72%	22%	56%	5-Year
Astatula, Lake County	1,541	541	15%	35%	50%	9.9%	80%	18%	35%	5-Year
Astor CDP, Lake County	1,742	649	21%	47%	32%	19.8%	60%	28%	42%	5-Year
Clermont CCD, Lake County	86,761	29,373	11%	24%	65%	8.5%	88%	26%	51%	5-Year
Clermont, Lake County	30,319	11,007	13%	25%	62%	9.2%	86%	28%	63%	5-Year
Eustis CCD, Lake County	29,826	11,514	18%	31%	51%	9.1%	85%	28%	51%	5-Year
Eustis, Lake County	19,198	7,150	22%	35%	43%	11.1%	82%	28%	57%	5-Year

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Ferndale CDP, Lake County	469	205	20%	62%	18%	40.4%	97%	14%	0%	5-Year
Fruitland Park, Lake County	4,330	1,479	16%	33%	51%	10.3%	86%	31%	63%	5-Year
Fruitland Park-Lady Lake CCD, Lake County	29,492	13,046	12%	34%	54%	9.0%	88%	22%	62%	5-Year
Groveland, Lake County	9,931	3,345	11%	28%	61%	8.7%	81%	23%	43%	5-Year
Groveland-Mascotte CCD, Lake County	29,462	9,484	14%	25%	61%	11.7%	79%	23%	49%	5-Year
Howey-in-the-Hills, Lake County	1,234	527	4%	20%	76%	5.6%	82%	35%	24%	5-Year
Howey-in-the-Hills-Okahumpka CCD, Lake County	16,433	8,293	7%	29%	64%	9.9%	94%	21%	33%	5-Year
Lady Lake, Lake County	14,312	6,936	11%	39%	50%	11.2%	90%	18%	65%	5-Year
Lake Kathryn CDP, Lake County	920	297	12%	69%	19%	16.7%	76%	0%	44%	5-Year
Lake Mack-Forest Hills CDP, Lake County	568	300	24%	47%	29%	23.9%	69%	11%	0%	5-Year
Leesburg CCD, Lake County	22,307	9,216	18%	40%	42%	13.8%	84%	25%	59%	5-Year
Leesburg East CCD, Lake County	22,562	9,803	14%	35%	51%	10.4%	88%	26%	55%	5-Year
Leesburg, Lake County	21,209	8,311	20%	41%	39%	14.4%	82%	25%	60%	5-Year
Mascotte, Lake County	5,267	1,488	17%	32%	51%	5.0%	74%	26%	57%	5-Year
Minneola, Lake County	10,086	3,290	7%	37%	56%	4.5%	93%	34%	53%	5-Year
Montverde, Lake County	1,594	520	2%	26%	72%	5.7%	91%	27%	52%	5-Year
Mount Dora CCD, Lake County	26,713	10,185	10%	29%	61%	6.0%	85%	24%	40%	5-Year
Mount Dora, Lake County	12,929	5,747	12%	29%	59%	5.3%	88%	24%	45%	5-Year
Mount Plymouth CDP, Lake County	5,305	1,577	5%	19%	76%	7.1%	87%	22%	13%	5-Year
Paisley CDP, Lake County	1,159	388	43%	21%	36%	17.5%	85%	31%	86%	5-Year
Pine Lakes CDP, Lake County	626	223	20%	26%	54%	19.9%	79%	14%	18%	5-Year
Silver Lake CDP, Lake County	1,555	689	15%	22%	63%	0.0%	94%	24%	46%	5-Year
Sorrento CDP, Lake County	514	215	9%	65%	26%	0.0%	23%	0%	0%	5-Year
Tavares CCD, Lake County	22,199	9,227	12%	37%	51%	9.0%	85%	25%	48%	5-Year
Tavares, Lake County	14,608	6,232	12%	40%	48%	9.6%	86%	25%	48%	5-Year
Umatilla CCD, Lake County	24,806	9,110	20%	30%	50%	14.6%	79%	27%	59%	5-Year
Umatilla, Lake County	3,586	1,399	18%	31%	51%	11.2%	92%	41%	92%	5-Year
Yalaha CDP, Lake County	1,117	539	3%	16%	81%	2.8%	97%	30%	0%	5-Year
Alva CDP, Lee County	2,088	819	9%	28%	63%	5.1%	91%	21%	23%	5-Year
Boca Grande CCD, Lee County	865	358	4%	20%	76%	13.2%	80%	52%	0%	5-Year
Bokeelia CDP, Lee County	1,339	610	16%	40%	44%	5.1%	83%	48%	43%	5-Year
Bonita Springs CCD, Lee County	104,385	42,523	10%	26%	64%	8.0%	83%	27%	50%	5-Year
Bonita Springs, Lee County	47,915	19,634	12%	26%	62%	7.7%	81%	29%	52%	5-Year
Buckingham CDP, Lee County	4,316	1,521	6%	31%	63%	2.8%	87%	24%	54%	5-Year
Burnt Store Marina CDP, Lee County	1,903	986	5%	20%	75%	0.0%	99%	34%	0%	5-Year
Cape Coral CCD, Lee County	180,259	65,919	12%	32%	56%	11.1%	82%	33%	51%	5-Year
Cape Coral, Lee County	175,230	61,251	12%	30%	58%	6.9%	82%	31%	48%	1-Year
Cypress Lake CDP, Lee County	11,964	6,053	10%	39%	51%	8.1%	89%	32%	52%	5-Year
Estero Island CCD, Lee County	8,430	4,605	9%	28%	63%	5.0%	92%	36%	41%	5-Year
Estero, Lee County	29,588	13,790	7%	21%	72%	6.7%	93%	26%	51%	5-Year
Fort Myers Beach, Lee County	6,668	3,604	9%	28%	63%	5.3%	91%	34%	41%	5-Year
Fort Myers CCD, Lee County	153,027	62,852	15%	35%	50%	9.3%	80%	29%	50%	5-Year
Fort Myers Shores CCD, Lee County	14,027	5,096	11%	30%	59%	7.0%	81%	26%	42%	5-Year
Fort Myers Shores CDP, Lee County	5,541	1,980	15%	34%	51%	6.4%	76%	26%	53%	5-Year
Fort Myers, Lee County	74,015	28,441	20%	36%	44%	7.5%	83%	24%	46%	1-Year

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Gateway CDP, Lee County	8,208	3,002	9%	15%	76%	10.0%	94%	27%	39%	5-Year
Harlem Heights CDP, Lee County	1,423	396	19%	39%	42%	19.8%	76%	27%	19%	5-Year
Iona CDP, Lee County	13,830	7,158	9%	30%	61%	7.4%	94%	28%	52%	5-Year
Lehigh Acres CCD, Lee County	150,099	46,767	15%	32%	53%	11.4%	79%	26%	50%	5-Year
Lehigh Acres CDP, Lee County	119,480	33,574	19%	36%	45%	8.9%	80%	26%	52%	1-Year
Lochmoor Waterway Estates CDP, Lee County	4,561	1,746	15%	30%	55%	7.9%	85%	32%	45%	5-Year
Matlacha CDP, Lee County	851	420	11%	43%	46%	4.7%	82%	32%	18%	5-Year
Matlacha Isles-Matlacha Shores CDP, Lee County	354	175	6%	21%	73%	0.0%	64%	29%	0%	5-Year
McGregor CDP, Lee County	7,652	3,414	9%	24%	67%	5.2%	86%	29%	42%	5-Year
North Fort Myers CCD, Lee County	37,229	16,889	13%	42%	45%	12.6%	81%	27%	47%	5-Year
North Fort Myers CDP, Lee County	40,560	19,044	11%	41%	48%	11.7%	86%	26%	48%	5-Year
Olga CDP, Lee County	2,104	761	9%	41%	50%	7.8%	72%	35%	25%	5-Year
Page Park CDP, Lee County	549	233	51%	49%	0%	4.5%	59%	25%	46%	5-Year
Palmona Park CDP, Lee County	1,245	466	19%	59%	22%	14.2%	58%	52%	58%	5-Year
Pine Island CCD, Lee County	8,277	3,754	14%	34%	52%	7.4%	87%	29%	34%	5-Year
Pine Island Center CDP, Lee County	1,877	750	21%	29%	50%	8.9%	82%	25%	37%	5-Year
Pine Manor CDP, Lee County	4,451	1,072	56%	38%	6%	13.9%	56%	60%	56%	5-Year
Pineland CDP, Lee County	293	132	0%	44%	56%	9.8%	92%	18%	83%	5-Year
Punta Rassa CDP, Lee County	1,767	1,021	6%	26%	68%	0.0%	99%	17%	53%	5-Year
San Carlos Park CDP, Lee County	18,443	5,953	14%	34%	52%	8.5%	72%	28%	43%	5-Year
Sanibel Island CCD, Lee County	7,077	3,524	6%	19%	75%	7.1%	93%	32%	49%	5-Year
Sanibel, Lee County	6,899	3,487	6%	19%	75%	6.8%	94%	32%	50%	5-Year
St. James City CDP, Lee County	3,900	1,834	12%	30%	58%	7.9%	92%	25%	35%	5-Year
Suncoast Estates CDP, Lee County	4,570	1,635	28%	47%	25%	20.8%	61%	28%	46%	5-Year
Three Oaks CDP, Lee County	3,188	1,016	2%	19%	79%	5.9%	87%	27%	30%	5-Year
Tice CDP, Lee County	4,293	1,188	29%	45%	26%	9.3%	52%	34%	64%	5-Year
Villas CDP, Lee County	10,349	4,901	7%	42%	51%	4.9%	82%	35%	39%	5-Year
Whiskey Creek CDP, Lee County	4,973	2,128	4%	23%	73%	4.3%	91%	22%	21%	5-Year
East Leon CCD, Leon County	36,882	13,940	9%	15%	76%	6.4%	92%	24%	46%	5-Year
Northeast Leon CCD, Leon County	52,711	20,029	4%	12%	84%	4.4%	95%	21%	41%	5-Year
Northwest Leon CCD, Leon County	23,675	9,125	10%	17%	73%	7.5%	87%	25%	49%	5-Year
Southeast Leon CCD, Leon County	15,372	5,998	8%	21%	71%	6.2%	92%	19%	46%	5-Year
Southwest Leon CCD, Leon County	13,019	5,235	19%	28%	53%	13.0%	80%	24%	48%	5-Year
Tallahassee Central CCD, Leon County	46,066	16,672	45%	23%	32%	19.8%	86%	29%	66%	5-Year
Tallahassee East CCD, Leon County	21,031	10,353	14%	27%	59%	6.1%	87%	18%	49%	5-Year
Tallahassee Northeast CCD, Leon County	14,838	6,789	17%	20%	63%	10.9%	90%	21%	55%	5-Year
Tallahassee Northwest CCD, Leon County	26,964	10,735	41%	19%	40%	12.9%	86%	27%	69%	5-Year
Tallahassee South CCD, Leon County	15,776	5,624	28%	27%	45%	18.8%	81%	34%	58%	5-Year
Tallahassee Southwest CCD, Leon County	16,606	6,334	47%	29%	24%	16.5%	81%	35%	71%	5-Year
Tallahassee, Leon County	189,894	74,162	29%	19%	52%	9.1%	91%	23%	63%	1-Year
Woodville CDP, Leon County	2,695	982	16%	25%	59%	5.7%	88%	16%	48%	5-Year
Andrews CDP, Levy County	1,191	382	6%	58%	36%	30.8%	66%	17%	18%	5-Year
Bronson, Levy County	955	382	18%	44%	38%	8.1%	89%	26%	37%	5-Year

Municipality by County	Population	Households	Poverty %	ALICE %	Above ALICE Threshold %	Unemployment Rate	Health Insurance Coverage %	Housing Burden: Owner Over 30%	Housing Burden: Renter Over 30%	Source, American Community Survey Estimate
Cedar Key, Levy County	667	342	9%	27%	64%	4.2%	90%	15%	38%	5-Year
Cedar Key-Yankeetown CCD, Levy County	5,747	2,440	21%	31%	48%	8.5%	77%	26%	34%	5-Year
Chiefland CCD, Levy County	11,990	4,853	18%	33%	49%	12.2%	80%	19%	43%	5-Year
Chiefland, Levy County	2,234	911	40%	26%	34%	13.3%	80%	20%	49%	5-Year
East Bronson CDP, Levy County	2,355	720	26%	34%	40%	26.9%	64%	53%	26%	5-Year
East Williston CDP, Levy County	731	207	12%	21%	67%	16.7%	91%	10%	77%	5-Year
Fanning Springs, Levy County	1,046	389	26%	26%	48%	16.3%	85%	15%	49%	5-Year
Inglis, Levy County	1,370	635	34%	25%	41%	16.4%	79%	33%	38%	5-Year
Manatee Road CDP, Levy County	2,790	1,225	16%	32%	52%	9.0%	78%	23%	52%	5-Year
Williston Highlands CDP, Levy County	2,142	892	12%	25%	63%	3.5%	79%	10%	0%	5-Year
Williston, Levy County	2,730	980	23%	34%	43%	6.4%	84%	26%	54%	5-Year
Williston-Bronson CCD, Levy County	22,084	8,223	21%	29%	50%	11.3%	80%	23%	37%	5-Year
Yankeetown, Levy County	514	273	20%	25%	55%	9.1%	82%	36%	45%	5-Year
Bristol, Liberty County	1,107	363	19%	35%	46%	3.0%	88%	18%	39%	5-Year
East Liberty CCD, Liberty County	2,326	855	10%	33%	57%	4.9%	82%	12%	8%	5-Year
Hosford CDP, Liberty County	740	274	7%	38%	55%	7.6%	71%	4%	13%	5-Year
Lake Mystic CDP, Liberty County	381	131	6%	33%	61%	4.7%	91%	9%	0%	5-Year
West Liberty CCD, Liberty County	5,969	1,578	24%	33%	43%	12.9%	76%	14%	20%	5-Year
Greenville CCD, Madison County	3,989	1,416	27%	29%	44%	15.3%	82%	20%	34%	5-Year
Greenville, Madison County	1,080	336	35%	30%	35%	12.0%	89%	18%	54%	5-Year
Lee, Madison County	561	155	25%	31%	44%	18.8%	66%	27%	57%	5-Year
Madison CCD, Madison County	14,740	5,198	25%	32%	43%	10.6%	80%	28%	50%	5-Year
Madison, Madison County	2,940	1,123	44%	32%	24%	21.9%	81%	42%	68%	5-Year
Anna Maria, Manatee County	1,219	587	7%	41%	52%	12.1%	90%	49%	27%	5-Year
Bayshore Gardens CDP, Manatee County	19,446	7,592	19%	39%	42%	9.9%	78%	21%	51%	5-Year
Bradenton Beach, Manatee County	946	553	15%	39%	46%	5.2%	88%	47%	47%	5-Year
Bradenton CCD, Manatee County	239,435	96,630	14%	34%	52%	9.1%	81%	27%	55%	5-Year
Bradenton, Manatee County	51,811	20,649	15%	38%	47%	10.0%	78%	26%	56%	5-Year
Cortez CDP, Manatee County	4,043	2,063	8%	33%	59%	9.3%	87%	24%	50%	5-Year
Ellenton CDP, Manatee County	3,009	1,360	12%	33%	55%	14.7%	90%	16%	65%	5-Year
Holmes Beach, Manatee County	4,045	2,113	14%	25%	61%	5.5%	92%	35%	73%	5-Year
Longboat Key, Manatee County	7,072	3,867	8%	19%	73%	7.5%	98%	38%	42%	5-Year
Memphis CDP, Manatee County	8,152	2,699	20%	39%	41%	10.3%	72%	33%	45%	5-Year
Myakka City CCD, Manatee County	47,297	17,634	7%	17%	76%	6.9%	91%	29%	38%	5-Year
Palmetto CCD, Manatee County	31,801	11,610	16%	38%	46%	7.9%	80%	28%	48%	5-Year
Palmetto, Manatee County	12,973	4,859	18%	38%	44%	5.8%	82%	30%	54%	5-Year
Parrish CCD, Manatee County	25,196	8,851	7%	19%	74%	8.4%	93%	27%	41%	5-Year
Samoset CDP, Manatee County	4,695	1,230	23%	41%	36%	5.8%	69%	47%	50%	5-Year
South Bradenton CDP, Manatee County	23,822	10,331	23%	44%	33%	9.5%	75%	26%	52%	5-Year
West Bradenton CDP, Manatee County	4,492	1,616	7%	27%	66%	9.7%	75%	37%	60%	5-Year
West Samoset CDP, Manatee County	7,010	1,965	39%	45%	16%	14.0%	64%	44%	61%	5-Year
Whitfield CDP (Manatee County), Manatee County	3,173	1,275	2%	27%	71%	12.6%	87%	25%	41%	5-Year
Bellevue CCD, Marion County	108,771	45,390	10%	31%	59%	10.2%	83%	23%	44%	5-Year
Bellevue, Marion County	4,612	1,821	24%	42%	34%	6.2%	76%	27%	63%	5-Year
Dunnellon CCD, Marion County	12,612	5,612	18%	34%	48%	16.5%	90%	27%	44%	5-Year

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Dunnellon, Marion County	1,783	958	30%	35%	35%	13.4%	88%	29%	32%	5-Year
East Marion CCD, Marion County	18,977	7,625	23%	42%	35%	18.9%	78%	20%	48%	5-Year
Fellowship CCD, Marion County	26,723	10,985	16%	31%	53%	14.9%	83%	28%	40%	5-Year
Fort McCoy-Anthony CCD, Marion County	19,048	5,383	22%	34%	44%	14.3%	84%	26%	50%	5-Year
McIntosh, Marion County	357	200	5%	37%	58%	6.2%	94%	24%	28%	5-Year
Ocala CCD, Marion County	138,520	52,626	18%	35%	47%	11.5%	84%	29%	50%	5-Year
Ocala, Marion County	57,209	21,664	20%	36%	44%	12.1%	82%	30%	55%	5-Year
Reddick, Marion County	559	196	27%	42%	31%	20.4%	74%	32%	53%	5-Year
Reddick-McIntosh CCD, Marion County	12,160	4,666	17%	41%	42%	11.8%	79%	33%	45%	5-Year
Silver Springs Shores CDP, Marion County	7,809	2,964	23%	52%	25%	16.2%	86%	37%	52%	5-Year
Hobe Sound CDP, Martin County	13,545	5,948	12%	41%	47%	8.4%	85%	32%	40%	5-Year
Indiantown CCD, Martin County	20,489	6,212	14%	28%	58%	11.3%	80%	36%	59%	5-Year
Indiantown CDP, Martin County	6,065	1,484	22%	40%	38%	16.8%	69%	36%	72%	5-Year
Jensen Beach CDP, Martin County	12,266	5,288	13%	35%	52%	8.1%	84%	29%	59%	5-Year
Jupiter Island, Martin County	656	291	2%	14%	84%	4.4%	92%	25%	27%	5-Year
North River Shores CDP, Martin County	4,068	1,559	13%	36%	51%	14.6%	83%	27%	76%	5-Year
Ocean Breeze Park, Martin County	241	162	15%	59%	26%	3.5%	90%	45%	53%	5-Year
Palm City CDP, Martin County	23,413	9,558	5%	23%	72%	6.6%	94%	31%	35%	5-Year
Port Salerno CDP, Martin County	9,999	4,236	12%	38%	50%	9.2%	78%	30%	50%	5-Year
Port Salerno-Hobe Sound CCD, Martin County	63,669	26,439	9%	32%	59%	9.1%	85%	29%	44%	5-Year
Rio CDP, Martin County	1,022	452	15%	31%	54%	23.5%	84%	33%	52%	5-Year
Sewall's Point, Martin County	2,057	811	4%	15%	81%	6.0%	98%	41%	16%	5-Year
Stuart CCD, Martin County	67,428	29,301	10%	33%	57%	9.9%	88%	31%	53%	5-Year
Stuart, Martin County	16,037	7,418	16%	43%	41%	12.0%	83%	33%	57%	5-Year
Aventura, Miami-Dade County	37,357	18,701	12%	35%	53%	7.2%	87%	47%	55%	5-Year
Bal Harbour, Miami-Dade County	2,677	1,521	16%	34%	50%	5.8%	90%	57%	59%	5-Year
Bay Harbor Islands, Miami-Dade County	5,921	2,604	15%	32%	53%	5.8%	80%	29%	44%	5-Year
Biscayne Park, Miami-Dade County	3,193	1,156	12%	30%	58%	5.8%	84%	35%	70%	5-Year
Brownsville CDP, Miami-Dade County	16,410	4,890	45%	41%	14%	23.0%	71%	41%	67%	5-Year
Coral Gables, Miami-Dade County	50,059	17,954	8%	26%	66%	5.7%	90%	33%	48%	5-Year
Coral Terrace CDP, Miami-Dade County	23,994	7,319	15%	42%	43%	9.9%	78%	35%	68%	5-Year
Country Club CDP, Miami-Dade County	48,622	15,811	21%	43%	36%	6.1%	71%	42%	61%	5-Year
Country Walk CDP, Miami-Dade County	16,485	4,482	11%	27%	62%	7.7%	83%	40%	64%	5-Year
Cutler Bay, Miami-Dade County	43,474	12,848	12%	33%	55%	7.5%	80%	38%	51%	5-Year
Doral, Miami-Dade County	51,382	15,038	13%	28%	59%	5.8%	80%	39%	57%	5-Year
El Portal, Miami-Dade County	2,492	883	19%	34%	47%	12.2%	76%	34%	57%	5-Year
Everglades CCD, Miami-Dade County	6,535	1,827	10%	48%	42%	5.0%	72%	40%	33%	5-Year
Florida City, Miami-Dade County	12,024	2,794	47%	39%	14%	28.7%	72%	49%	67%	5-Year
Fountainebleau CDP, Miami-Dade County	55,596	18,175	15%	50%	35%	8.7%	71%	39%	63%	5-Year
Gladeview CDP, Miami-Dade County	12,525	3,548	45%	40%	15%	26.1%	69%	35%	64%	5-Year
Glenvar Heights CDP, Miami-Dade County	17,881	7,025	14%	36%	50%	4.0%	88%	31%	51%	5-Year
Golden Beach, Miami-Dade County	709	214	12%	9%	79%	9.2%	96%	45%	27%	5-Year
Golden Glades CDP, Miami-Dade County	33,806	9,118	24%	46%	30%	14.3%	66%	46%	62%	5-Year

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Goulds CDP, Miami-Dade County	10,909	2,756	34%	41%	25%	15.4%	74%	36%	62%	5-Year
Hialeah CCD, Miami-Dade County	355,961	105,967	25%	43%	32%	9.7%	70%	43%	67%	5-Year
Hialeah Gardens, Miami-Dade County	23,092	6,254	21%	40%	39%	8.1%	70%	36%	67%	5-Year
Hialeah, Miami-Dade County	237,082	71,124	32%	44%	24%	6.9%	79%	39%	67%	1-Year
Homestead Base CDP, Miami-Dade County	1,141	118	100%	0%	0%	68.8%	50%	?	19%	5-Year
Homestead CCD, Miami-Dade County	116,680	31,844	28%	39%	33%	14.6%	70%	32%	66%	5-Year
Homestead, Miami-Dade County	66,500	19,154	26%	40%	34%	0.0%	73%	31%	64%	5-Year
Ives Estates CDP, Miami-Dade County	20,510	6,908	15%	45%	40%	11.3%	73%	42%	49%	5-Year
Kendale Lakes CDP, Miami-Dade County	59,354	17,936	14%	43%	43%	9.4%	76%	40%	63%	5-Year
Kendale Lakes-Tamiami CCD, Miami-Dade County	389,173	108,419	12%	38%	50%	7.8%	78%	43%	63%	5-Year
Kendall CDP, Miami-Dade County	76,466	26,911	10%	33%	57%	3.8%	90%	28%	53%	1-Year
Kendall West CDP, Miami-Dade County	39,347	11,330	17%	45%	38%	7.3%	71%	47%	66%	5-Year
Kendall-Palmetto Bay CCD, Miami-Dade County	164,976	53,022	10%	30%	60%	8.0%	86%	34%	55%	5-Year
Key Biscayne CCD, Miami-Dade County	12,888	4,570	8%	20%	72%	4.8%	94%	40%	33%	5-Year
Key Biscayne, Miami-Dade County	12,888	4,570	8%	20%	72%	4.8%	94%	40%	33%	5-Year
Leisure City CDP, Miami-Dade County	25,952	6,478	34%	39%	27%	17.2%	69%	37%	70%	5-Year
Medley, Miami-Dade County	998	356	22%	62%	16%	8.0%	58%	23%	64%	5-Year
Miami Beach CCD, Miami-Dade County	136,676	63,962	17%	40%	43%	5.3%	77%	41%	56%	5-Year
Miami Beach, Miami-Dade County	92,311	43,400	15%	40%	45%	3.3%	79%	40%	54%	1-Year
Miami CCD, Miami-Dade County	955,569	330,469	25%	42%	33%	11.4%	72%	40%	62%	5-Year
Miami Gardens CCD, Miami-Dade County	112,598	30,472	21%	45%	34%	14.9%	73%	45%	65%	5-Year
Miami Gardens, Miami-Dade County	113,199	29,814	26%	42%	32%	11.0%	80%	41%	66%	1-Year
Miami Lakes, Miami-Dade County	30,728	9,794	11%	33%	56%	5.1%	80%	38%	57%	5-Year
Miami Shores, Miami-Dade County	10,784	3,250	9%	16%	75%	8.1%	85%	33%	39%	5-Year
Miami Springs, Miami-Dade County	14,397	4,923	12%	41%	47%	8.9%	77%	37%	63%	5-Year
Miami, Miami-Dade County	440,989	171,720	29%	43%	28%	7.3%	78%	36%	63%	1-Year
Naranja CDP, Miami-Dade County	9,392	2,706	34%	48%	18%	16.6%	77%	46%	66%	5-Year
North Bay Village, Miami-Dade County	7,689	3,219	12%	46%	42%	4.9%	69%	39%	51%	5-Year
North Miami Beach, Miami-Dade County	43,489	14,150	22%	46%	32%	12.9%	65%	43%	61%	5-Year
North Miami, Miami-Dade County	62,042	18,302	24%	46%	30%	11.8%	65%	44%	65%	5-Year
North Westside CCD, Miami-Dade County	136,057	40,686	17%	42%	41%	8.0%	73%	39%	62%	5-Year
Ojus CDP, Miami-Dade County	19,030	6,880	17%	41%	42%	7.0%	78%	38%	60%	5-Year
Olympia Heights CDP, Miami-Dade County	14,645	3,985	17%	29%	54%	6.6%	81%	38%	51%	5-Year
Opa-locka, Miami-Dade County	16,139	5,247	47%	44%	9%	11.5%	69%	48%	60%	5-Year
Palm Springs North CDP, Miami-Dade County	5,648	1,592	8%	26%	66%	5.2%	85%	38%	77%	5-Year
Palmetto Bay, Miami-Dade County	24,443	7,318	7%	20%	73%	7.7%	89%	29%	66%	5-Year
Palmetto Estates CDP, Miami-Dade County	16,175	3,969	15%	37%	48%	12.3%	75%	38%	66%	5-Year
Pincrest, Miami-Dade County	19,174	5,980	6%	19%	75%	6.0%	92%	31%	59%	5-Year
Pinewood CDP, Miami-Dade County	16,992	4,655	32%	47%	21%	18.7%	68%	38%	60%	5-Year
Princeton CDP, Miami-Dade County	26,992	6,598	21%	35%	44%	13.8%	74%	43%	56%	5-Year
Princeton-Goulds CCD, Miami-Dade County	159,346	44,109	21%	40%	39%	11.3%	76%	42%	59%	5-Year
Richmond Heights CDP, Miami-Dade County	9,985	2,569	18%	52%	30%	19.5%	77%	40%	67%	5-Year
Richmond West CDP, Miami-Dade County	35,693	8,967	9%	34%	57%	8.0%	77%	42%	38%	5-Year

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South Miami Heights CDP, Miami-Dade County	38,255	10,503	22%	47%	31%	8.5%	74%	43%	61%	5-Year
South Miami, Miami-Dade County	12,156	4,221	15%	33%	52%	11.4%	81%	37%	54%	5-Year
South Westside CCD, Miami-Dade County	92,583	26,806	15%	40%	45%	7.4%	79%	39%	69%	5-Year
Sunny Isles Beach, Miami-Dade County	21,837	10,855	16%	39%	45%	6.0%	85%	50%	55%	5-Year
Sunset CDP, Miami-Dade County	16,069	5,185	10%	32%	58%	5.2%	86%	33%	74%	5-Year
Surfside, Miami-Dade County	5,987	2,220	8%	26%	66%	5.1%	92%	25%	49%	5-Year
Sweetwater, Miami-Dade County	20,739	5,533	30%	44%	26%	8.8%	64%	41%	64%	5-Year
Tamiami CDP, Miami-Dade County	57,195	16,085	15%	43%	42%	7.4%	75%	46%	77%	5-Year
The Crossings CDP, Miami-Dade County	23,938	7,639	12%	33%	55%	7.8%	84%	40%	52%	5-Year
The Hammocks CDP, Miami-Dade County	55,713	15,687	10%	38%	52%	7.5%	77%	42%	60%	5-Year
Three Lakes CDP, Miami-Dade County	16,749	4,999	9%	33%	58%	7.6%	85%	40%	66%	5-Year
University Park CDP, Miami-Dade County	25,870	7,496	19%	41%	40%	7.5%	79%	38%	71%	5-Year
Virginia Gardens, Miami-Dade County	2,957	937	17%	40%	43%	8.1%	79%	43%	52%	5-Year
West Little River CDP, Miami-Dade County	30,749	8,935	28%	43%	29%	16.5%	70%	39%	55%	5-Year
West Miami, Miami-Dade County	6,400	2,034	19%	44%	37%	8.1%	78%	45%	63%	5-Year
West Perrine CDP, Miami-Dade County	10,399	2,899	28%	37%	35%	13.3%	77%	35%	60%	5-Year
Westchester CDP, Miami-Dade County	30,585	9,175	13%	45%	42%	8.5%	81%	42%	68%	5-Year
Westview CDP, Miami-Dade County	10,624	2,965	27%	45%	28%	15.2%	72%	38%	85%	5-Year
Westwood Lakes CDP, Miami-Dade County	12,449	3,219	16%	42%	42%	6.9%	71%	37%	65%	5-Year
Big Coppitt Key CDP, Monroe County	2,567	880	12%	33%	55%	7.6%	75%	40%	58%	5-Year
Big Pine Key CDP, Monroe County	4,716	1,922	8%	41%	51%	5.3%	86%	45%	32%	5-Year
Cudjoe Key CDP, Monroe County	1,833	951	11%	34%	55%	13.3%	88%	23%	52%	5-Year
Duck Key CDP, Monroe County	665	302	27%	19%	54%	10.2%	78%	49%	63%	5-Year
Islamorada, Monroe County	6,386	2,613	9%	38%	53%	6.6%	87%	33%	49%	5-Year
Key Colony Beach, Monroe County	739	391	6%	25%	69%	0.9%	87%	38%	28%	5-Year
Key Largo CDP, Monroe County	10,496	4,207	13%	36%	51%	7.0%	81%	37%	62%	5-Year
Key West CCD, Monroe County	33,175	11,972	13%	39%	48%	5.8%	75%	41%	61%	5-Year
Key West, Monroe County	25,366	9,524	13%	39%	48%	6.1%	78%	42%	61%	5-Year
Lower Keys CCD, Monroe County	12,163	4,976	8%	36%	56%	5.0%	83%	36%	46%	5-Year
Marathon, Monroe County	8,563	3,003	19%	37%	44%	6.6%	69%	39%	63%	5-Year
Middle Keys CCD, Monroe County	10,165	3,819	18%	34%	48%	6.4%	72%	40%	58%	5-Year
North Key Largo CDP, Monroe County	1,024	401	3%	20%	77%	7.8%	88%	28%	43%	5-Year
Stock Island CDP, Monroe County	3,901	1,162	15%	51%	34%	2.9%	57%	45%	67%	5-Year
Tavernier CDP, Monroe County	2,435	897	19%	35%	46%	8.2%	69%	34%	45%	5-Year
Upper Keys CCD, Monroe County	20,389	8,139	12%	36%	52%	7.1%	82%	35%	55%	5-Year
Callahan, Nassau County	1,291	540	31%	34%	35%	8.9%	80%	33%	63%	5-Year
Callahan-Hilliard CCD, Nassau County	27,276	9,178	13%	26%	61%	8.0%	84%	23%	42%	5-Year
Fernandina Beach CCD, Nassau County	21,320	9,475	10%	20%	70%	9.9%	85%	31%	47%	5-Year
Fernandina Beach, Nassau County	11,990	5,367	12%	21%	67%	10.2%	84%	32%	48%	5-Year
Hilliard, Nassau County	3,121	1,047	19%	24%	57%	10.5%	89%	24%	45%	5-Year
Nassau Village-Ratliff CDP, Nassau County	5,228	1,788	11%	24%	65%	3.2%	86%	19%	31%	5-Year
Yulee CCD, Nassau County	27,284	9,653	12%	23%	65%	11.5%	85%	28%	55%	5-Year
Yulee CDP, Nassau County	11,672	4,179	10%	24%	66%	10.1%	85%	26%	44%	5-Year

Municipality by County	Population	Households	Poverty %	ALICE %	Above ALICE Threshold %	Unemployment Rate	Health Insurance Coverage %	Housing Burden: Owner Over 30%	Housing Burden: Renter Over 30%	Source, American Community Survey Estimate
Baker CCD, Okaloosa County	7,381	2,844	12%	28%	60%	7.0%	81%	22%	31%	5-Year
Cinco Bayou, Okaloosa County	348	192	15%	15%	70%	1.6%	88%	22%	32%	5-Year
Crestview CCD, Okaloosa County	47,782	16,874	14%	19%	67%	9.1%	88%	26%	49%	5-Year
Crestview, Okaloosa County	22,524	7,983	19%	21%	60%	9.8%	90%	29%	49%	5-Year
Destin, Okaloosa County	13,055	5,702	7%	20%	73%	6.1%	80%	32%	50%	5-Year
Eglin AFB CCD, Okaloosa County	5,261	1,559	10%	42%	48%	3.7%	99%	0%	42%	5-Year
Eglin AFB CDP, Okaloosa County	2,384	928	10%	45%	45%	3.6%	98%	0%	48%	5-Year
Fort Walton Beach CCD, Okaloosa County	93,452	39,078	12%	23%	65%	6.6%	81%	27%	47%	5-Year
Fort Walton Beach, Okaloosa County	20,767	8,502	15%	25%	60%	8.2%	81%	26%	50%	5-Year
Lake Lorraine CDP, Okaloosa County	7,152	3,093	13%	27%	60%	9.1%	88%	27%	49%	5-Year
Laurel Hill CCD, Okaloosa County	1,929	799	16%	32%	52%	6.0%	84%	21%	41%	5-Year
Laurel Hill, Okaloosa County	609	241	22%	29%	49%	7.6%	86%	19%	31%	5-Year
Mary Esther, Okaloosa County	4,109	1,766	7%	23%	70%	4.8%	82%	22%	39%	5-Year
Niceville, Okaloosa County	13,929	5,441	12%	22%	66%	3.6%	89%	20%	54%	5-Year
Niceville-Valparaiso CCD, Okaloosa County	36,432	13,730	8%	19%	73%	5.2%	92%	21%	49%	5-Year
Ocean City CDP, Okaloosa County	6,120	2,467	14%	24%	62%	8.9%	79%	26%	50%	5-Year
Shalimar, Okaloosa County	676	292	7%	16%	77%	5.4%	86%	25%	43%	5-Year
Valparaiso, Okaloosa County	5,069	1,603	9%	27%	64%	8.8%	90%	21%	53%	5-Year
Wright CDP, Okaloosa County	24,862	10,210	16%	25%	59%	5.4%	78%	25%	47%	5-Year
Cypress Quarters CDP, Okeechobee County	1,281	427	36%	34%	30%	27.0%	88%	24%	72%	5-Year
North Okeechobee CCD, Okeechobee County	9,347	2,269	19%	42%	39%	9.6%	78%	23%	33%	5-Year
Okeechobee CCD, Okeechobee County	29,908	10,777	24%	34%	42%	12.3%	77%	23%	48%	5-Year
Okeechobee, Okeechobee County	5,566	1,909	26%	31%	43%	7.2%	74%	23%	41%	5-Year
Taylor Creek CDP, Okeechobee County	3,600	1,748	25%	36%	39%	13.9%	79%	18%	66%	5-Year
Alafaya CDP, Orange County	85,264	28,286	12%	22%	66%	0.0%	90%	32%	57%	5-Year
Apopka CCD, Orange County	92,413	31,695	13%	28%	59%	9.9%	80%	29%	53%	5-Year
Apopka, Orange County	45,801	15,688	12%	27%	61%	9.0%	82%	30%	51%	5-Year
Azalea Park CDP, Orange County	13,287	4,545	21%	41%	38%	11.1%	71%	32%	66%	5-Year
Bay Hill CDP, Orange County	5,133	1,864	8%	22%	70%	10.9%	83%	37%	31%	5-Year
Belle Isle, Orange County	6,403	2,388	3%	20%	77%	8.8%	86%	21%	58%	5-Year
Bithlo CDP, Orange County	8,559	2,735	16%	27%	57%	6.6%	85%	33%	44%	5-Year
Christmas CDP, Orange County	2,211	859	24%	27%	49%	16.7%	85%	41%	84%	5-Year
Clarcona CDP, Orange County	2,785	1,158	14%	51%	35%	16.5%	74%	22%	43%	5-Year
Conway CDP, Orange County	15,187	5,457	8%	25%	67%	7.0%	89%	27%	50%	5-Year
Doctor Phillips CDP, Orange County	11,501	4,101	6%	14%	80%	4.2%	90%	32%	39%	5-Year
East Orange CCD, Orange County	39,474	13,119	10%	23%	67%	6.7%	88%	39%	43%	5-Year
Eatonville, Orange County	2,299	581	34%	37%	29%	25.5%	75%	37%	45%	5-Year
Edgewood, Orange County	2,690	1,037	8%	22%	70%	5.4%	90%	30%	23%	5-Year
Fairview Shores CDP, Orange County	10,586	4,207	20%	34%	46%	11.7%	76%	35%	56%	5-Year
Gotha CDP, Orange County	1,810	566	7%	7%	86%	9.4%	94%	26%	100%	5-Year
Holden Heights CDP, Orange County	4,065	1,405	28%	30%	42%	10.0%	75%	24%	65%	5-Year
Horizon West CDP, Orange County	19,706	6,465	6%	14%	80%	6.6%	85%	27%	41%	5-Year
Hunters Creek CDP, Orange County	22,327	7,784	9%	23%	68%	5.8%	85%	31%	53%	5-Year
Lake Butler CDP, Orange County	16,871	5,562	4%	12%	84%	3.1%	91%	35%	31%	5-Year
Lake Hart CDP, Orange County	280	159	0%	18%	82%	9.2%	100%	87%	?	5-Year

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Lake Mary Jane CDP, Orange County	1,430	506	5%	32%	63%	6.1%	98%	51%	0%	5-Year
Lockhart CDP, Orange County	14,312	5,145	15%	31%	54%	15.6%	75%	30%	49%	5-Year
Maitland, Orange County	16,630	7,049	9%	22%	69%	4.9%	89%	32%	42%	5-Year
Meadow Woods CDP, Orange County	28,943	8,710	14%	31%	55%	10.7%	79%	38%	60%	5-Year
Oak Ridge CDP, Orange County	23,108	7,540	26%	42%	32%	7.8%	63%	42%	60%	5-Year
Oakland, Orange County	2,721	831	6%	20%	74%	6.6%	84%	23%	54%	5-Year
Ocoee, Orange County	39,884	12,964	9%	26%	65%	8.5%	83%	29%	46%	5-Year
Orlando CCD, Orange County	572,795	216,173	19%	34%	47%	10.0%	77%	33%	57%	5-Year
Orlando, Orange County	270,917	111,100	18%	32%	50%	7.2%	83%	27%	52%	1-Year
Orlovista CDP, Orange County	5,978	2,053	19%	45%	36%	16.0%	71%	28%	55%	5-Year
Paradise Heights CDP, Orange County	823	272	9%	59%	32%	23.0%	78%	4%	100%	5-Year
Pine Castle CDP, Orange County	10,796	3,630	29%	36%	35%	9.8%	64%	33%	63%	5-Year
Pine Hills CDP, Orange County	76,081	23,027	20%	38%	42%	9.7%	83%	30%	61%	1-Year
Rio Pinar CDP, Orange County	5,490	1,822	5%	15%	80%	5.1%	92%	29%	28%	5-Year
Sky Lake CDP, Orange County	6,260	1,916	18%	41%	41%	9.4%	78%	42%	61%	5-Year
South Apopka CDP, Orange County	5,372	1,586	37%	23%	40%	13.3%	69%	28%	54%	5-Year
Southchase CDP, Orange County	14,987	4,612	10%	27%	63%	9.4%	74%	38%	48%	5-Year
Southwest Orange CCD, Orange County	190,344	65,488	10%	23%	67%	6.5%	85%	32%	50%	5-Year
Taft CDP, Orange County	1,852	685	25%	44%	31%	23.6%	69%	32%	81%	5-Year
Tangelo Park CDP, Orange County	2,346	773	21%	34%	45%	13.0%	79%	35%	57%	5-Year
Tangerine CDP, Orange County	2,538	920	19%	21%	60%	15.9%	83%	34%	41%	5-Year
Tildenville CDP, Orange County	1,921	616	40%	20%	40%	0.0%	92%	75%	87%	5-Year
Union Park CCD, Orange County	237,277	75,352	16%	27%	57%	9.1%	82%	33%	58%	5-Year
Union Park CDP, Orange County	10,498	3,614	25%	26%	49%	10.5%	83%	35%	56%	5-Year
University CDP (Orange County), Orange County	32,937	6,198	32%	29%	39%	9.6%	86%	33%	66%	5-Year
Wedgfield CDP, Orange County	7,800	2,525	8%	26%	66%	6.7%	87%	37%	71%	5-Year
Williamsburg CDP, Orange County	8,148	3,462	11%	29%	60%	9.8%	84%	40%	30%	5-Year
Windermere, Orange County	3,106	1,132	6%	14%	80%	7.7%	94%	40%	47%	5-Year
Winter Garden, Orange County	37,955	12,318	10%	26%	64%	5.9%	86%	30%	54%	5-Year
Winter Garden-Ocoee CCD, Orange County	96,736	32,492	14%	31%	55%	9.3%	80%	31%	56%	5-Year
Winter Park, Orange County	29,182	11,793	10%	28%	62%	6.2%	90%	29%	49%	5-Year
Zellwood CDP, Orange County	3,302	1,461	16%	39%	45%	6.9%	89%	20%	48%	5-Year
Buenaventura Lakes CDP, Osceola County	31,348	8,543	19%	48%	33%	10.6%	75%	40%	68%	5-Year
Campbell CDP, Osceola County	2,561	1,226	18%	45%	37%	8.4%	83%	22%	56%	5-Year
Celebration CDP, Osceola County	7,816	2,687	6%	25%	69%	4.6%	91%	36%	51%	5-Year
Four Corners CDP, Osceola County	32,727	11,464	12%	43%	45%	7.4%	86%	24%	49%	5-Year
Kissimmee CCD, Osceola County	155,240	47,837	19%	47%	34%	9.9%	76%	37%	58%	5-Year
Kissimmee, Osceola County	69,152	22,823	24%	40%	36%	0.0%	84%	27%	55%	1-Year
South and East Osceola CCD, Osceola County	6,951	2,404	13%	33%	54%	10.0%	81%	34%	20%	5-Year
St. Cloud CCD, Osceola County	138,679	42,097	16%	41%	43%	9.8%	80%	36%	58%	5-Year
St. Cloud, Osceola County	41,502	13,465	16%	40%	44%	10.9%	82%	31%	46%	5-Year
Acacia Villas CDP, Palm Beach County	375	112	32%	42%	26%	38.9%	65%	37%	100%	5-Year
Atlantis, Palm Beach County	2,175	920	7%	18%	75%	4.8%	92%	29%	40%	5-Year

Municipality by County	Population	Households	Poverty %	ALICE %	Above ALICE Threshold %	Unemployment Rate	Health Insurance Coverage %	Housing Burden: Owner Over 30%	Housing Burden: Renter Over 30%	Source, American Community Survey Estimate
Belle Glade, Palm Beach County	17,950	5,715	34%	38%	28%	18.1%	76%	27%	55%	5-Year
Belle Glade-Pahokee CCD, Palm Beach County	34,563	9,504	34%	39%	27%	22.3%	76%	30%	50%	5-Year
Boca Raton CCD, Palm Beach County	131,939	58,068	9%	24%	67%	7.8%	89%	35%	59%	5-Year
Boca Raton, Palm Beach County	93,226	40,551	12%	20%	68%	3.5%	89%	29%	60%	1-Year
Boynton Beach, Palm Beach County	73,972	29,848	13%	32%	55%	13.5%	83%	29%	59%	1-Year
Boynton Beach-Delray Beach CCD, Palm Beach County	318,218	136,295	12%	31%	57%	10.2%	84%	34%	56%	5-Year
Briny Breezes, Palm Beach County	812	497	9%	37%	54%	4.7%	95%	21%	57%	5-Year
Cabana Colony CDP, Palm Beach County	2,266	849	11%	31%	58%	5.6%	71%	25%	62%	5-Year
Canal Point CDP, Palm Beach County	376	151	19%	34%	47%	18.4%	93%	28%	60%	5-Year
Delray Beach, Palm Beach County	66,261	27,741	9%	33%	58%	9.2%	87%	35%	58%	1-Year
Glades CCD, Palm Beach County	440	217	70%	19%	11%	0.0%	82%	?	59%	5-Year
Greenacres, Palm Beach County	38,840	13,305	16%	37%	47%	11.3%	71%	35%	58%	5-Year
Gulf Stream, Palm Beach County	677	310	4%	14%	82%	5.2%	97%	32%	15%	5-Year
Gun Club Estates CDP, Palm Beach County	1,174	339	12%	51%	37%	0.0%	84%	71%	56%	5-Year
Haverhill, Palm Beach County	1,979	630	20%	26%	54%	9.8%	78%	42%	68%	5-Year
Highland Beach, Palm Beach County	3,654	2,026	9%	15%	76%	1.7%	99%	37%	33%	5-Year
Hypoluxo, Palm Beach County	2,668	1,330	7%	23%	70%	7.4%	86%	28%	31%	5-Year
Juno Beach, Palm Beach County	3,325	1,982	8%	25%	67%	4.5%	96%	28%	56%	5-Year
Juno Ridge CDP, Palm Beach County	566	318	9%	61%	30%	9.5%	70%	12%	68%	5-Year
Jupiter CCD, Palm Beach County	88,259	36,810	8%	24%	68%	5.0%	89%	34%	52%	5-Year
Jupiter Farms CDP, Palm Beach County	11,514	3,965	5%	16%	79%	5.4%	88%	36%	37%	5-Year
Jupiter Inlet Colony, Palm Beach County	390	163	2%	11%	87%	2.1%	85%	42%	63%	5-Year
Jupiter, Palm Beach County	59,054	24,536	9%	23%	68%	5.0%	87%	33%	52%	5-Year
Kenwood Estates CDP, Palm Beach County	1,451	383	40%	18%	42%	10.1%	53%	31%	66%	5-Year
Lake Belvedere Estates CDP, Palm Beach County	3,475	936	11%	17%	72%	11.5%	71%	30%	33%	5-Year
Lake Clarke Shores, Palm Beach County	3,483	1,528	6%	28%	66%	8.2%	90%	32%	68%	5-Year
Lake Park, Palm Beach County	8,376	2,942	22%	33%	45%	11.2%	74%	30%	56%	5-Year
Lake Worth CCD, Palm Beach County	217,286	74,418	19%	38%	43%	12.2%	70%	36%	61%	5-Year
Lake Worth, Palm Beach County	36,403	12,784	24%	36%	40%	11.8%	65%	37%	62%	5-Year
Lantana, Palm Beach County	10,910	3,884	22%	30%	48%	12.0%	75%	39%	60%	5-Year
Limestone Creek CDP, Palm Beach County	1,022	296	15%	36%	49%	9.3%	84%	56%	100%	5-Year
Loxahatchee Groves, Palm Beach County	3,306	1,006	9%	21%	70%	10.0%	83%	40%	36%	5-Year
Manalapan, Palm Beach County	265	133	2%	9%	89%	5.1%	91%	30%	33%	5-Year
Mangonia Park, Palm Beach County	1,929	616	32%	42%	26%	20.1%	69%	50%	59%	5-Year
North Palm Beach, Palm Beach County	12,425	6,092	7%	28%	65%	4.8%	91%	36%	50%	5-Year
Ocean Ridge, Palm Beach County	1,590	842	11%	21%	68%	9.4%	94%	35%	19%	5-Year
Pahokee, Palm Beach County	6,003	1,822	30%	41%	29%	34.2%	72%	38%	39%	5-Year
Palm Beach Gardens, Palm Beach County	50,977	22,945	7%	24%	69%	5.2%	90%	32%	50%	5-Year
Palm Beach Shores, Palm Beach County	1,077	650	10%	28%	62%	7.5%	85%	42%	46%	5-Year
Palm Beach, Palm Beach County	8,418	4,738	5%	16%	79%	6.0%	96%	39%	47%	5-Year
Palm Springs, Palm Beach County	21,832	7,684	23%	45%	32%	13.1%	68%	41%	62%	5-Year
Pine Air CDP, Palm Beach County	2,450	637	16%	49%	35%	10.2%	70%	10%	64%	5-Year
Plantation Mobile Home Park CDP, Palm Beach County	1,123	291	23%	47%	30%	18.5%	52%	9%	50%	5-Year
Riviera Beach CCD, Palm Beach County	104,227	42,352	13%	31%	56%	9.3%	84%	35%	57%	5-Year

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Riviera Beach, Palm Beach County	33,445	11,570	20%	33%	47%	14.0%	82%	36%	62%	5-Year
Royal Palm Beach, Palm Beach County	36,175	11,354	8%	24%	68%	6.3%	88%	33%	49%	5-Year
Royal Palm Beach-West Jupiter CCD, Palm Beach County	104,820	37,692	8%	23%	69%	6.8%	88%	34%	50%	5-Year
Royal Palm Estates CDP, Palm Beach County	3,014	799	30%	31%	39%	19.4%	63%	45%	67%	5-Year
San Castle CDP, Palm Beach County	4,358	1,078	13%	37%	50%	16.4%	60%	43%	45%	5-Year
Schall Circle CDP, Palm Beach County	1,253	388	54%	31%	15%	22.5%	74%	28%	44%	5-Year
Seminole Manor CDP, Palm Beach County	2,866	912	30%	33%	37%	17.6%	77%	41%	60%	5-Year
South Bay, Palm Beach County	4,976	595	37%	31%	32%	17.3%	83%	43%	51%	5-Year
South Palm Beach, Palm Beach County	1,350	804	11%	26%	63%	8.2%	94%	46%	60%	5-Year
Stacey Street CDP, Palm Beach County	516	117	21%	54%	25%	4.2%	43%	?	43%	5-Year
Sunshine Parkway CCD, Palm Beach County	199,891	71,218	8%	22%	70%	7.3%	88%	34%	54%	5-Year
Tequesta, Palm Beach County	5,819	2,534	4%	37%	59%	5.2%	89%	39%	70%	5-Year
The Acreage CDP, Palm Beach County	37,853	11,205	6%	21%	73%	6.7%	87%	37%	46%	5-Year
Watergate CDP, Palm Beach County	3,245	972	27%	31%	42%	7.4%	67%	38%	55%	5-Year
Wellington, Palm Beach County	60,155	19,959	8%	20%	72%	7.0%	88%	35%	53%	5-Year
West Palm Beach CCD, Palm Beach County	150,804	58,959	20%	37%	43%	11.4%	75%	38%	56%	5-Year
West Palm Beach, Palm Beach County	106,782	41,168	14%	34%	52%	9.1%	83%	31%	54%	1-Year
Western Community CCD, Palm Beach County	28,359	9,072	5%	19%	76%	6.0%	90%	36%	47%	5-Year
Westgate CDP, Palm Beach County	8,310	2,187	33%	43%	24%	13.6%	64%	37%	72%	5-Year
Bayonet Point CDP, Pasco County	25,453	10,974	17%	40%	43%	11.0%	83%	23%	48%	5-Year
Beacon Square CDP, Pasco County	6,564	2,580	21%	41%	38%	15.7%	81%	33%	52%	5-Year
Central Pasco CCD, Pasco County	131,013	43,746	7%	17%	76%	6.8%	90%	26%	38%	5-Year
Connerton CDP, Pasco County	3,573	305	0%	26%	74%	1.9%	89%	8%	100%	5-Year
Crystal Springs CDP, Pasco County	968	345	22%	48%	30%	11.8%	77%	24%	15%	5-Year
Dade City CCD, Pasco County	14,609	5,613	25%	31%	44%	10.9%	81%	24%	58%	5-Year
Dade City North CDP, Pasco County	2,467	798	38%	26%	36%	16.4%	69%	34%	50%	5-Year
Dade City, Pasco County	6,655	2,663	28%	32%	40%	8.5%	78%	22%	62%	5-Year
Elfers CDP, Pasco County	13,982	5,482	20%	41%	39%	12.4%	77%	31%	58%	5-Year
Heritage Pines CDP, Pasco County	1,987	1,081	2%	22%	76%	10.5%	99%	11%	100%	5-Year
Holiday CDP, Pasco County	20,636	8,820	19%	43%	38%	10.4%	78%	27%	58%	5-Year
Hudson CDP, Pasco County	12,033	5,457	16%	35%	49%	13.2%	84%	23%	51%	5-Year
Jasmine Estates CDP, Pasco County	19,604	7,423	23%	39%	38%	13.2%	78%	26%	53%	5-Year
Key Vista CDP, Pasco County	1,559	559	4%	15%	81%	6.0%	90%	12%	64%	5-Year
Lacoochee CCD, Pasco County	6,133	2,127	22%	30%	48%	12.4%	76%	26%	45%	5-Year
Lacoochee CDP, Pasco County	1,630	513	38%	29%	33%	22.2%	71%	31%	45%	5-Year
Land O' Lakes CDP, Pasco County	33,812	11,893	7%	18%	75%	6.1%	92%	28%	40%	5-Year
Meadow Oaks CDP, Pasco County	2,343	960	16%	29%	55%	12.2%	83%	22%	50%	5-Year
Moon Lake CDP, Pasco County	4,774	1,675	25%	38%	37%	14.1%	79%	22%	50%	5-Year
New Port Richey CCD, Pasco County	164,449	66,208	14%	32%	54%	9.1%	85%	28%	54%	5-Year
New Port Richey East CDP, Pasco County	8,686	3,972	18%	41%	41%	13.5%	86%	32%	60%	5-Year
New Port Richey, Pasco County	15,260	6,575	21%	42%	37%	10.7%	81%	32%	57%	5-Year
Odessa CDP, Pasco County	7,404	2,515	7%	28%	65%	4.7%	91%	43%	41%	5-Year
Pasadena Hills CDP, Pasco County	8,292	3,444	6%	34%	60%	6.9%	88%	23%	54%	5-Year

Municipality by County	Population	Households	Poverty %	ALICE %	Above ALICE Threshold %	Unemployment Rate	Health Insurance Coverage %	Housing Burden: Owner Over 30%	Housing Burden: Renter Over 30%	Source, American Community Survey Estimate
Port Richey CCD, Pasco County	109,191	44,677	17%	35%	48%	12.0%	83%	25%	52%	5-Year
Port Richey, Pasco County	2,699	1,295	16%	31%	53%	7.2%	83%	31%	42%	5-Year
Quail Ridge CDP, Pasco County	1,263	495	14%	23%	63%	9.7%	82%	40%	51%	5-Year
River Ridge CDP, Pasco County	4,601	1,811	4%	19%	77%	9.9%	88%	11%	61%	5-Year
San Antonio, Pasco County	1,107	423	6%	22%	72%	3.4%	92%	22%	30%	5-Year
Shady Hills CDP, Pasco County	10,817	3,925	18%	32%	50%	13.7%	84%	25%	46%	5-Year
Trilby CDP, Pasco County	333	221	17%	48%	35%	35.5%	96%	52%	38%	5-Year
Trinity CDP, Pasco County	10,459	4,027	6%	11%	83%	3.3%	96%	33%	44%	5-Year
Wesley Chapel CDP, Pasco County	49,735	16,444	6%	14%	80%	7.0%	89%	26%	32%	5-Year
Zephyrhills CCD, Pasco County	53,893	23,947	14%	34%	52%	12.5%	87%	20%	50%	5-Year
Zephyrhills North CDP, Pasco County	2,310	1,286	13%	43%	44%	18.4%	92%	16%	44%	5-Year
Zephyrhills South CDP, Pasco County	5,359	2,601	19%	32%	49%	21.0%	84%	16%	68%	5-Year
Zephyrhills West CDP, Pasco County	5,207	2,723	13%	36%	51%	23.8%	90%	12%	48%	5-Year
Zephyrhills, Pasco County	14,275	6,409	17%	34%	49%	11.1%	86%	21%	49%	5-Year
Bardmoor CDP, Pinellas County	9,448	3,845	19%	24%	57%	3.6%	88%	26%	33%	5-Year
Bay Pines CDP, Pinellas County	3,240	1,401	12%	27%	61%	6.9%	83%	22%	61%	5-Year
Bear Creek CDP, Pinellas County	1,840	899	17%	25%	58%	10.1%	85%	17%	57%	5-Year
Belleair Beach, Pinellas County	1,685	723	7%	14%	79%	5.4%	94%	46%	35%	5-Year
Belleair Bluffs, Pinellas County	2,236	1,196	11%	30%	59%	8.0%	88%	41%	44%	5-Year
Belleair, Pinellas County	3,941	1,737	4%	18%	78%	9.5%	95%	39%	41%	5-Year
Boca Ciega CCD, Pinellas County	66,868	30,600	11%	28%	61%	7.3%	86%	31%	46%	5-Year
Clearwater CCD, Pinellas County	323,210	139,857	13%	31%	56%	8.3%	84%	30%	53%	5-Year
Clearwater, Pinellas County	112,979	46,240	14%	27%	59%	7.0%	85%	30%	57%	1-Year
Dunedin, Pinellas County	35,712	16,656	9%	33%	58%	6.7%	86%	32%	51%	5-Year
East Lake CDP, Pinellas County	32,054	13,041	6%	19%	75%	7.5%	92%	30%	49%	5-Year
Feather Sound CDP, Pinellas County	3,370	1,767	7%	19%	74%	4.7%	95%	37%	19%	5-Year
Greenbriar CDP, Pinellas County	2,385	981	8%	28%	64%	1.9%	86%	41%	48%	5-Year
Gulfport, Pinellas County	12,167	5,925	17%	32%	51%	10.0%	84%	35%	61%	5-Year
Harbor Bluffs CDP, Pinellas County	2,786	1,149	8%	11%	81%	2.5%	93%	34%	37%	5-Year
Indian Rocks Beach, Pinellas County	4,172	2,132	5%	26%	69%	8.4%	88%	36%	45%	5-Year
Indian Shores, Pinellas County	1,469	843	10%	23%	67%	8.0%	93%	36%	28%	5-Year
Kenneth City, Pinellas County	5,013	1,815	15%	35%	50%	4.4%	86%	27%	65%	5-Year
Largo, Pinellas County	81,007	35,192	17%	30%	53%	5.7%	86%	26%	45%	1-Year
Lealman CDP, Pinellas County	20,783	8,682	28%	35%	37%	12.1%	80%	27%	52%	5-Year
Madeira Beach, Pinellas County	4,320	2,296	15%	27%	58%	7.8%	81%	31%	48%	5-Year
North Redington Beach, Pinellas County	1,484	741	6%	20%	74%	5.2%	97%	40%	50%	5-Year
Oldsmar, Pinellas County	13,860	5,038	11%	25%	64%	10.2%	86%	25%	44%	5-Year
Palm Harbor CDP, Pinellas County	59,769	26,423	9%	26%	65%	7.4%	90%	29%	53%	5-Year
Pinellas Park, Pinellas County	50,433	20,981	14%	33%	53%	7.2%	82%	30%	49%	5-Year
Redington Beach, Pinellas County	1,565	713	7%	14%	79%	9.2%	88%	29%	43%	5-Year
Redington Shores, Pinellas County	2,046	1,189	12%	23%	65%	3.7%	87%	39%	51%	5-Year
Ridgecrest CDP, Pinellas County	3,237	1,039	24%	33%	43%	18.1%	78%	30%	33%	5-Year
Safety Harbor, Pinellas County	17,142	7,158	8%	25%	67%	6.2%	88%	26%	53%	5-Year
Seminole, Pinellas County	17,637	8,360	12%	28%	60%	6.3%	85%	28%	45%	5-Year
South Highpoint CDP, Pinellas County	4,624	1,646	22%	35%	43%	9.0%	73%	39%	58%	5-Year
South Pasadena, Pinellas County	5,009	3,255	12%	40%	48%	11.5%	92%	30%	58%	5-Year
St. Pete Beach CCD, Pinellas County	16,130	8,539	10%	24%	66%	7.0%	88%	33%	54%	5-Year

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St. Pete Beach, Pinellas County	9,466	5,077	10%	23%	67%	7.4%	89%	31%	54%	5-Year
St. Petersburg CCD, Pinellas County	388,685	166,259	16%	30%	54%	8.7%	84%	31%	50%	5-Year
St. Petersburg, Pinellas County	257,088	103,788	16%	26%	58%	6.3%	89%	29%	46%	1-Year
Tarpon Springs CCD, Pinellas County	136,584	57,398	10%	25%	65%	8.4%	89%	29%	51%	5-Year
Tarpon Springs, Pinellas County	24,003	9,809	14%	28%	58%	11.4%	85%	29%	46%	5-Year
Tierra Verde CDP, Pinellas County	3,359	1,631	6%	9%	85%	5.8%	96%	40%	12%	5-Year
Treasure Island, Pinellas County	6,783	3,566	9%	25%	66%	6.8%	88%	39%	55%	5-Year
West Lealman CDP, Pinellas County	15,838	7,506	16%	40%	44%	8.6%	84%	26%	57%	5-Year
Alturas CDP, Polk County	3,756	1,249	22%	25%	53%	13.9%	79%	27%	53%	5-Year
Auburndale, Polk County	14,281	4,711	19%	34%	47%	10.6%	81%	26%	56%	5-Year
Babson Park CDP, Polk County	1,337	318	21%	28%	51%	11.0%	85%	23%	100%	5-Year
Bartow CCD, Polk County	61,241	20,451	15%	33%	52%	9.0%	84%	23%	43%	5-Year
Bartow, Polk County	18,094	5,931	20%	30%	50%	9.9%	87%	23%	44%	5-Year
Bradley Junction CDP, Polk County	480	170	23%	48%	29%	23.2%	64%	29%	0%	5-Year
Combee Settlement CDP, Polk County	5,921	2,035	25%	48%	27%	27.4%	70%	26%	59%	5-Year
Crooked Lake Park CDP, Polk County	1,564	612	20%	46%	34%	6.2%	82%	29%	57%	5-Year
Crystal Lake CDP, Polk County	6,452	2,048	31%	37%	32%	21.9%	81%	19%	69%	5-Year
Cypress Gardens CDP, Polk County	8,955	3,561	7%	33%	60%	7.4%	87%	26%	49%	5-Year
Davenport, Polk County	3,137	1,021	19%	35%	46%	10.1%	80%	28%	59%	5-Year
Dundee, Polk County	3,908	1,430	23%	43%	34%	3.1%	75%	24%	54%	5-Year
Eagle Lake, Polk County	2,486	872	17%	33%	50%	9.2%	83%	22%	39%	5-Year
Fort Meade, Polk County	5,824	1,826	16%	33%	51%	13.7%	85%	21%	36%	5-Year
Frostproof CCD, Polk County	14,535	3,544	19%	37%	44%	14.6%	81%	23%	29%	5-Year
Frostproof, Polk County	3,062	1,119	17%	38%	45%	8.7%	91%	17%	58%	5-Year
Fuller Heights CDP, Polk County	9,777	3,328	5%	34%	61%	7.3%	88%	19%	42%	5-Year
Fussells Corner CDP, Polk County	5,064	2,125	17%	38%	45%	16.2%	83%	28%	51%	5-Year
Greenelefe CDP, Polk County	1,800	743	3%	45%	52%	3.1%	90%	15%	68%	5-Year
Haines City CCD, Polk County	130,246	44,107	16%	34%	50%	8.4%	80%	29%	52%	5-Year
Haines City, Polk County	21,624	6,867	25%	38%	37%	7.4%	70%	33%	56%	5-Year
Highland City CDP, Polk County	10,120	3,525	7%	30%	63%	7.7%	89%	19%	40%	5-Year
Highland Park, Polk County	309	136	8%	51%	41%	6.4%	90%	21%	27%	5-Year
Hillcrest Heights, Polk County	280	103	16%	24%	60%	2.8%	89%	17%	35%	5-Year
Inwood CDP, Polk County	6,739	2,256	30%	40%	30%	19.7%	73%	29%	52%	5-Year
Jan Phyl Village CDP, Polk County	4,690	1,617	17%	38%	45%	8.0%	88%	17%	55%	5-Year
Kathleen CDP, Polk County	5,895	2,043	20%	31%	49%	12.5%	79%	32%	36%	5-Year
Lake Alfred, Polk County	5,213	1,924	27%	32%	41%	13.2%	84%	25%	75%	5-Year
Lake Hamilton, Polk County	1,080	364	9%	35%	56%	17.6%	78%	18%	29%	5-Year
Lake Wales CCD, Polk County	42,879	16,361	16%	39%	45%	12.9%	83%	24%	50%	5-Year
Lake Wales, Polk County	14,929	5,427	23%	34%	43%	16.3%	85%	29%	56%	5-Year
Lakeland CCD, Polk County	257,087	92,789	15%	35%	50%	11.4%	86%	23%	49%	5-Year
Lakeland Highlands CDP, Polk County	11,728	3,996	4%	19%	77%	7.0%	93%	23%	32%	5-Year
Lakeland, Polk County	104,410	38,975	15%	40%	45%	7.5%	89%	20%	47%	1-Year
Loughman CDP, Polk County	2,877	1,055	11%	44%	45%	3.9%	81%	43%	35%	5-Year
Medulla CDP, Polk County	8,334	3,130	10%	34%	56%	7.9%	92%	20%	37%	5-Year
Mulberry, Polk County	3,900	1,567	16%	49%	35%	10.7%	84%	26%	50%	5-Year

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Poinciana CDP, Polk County	73,943	17,275	20%	38%	42%	0.0%	77%	41%	59%	5-Year
Polk City, Polk County	2,413	743	19%	33%	48%	16.8%	86%	21%	43%	5-Year
Wahneta CDP, Polk County	5,372	1,181	39%	31%	30%	5.9%	54%	22%	49%	5-Year
Waverly CDP, Polk County	828	374	19%	53%	28%	27.4%	78%	0%	75%	5-Year
Willow Oak CDP, Polk County	4,948	1,770	20%	42%	38%	7.3%	75%	33%	39%	5-Year
Winter Haven, Polk County	35,835	14,120	18%	38%	44%	12.0%	83%	27%	50%	5-Year
Winter Haven-Auburndale CCD, Polk County	120,688	44,129	18%	35%	47%	11.0%	81%	25%	49%	5-Year
Crescent City CCD, Putnam County	16,973	6,392	27%	28%	45%	13.2%	76%	30%	40%	5-Year
Crescent City, Putnam County	1,814	725	34%	27%	39%	13.4%	76%	34%	41%	5-Year
East Palatka CCD, Putnam County	8,278	3,438	18%	31%	51%	8.2%	80%	26%	49%	5-Year
East Palatka CDP, Putnam County	1,852	508	20%	25%	55%	14.7%	82%	28%	79%	5-Year
Interlachen, Putnam County	1,430	538	34%	25%	41%	18.1%	74%	17%	35%	5-Year
Interlachen-Florahome CCD, Putnam County	24,579	9,285	23%	27%	50%	14.2%	80%	24%	46%	5-Year
Palatka CCD, Putnam County	22,866	8,568	30%	25%	45%	12.1%	82%	28%	60%	5-Year
Palatka, Putnam County	10,414	3,827	41%	31%	28%	17.3%	82%	38%	59%	5-Year
Pomona Park, Putnam County	732	285	24%	34%	42%	11.8%	79%	26%	55%	5-Year
Welaka, Putnam County	642	280	24%	33%	43%	21.8%	82%	26%	36%	5-Year
Allentown CCD, Santa Rosa County	2,186	910	5%	26%	69%	3.6%	89%	24%	37%	5-Year
Allentown CDP, Santa Rosa County	946	376	2%	20%	78%	3.1%	92%	13%	47%	5-Year
Avalon CDP, Santa Rosa County	571	264	5%	33%	62%	9.7%	73%	34%	70%	5-Year
Avalon-Mulat CCD, Santa Rosa County	6,378	2,341	7%	21%	72%	8.7%	87%	23%	34%	5-Year
Bagdad CCD, Santa Rosa County	6,306	2,421	21%	31%	48%	18.2%	79%	32%	63%	5-Year
Bagdad CDP, Santa Rosa County	3,951	1,494	18%	32%	50%	8.8%	78%	34%	56%	5-Year
Berrydale CCD, Santa Rosa County	1,970	731	5%	39%	56%	2.9%	80%	19%	4%	5-Year
Brownsdale CDP, Santa Rosa County	518	202	0%	20%	80%	4.5%	93%	14%	?	5-Year
Chumuckla CDP, Santa Rosa County	767	300	7%	26%	67%	2.9%	86%	33%	0%	5-Year
East Milton CCD, Santa Rosa County	12,988	2,998	24%	24%	52%	15.4%	81%	24%	53%	5-Year
East Milton CDP, Santa Rosa County	12,490	2,814	26%	23%	51%	15.9%	82%	24%	53%	5-Year
Floridatown CDP, Santa Rosa County	326	123	17%	11%	72%	0.0%	99%	31%	48%	5-Year
Garcon Point CDP, Santa Rosa County	468	180	0%	14%	86%	13.2%	97%	44%	?	5-Year
Gulf Breeze CCD, Santa Rosa County	6,092	2,366	6%	20%	74%	5.8%	91%	21%	50%	5-Year
Gulf Breeze, Santa Rosa County	6,092	2,366	6%	20%	74%	5.8%	91%	21%	50%	5-Year
Harold CCD, Santa Rosa County	1,054	421	16%	19%	65%	4.5%	81%	24%	50%	5-Year
Harold CDP, Santa Rosa County	908	343	12%	13%	75%	0.0%	86%	16%	59%	5-Year
Holley CDP, Santa Rosa County	1,531	546	18%	12%	70%	9.3%	79%	18%	34%	5-Year
Holley-Navarre CCD, Santa Rosa County	34,480	12,741	9%	20%	71%	6.6%	89%	27%	45%	5-Year
Jay CCD, Santa Rosa County	3,572	1,453	9%	30%	61%	8.8%	86%	17%	31%	5-Year
Jay, Santa Rosa County	420	190	17%	38%	45%	10.5%	87%	24%	31%	5-Year
Midway CCD, Santa Rosa County	24,046	9,401	8%	24%	68%	6.3%	90%	26%	51%	5-Year
Midway CDP (Santa Rosa County), Santa Rosa County	17,434	6,903	9%	27%	64%	6.4%	89%	29%	52%	5-Year
Milton CCD, Santa Rosa County	10,504	4,312	14%	31%	55%	13.4%	81%	27%	41%	5-Year
Milton, Santa Rosa County	9,276	3,762	14%	32%	54%	15.3%	81%	29%	43%	5-Year
Mulat CDP, Santa Rosa County	466	114	25%	18%	57%	0.0%	90%	67%	78%	5-Year
Munson CCD, Santa Rosa County	1,238	574	14%	37%	49%	13.2%	86%	13%	32%	5-Year
Munson CDP, Santa Rosa County	257	128	5%	78%	17%	8.2%	96%	0%	0%	5-Year
Navarre Beach CCD, Santa Rosa County	1,079	518	3%	5%	92%	0.0%	97%	33%	20%	5-Year

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Navarre Beach CDP, Santa Rosa County	1,079	518	3%	5%	92%	0.0%	97%	33%	20%	5-Year
Navarre CDP, Santa Rosa County	32,949	12,195	9%	20%	71%	6.5%	89%	28%	45%	5-Year
Oriole Beach CDP, Santa Rosa County	1,608	545	5%	26%	69%	3.4%	90%	23%	66%	5-Year
Pace CCD, Santa Rosa County	32,945	11,538	10%	22%	68%	4.6%	89%	23%	40%	5-Year
Pace CDP, Santa Rosa County	21,997	7,663	9%	22%	69%	4.9%	92%	25%	43%	5-Year
Pea Ridge CDP, Santa Rosa County	4,036	1,412	12%	41%	47%	5.7%	86%	25%	47%	5-Year
Point Baker CDP, Santa Rosa County	3,440	1,181	12%	29%	59%	13.0%	75%	15%	24%	5-Year
Roeville CDP, Santa Rosa County	513	212	20%	36%	44%	18.2%	93%	27%	84%	5-Year
Skyline CCD, Santa Rosa County	16,112	5,907	14%	23%	63%	11.4%	84%	23%	40%	5-Year
Tiger Point CDP, Santa Rosa County	2,978	1,212	5%	15%	80%	5.7%	91%	17%	34%	5-Year
Wallace CDP, Santa Rosa County	1,502	604	18%	18%	64%	1.6%	85%	24%	0%	5-Year
Woodlawn Beach CDP, Santa Rosa County	2,026	741	7%	11%	82%	9.1%	94%	16%	56%	5-Year
Bee Ridge CDP, Sarasota County	9,836	4,453	10%	25%	65%	7.3%	90%	34%	52%	5-Year
Desoto Lakes CDP, Sarasota County	3,692	1,341	11%	23%	66%	5.3%	82%	33%	30%	5-Year
Englewood CCD, Sarasota County	11,245	5,786	10%	33%	57%	13.6%	88%	27%	57%	5-Year
Englewood CDP, Sarasota County	14,515	7,496	11%	33%	56%	13.1%	88%	24%	55%	5-Year
Fruitville CDP, Sarasota County	13,725	5,716	7%	29%	64%	6.7%	87%	25%	47%	5-Year
Gulf Gate Estates CDP, Sarasota County	10,358	5,287	13%	35%	52%	7.4%	78%	34%	50%	5-Year
Gulf Gate Estates-Osprey CCD, Sarasota County	28,372	14,190	8%	26%	66%	10.2%	89%	29%	49%	5-Year
Interior County CCD, Sarasota County	32,256	15,196	8%	22%	70%	4.9%	93%	24%	46%	5-Year
Kensington Park CDP, Sarasota County	4,185	1,500	14%	37%	49%	4.1%	76%	33%	60%	5-Year
Lake Sarasota CDP, Sarasota County	4,759	1,635	5%	26%	69%	4.4%	79%	26%	59%	5-Year
Laurel CDP, Sarasota County	9,390	4,389	10%	28%	62%	8.7%	89%	29%	52%	5-Year
Longboat Key CCD, Sarasota County	4,592	2,489	8%	16%	76%	2.1%	98%	35%	32%	5-Year
Nokomis CDP, Sarasota County	3,152	1,414	18%	29%	53%	11.4%	76%	30%	45%	5-Year
North Port CCD, Sarasota County	64,026	24,971	10%	28%	62%	9.5%	87%	23%	41%	5-Year
North Port, Sarasota County	59,555	22,580	11%	27%	62%	9.2%	86%	25%	40%	5-Year
North Sarasota CDP, Sarasota County	7,587	3,087	20%	36%	44%	10.6%	77%	31%	52%	5-Year
Osprey CDP, Sarasota County	6,664	2,916	5%	20%	75%	12.4%	92%	29%	36%	5-Year
Plantation CDP, Sarasota County	4,933	2,734	6%	22%	72%	6.3%	96%	21%	42%	5-Year
Ridge Wood Heights CDP, Sarasota County	4,760	2,050	15%	25%	60%	5.6%	75%	29%	47%	5-Year
Sarasota CCD, Sarasota County	184,004	79,818	12%	28%	60%	7.3%	83%	31%	49%	5-Year
Sarasota Springs CDP, Sarasota County	15,547	6,098	9%	28%	63%	7.0%	76%	28%	57%	5-Year
Sarasota, Sarasota County	53,583	23,461	16%	32%	52%	10.3%	79%	33%	50%	5-Year
Siesta Key CDP, Sarasota County	6,058	2,983	9%	17%	74%	2.2%	93%	37%	32%	5-Year
South Gate Ridge CDP, Sarasota County	5,902	2,528	9%	31%	60%	5.9%	79%	30%	57%	5-Year
South Sarasota CDP, Sarasota County	4,973	2,418	14%	26%	60%	7.6%	89%	33%	60%	5-Year
South Venice CDP, Sarasota County	14,652	6,252	9%	35%	56%	9.1%	80%	24%	52%	5-Year
Southgate CDP, Sarasota County	7,329	3,366	14%	34%	52%	10.1%	85%	29%	62%	5-Year
The Meadows CDP, Sarasota County	4,022	2,184	3%	25%	72%	3.7%	91%	32%	48%	5-Year
Vamo CDP, Sarasota County	4,768	2,519	10%	26%	64%	14.4%	89%	28%	46%	5-Year
Venice CCD, Sarasota County	67,543	32,735	9%	31%	60%	9.3%	88%	27%	55%	5-Year
Venice Gardens CDP, Sarasota County	7,659	3,367	7%	30%	63%	6.9%	86%	23%	46%	5-Year
Venice, Sarasota County	21,402	11,524	8%	30%	62%	9.9%	93%	28%	59%	5-Year

Municipality by County	Population	Households	Poverty %	ALICE %	Above ALICE Threshold %	Unemployment Rate	Health Insurance Coverage %	Housing Burden: Owner Over 30%	Housing Burden: Renter Over 30%	Source, American Community Survey Estimate
Warm Mineral Springs CDP, Sarasota County	4,935	2,571	8%	33%	59%	16.0%	91%	14%	51%	5-Year
Altamonte Springs, Seminole County	42,218	16,709	10%	34%	56%	9.4%	81%	33%	47%	5-Year
Black Hammock CDP, Seminole County	963	388	12%	42%	46%	1.5%	89%	36%	56%	5-Year
Casselberry, Seminole County	26,663	10,694	15%	37%	48%	11.7%	81%	40%	51%	5-Year
Casselberry-Altamonte Springs CCD, Seminole County	206,247	75,543	11%	29%	60%	10.0%	83%	31%	48%	5-Year
Chuluota CDP, Seminole County	2,481	811	5%	27%	68%	3.9%	91%	38%	72%	5-Year
Fern Park CDP, Seminole County	8,161	3,226	14%	30%	56%	10.0%	72%	32%	40%	5-Year
Forest City CDP, Seminole County	14,924	4,705	13%	25%	62%	8.8%	82%	22%	48%	5-Year
Geneva CDP, Seminole County	2,459	778	2%	24%	74%	14.9%	85%	19%	30%	5-Year
Goldenrod CDP, Seminole County	12,603	4,755	23%	29%	48%	10.2%	77%	30%	57%	5-Year
Heathrow CDP, Seminole County	5,962	2,308	9%	21%	70%	3.5%	93%	38%	38%	5-Year
Lake Mary, Seminole County	15,038	5,375	5%	18%	77%	9.6%	89%	25%	48%	5-Year
Longwood, Seminole County	13,848	4,780	12%	25%	63%	12.4%	81%	27%	53%	5-Year
Midway CDP (Seminole County), Seminole County	1,485	534	26%	46%	28%	17.4%	80%	50%	73%	5-Year
Oviedo CCD, Seminole County	98,302	31,236	9%	19%	72%	8.3%	89%	30%	51%	5-Year
Oviedo, Seminole County	36,617	10,721	7%	15%	78%	6.7%	90%	26%	48%	5-Year
Sanford CCD, Seminole County	132,797	45,481	12%	27%	61%	9.2%	85%	31%	55%	5-Year
Sanford, Seminole County	56,170	19,039	18%	37%	45%	12.4%	80%	37%	61%	5-Year
Wekiwa Springs CDP, Seminole County	23,500	8,375	4%	18%	78%	7.5%	91%	27%	44%	5-Year
Winter Springs, Seminole County	33,973	11,891	8%	25%	67%	9.7%	86%	30%	49%	5-Year
Butler Beach CDP, St. Johns County	5,629	2,641	7%	27%	66%	5.1%	90%	28%	64%	5-Year
Crescent Beach CDP, St. Johns County	859	487	16%	20%	64%	2.8%	92%	42%	29%	5-Year
Flagler Estates CDP, St. Johns County	3,051	1,015	24%	26%	50%	11.5%	74%	28%	39%	5-Year
Fruit Cove CCD, St. Johns County	43,372	13,609	5%	10%	85%	6.8%	95%	27%	47%	5-Year
Fruit Cove CDP, St. Johns County	31,146	10,066	5%	12%	83%	7.7%	95%	25%	48%	5-Year
Hastings CCD, St. Johns County	12,075	4,452	19%	30%	51%	9.4%	83%	33%	43%	5-Year
Hastings, St. Johns County	682	273	33%	36%	31%	2.9%	78%	26%	49%	5-Year
Matanzas CCD, St. Johns County	16,265	7,130	11%	30%	59%	8.6%	85%	27%	46%	5-Year
Nocatee CDP, St. Johns County	7,306	2,321	5%	13%	82%	3.0%	92%	37%	47%	5-Year
Palm Valley CDP, St. Johns County	21,630	8,767	7%	19%	74%	5.3%	92%	28%	50%	5-Year
Ponte Vedra CCD, St. Johns County	29,495	12,191	7%	18%	75%	6.1%	94%	29%	50%	5-Year
Sawgrass CDP, St. Johns County	5,321	2,531	7%	20%	73%	12.0%	98%	33%	53%	5-Year
St. Augustine Beach, St. Johns County	6,564	2,926	9%	15%	76%	4.8%	87%	20%	40%	5-Year
St. Augustine CCD, St. Johns County	109,288	41,860	12%	22%	66%	6.2%	87%	29%	48%	5-Year
St. Augustine Shores CDP, St. Johns County	8,024	3,721	11%	36%	53%	6.4%	81%	33%	46%	5-Year
St. Augustine South CDP, St. Johns County	5,349	2,144	5%	27%	68%	3.4%	89%	31%	15%	5-Year
St. Augustine, St. Johns County	13,676	5,477	18%	30%	52%	7.7%	83%	26%	57%	5-Year
Villano Beach CDP, St. Johns County	3,051	1,044	10%	23%	67%	12.0%	80%	44%	41%	5-Year
World Golf Village CDP, St. Johns County	13,323	4,624	3%	14%	83%	5.1%	89%	33%	34%	5-Year
Fort Pierce CCD, St. Lucie County	110,320	42,984	22%	38%	40%	12.5%	79%	28%	60%	5-Year
Fort Pierce North CDP, St. Lucie County	7,058	2,341	35%	38%	27%	20.1%	76%	28%	71%	5-Year
Fort Pierce South CDP, St. Lucie County	4,646	1,837	26%	43%	31%	13.3%	65%	30%	77%	5-Year
Fort Pierce, St. Lucie County	43,267	16,522	33%	38%	29%	15.5%	74%	32%	63%	5-Year
Hutchinson Island CCD, St. Lucie County	9,011	5,145	10%	26%	64%	7.6%	94%	34%	44%	5-Year
Hutchinson Island South CDP, St. Lucie County	5,026	3,105	8%	27%	65%	9.5%	96%	30%	45%	5-Year

Key Facts and ALICE Statistics for Florida Municipalities

Municipality by County	Population	Households	Poverty %	ALICE %	Above ALICE Threshold %	Unemployment Rate	Health Insurance Coverage %	Housing Burden: Owner Over 30%	Housing Burden: Renter Over 30%	Source, American Community Survey Estimate
Indian River Estates CDP, St. Lucie County	6,439	2,691	12%	40%	48%	4.7%	89%	26%	58%	5-Year
Lakewood Park CDP, St. Lucie County	11,511	4,839	12%	32%	56%	7.3%	87%	22%	38%	5-Year
Port St. Lucie CCD, St. Lucie County	162,241	56,787	13%	31%	56%	12.5%	82%	35%	60%	5-Year
Port St. Lucie, St. Lucie County	179,410	61,310	13%	27%	60%	8.9%	87%	32%	53%	1-Year
River Park CDP, St. Lucie County	5,622	2,517	22%	45%	33%	10.7%	77%	33%	63%	5-Year
St. Lucie Village, St. Lucie County	613	227	11%	27%	62%	3.8%	86%	18%	42%	5-Year
West St. Lucie CCD, St. Lucie County	6,434	2,982	10%	35%	55%	10.2%	87%	17%	49%	5-Year
White City CDP, St. Lucie County	3,407	1,333	15%	25%	60%	5.7%	82%	15%	42%	5-Year
Bushnell, Sumter County	2,973	1,151	28%	35%	37%	12.8%	88%	26%	65%	5-Year
Bushnell-Center Hill CCD, Sumter County	25,846	8,843	23%	38%	39%	12.2%	82%	20%	44%	5-Year
Center Hill, Sumter County	1,150	392	35%	42%	23%	10.0%	74%	31%	33%	5-Year
Coleman, Sumter County	575	233	15%	55%	30%	7.5%	81%	25%	30%	5-Year
Lake Panasoffkee CDP, Sumter County	3,311	1,462	23%	37%	40%	9.5%	80%	18%	54%	5-Year
The Villages CDP, Sumter County	72,590	36,306	5%	28%	67%	0.0%	0%	21%	42%	5-Year
Webster, Sumter County	813	286	33%	32%	35%	4.3%	77%	27%	78%	5-Year
Wildwood CCD, Sumter County	82,655	39,196	7%	30%	63%	6.9%	94%	21%	45%	5-Year
Wildwood, Sumter County	6,052	2,608	16%	40%	44%	6.2%	87%	30%	59%	5-Year
Branford CCD, Suwannee County	7,141	2,536	20%	25%	55%	6.7%	84%	29%	15%	5-Year
Branford, Suwannee County	867	297	26%	28%	46%	9.6%	74%	29%	27%	5-Year
Dowling Park CCD, Suwannee County	8,252	3,198	20%	26%	54%	11.7%	82%	23%	20%	5-Year
Live Oak CCD, Suwannee County	18,351	6,598	26%	25%	49%	11.0%	78%	21%	49%	5-Year
Live Oak, Suwannee County	6,920	2,501	35%	33%	32%	10.7%	77%	25%	50%	5-Year
McAlpin-Wellborn CCD, Suwannee County	9,851	3,317	18%	30%	52%	14.2%	89%	23%	33%	5-Year
Perry North CCD, Taylor County	14,372	5,531	16%	39%	45%	10.5%	86%	15%	30%	5-Year
Perry South CCD, Taylor County	8,313	2,074	19%	34%	47%	4.1%	85%	28%	23%	5-Year
Perry, Taylor County	7,058	2,695	24%	41%	35%	16.3%	85%	20%	32%	5-Year
Steinhatchee CDP, Taylor County	962	551	9%	42%	49%	10.3%	81%	32%	33%	5-Year
Lake Butler CCD, Union County	7,491	1,643	22%	53%	25%	13.0%	88%	19%	38%	5-Year
Lake Butler, Union County	2,224	812	33%	47%	20%	19.6%	89%	22%	45%	5-Year
Raiford CCD, Union County	3,689	657	13%	50%	37%	11.0%	88%	28%	10%	5-Year
Worthington Springs CCD, Union County	4,011	1,583	18%	49%	33%	10.5%	83%	31%	37%	5-Year
Worthington Springs, Union County	616	170	25%	65%	10%	21.7%	61%	51%	68%	5-Year
Central Volusia CCD, Volusia County	38,066	13,682	9%	16%	75%	7.0%	86%	27%	51%	5-Year
Daytona Beach CCD, Volusia County	40,867	16,343	36%	36%	28%	13.8%	77%	30%	58%	5-Year
Daytona Beach Shores, Volusia County	4,294	2,353	13%	25%	62%	7.6%	88%	48%	44%	5-Year
Daytona Beach, Volusia County	62,726	26,998	28%	34%	38%	11.7%	80%	30%	57%	5-Year
De Leon Springs CDP, Volusia County	2,418	821	15%	16%	69%	17.1%	79%	14%	33%	5-Year
DeBary, Volusia County	19,547	7,928	9%	28%	63%	8.2%	87%	31%	59%	5-Year
DeBary-Orange City CCD, Volusia County	41,980	16,866	12%	31%	57%	8.6%	86%	30%	61%	5-Year
DeLand CCD, Volusia County	64,250	23,583	15%	27%	58%	8.4%	83%	27%	57%	5-Year
DeLand Southwest CDP, Volusia County	826	362	40%	36%	24%	7.5%	68%	20%	58%	5-Year
DeLand, Volusia County	28,524	10,093	16%	29%	55%	10.0%	84%	27%	62%	5-Year
Deltona CCD, Volusia County	97,249	33,431	14%	29%	57%	9.9%	81%	37%	59%	5-Year

Municipality by County	Population	Households	Poverty %	ALICE %	Above ALICE Threshold %	Unemployment Rate	Health Insurance Coverage %	Housing Burden: Owner Over 30%	Housing Burden: Renter Over 30%	Source, American Community Survey Estimate
Deltona, Volusia County	88,474	30,583	12%	30%	58%	5.8%	88%	35%	52%	1-Year
Edgewater, Volusia County	21,050	8,345	11%	26%	63%	9.5%	85%	27%	62%	5-Year
Glencoe CDP, Volusia County	2,843	1,071	12%	28%	60%	2.2%	80%	39%	20%	5-Year
Holly Hill, Volusia County	11,726	4,764	23%	38%	39%	13.6%	78%	33%	53%	5-Year
Lake Helen, Volusia County	2,643	1,092	12%	36%	52%	7.3%	82%	36%	40%	5-Year
New Smyrna Beach CCD, Volusia County	57,589	25,013	13%	25%	62%	8.2%	85%	30%	51%	5-Year
New Smyrna Beach, Volusia County	23,356	10,786	13%	24%	63%	6.4%	87%	31%	47%	5-Year
North DeLand CDP, Volusia County	1,511	538	8%	33%	59%	8.9%	84%	8%	34%	5-Year
North Peninsula CCD, Volusia County	24,492	11,964	16%	29%	55%	9.3%	82%	30%	51%	5-Year
Oak Hill, Volusia County	1,517	672	13%	27%	60%	6.1%	88%	30%	30%	5-Year
Orange City, Volusia County	11,023	4,871	17%	36%	47%	10.0%	84%	26%	65%	5-Year
Ormond Beach CCD, Volusia County	53,403	22,237	15%	30%	55%	10.3%	83%	27%	59%	5-Year
Ormond Beach, Volusia County	39,938	16,223	11%	26%	63%	8.9%	85%	27%	60%	5-Year
Ormond-by-the-Sea CDP, Volusia County	7,678	3,730	16%	27%	57%	9.0%	84%	32%	52%	5-Year
Pierson, Volusia County	1,466	427	21%	36%	43%	5.9%	73%	36%	45%	5-Year
Pierson-Seville CCD, Volusia County	7,091	2,502	19%	24%	57%	2.6%	73%	27%	38%	5-Year
Ponce Inlet, Volusia County	3,086	1,433	8%	15%	77%	5.7%	92%	33%	54%	5-Year
Port Orange CCD, Volusia County	67,596	29,145	16%	31%	53%	8.2%	84%	28%	56%	5-Year
Port Orange, Volusia County	57,858	24,356	13%	27%	60%	6.6%	86%	27%	52%	5-Year
Samsula-Spruce Creek CDP, Volusia County	6,314	2,365	10%	6%	84%	4.0%	81%	32%	40%	5-Year
Seville CDP, Volusia County	568	135	29%	41%	30%	0.0%	32%	36%	16%	5-Year
South Daytona, Volusia County	12,343	5,102	20%	34%	46%	12.5%	82%	26%	67%	5-Year
South Peninsula CCD, Volusia County	11,136	5,414	12%	21%	67%	7.5%	89%	37%	48%	5-Year
West DeLand CDP, Volusia County	3,997	1,321	16%	29%	55%	4.7%	80%	32%	63%	5-Year
Crawfordville CDP, Wakulla County	3,998	1,453	15%	19%	66%	7.6%	84%	25%	67%	5-Year
East Wakulla CCD, Wakulla County	26,442	8,608	14%	22%	64%	9.4%	89%	24%	42%	5-Year
Panacea CDP, Wakulla County	937	366	5%	66%	29%	23.3%	46%	27%	41%	5-Year
Sopchoppy, Wakulla County	389	158	14%	26%	60%	9.8%	86%	26%	33%	5-Year
St. Marks, Wakulla County	255	120	14%	14%	72%	13.6%	83%	16%	24%	5-Year
West Wakulla CCD, Wakulla County	4,686	2,083	14%	36%	50%	8.9%	81%	27%	26%	5-Year
DeFuniak Springs CCD, Walton County	15,908	5,400	22%	34%	44%	12.7%	77%	22%	40%	5-Year
DeFuniak Springs, Walton County	5,543	2,109	22%	39%	39%	6.6%	79%	25%	45%	5-Year
Freeport CCD, Walton County	9,955	3,718	14%	28%	58%	8.3%	86%	27%	48%	5-Year
Freeport, Walton County	2,346	842	13%	32%	55%	8.8%	89%	35%	38%	5-Year
Miramar Beach CDP, Walton County	7,120	3,482	7%	27%	66%	4.7%	85%	29%	58%	5-Year
Paxton, Walton County	577	230	17%	22%	61%	6.4%	88%	22%	6%	5-Year
Paxton-Darlington CCD, Walton County	9,255	3,680	23%	27%	50%	11.1%	77%	18%	49%	5-Year
Redbay CCD, Walton County	3,178	1,168	29%	22%	49%	8.5%	83%	9%	55%	5-Year
Walton Beaches CCD, Walton County	21,191	9,524	6%	22%	72%	4.4%	83%	38%	52%	5-Year
Caryville CCD, Washington County	3,488	1,309	17%	28%	55%	9.3%	82%	20%	24%	5-Year
Chipley CCD, Washington County	7,970	2,928	25%	23%	52%	12.5%	89%	15%	38%	5-Year
Chipley, Washington County	3,564	1,250	30%	27%	43%	15.4%	88%	23%	45%	5-Year
Vernon CCD, Washington County	13,171	4,009	21%	33%	46%	11.4%	85%	26%	47%	5-Year
Vernon, Washington County	1,144	333	27%	39%	34%	22.3%	82%	18%	64%	5-Year
Wausau, Washington County	486	155	19%	35%	46%	16.3%	89%	25%	45%	5-Year

ALICE HOUSEHOLDS BY INCOME, 2007 TO 2015

ALICE, an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed, represents the growing number of individuals and families who are working, but are unable to afford the basic necessities of housing, food, child care, health care, and transportation.

The United Way ALICE Report uses standardized measurements to quantify the cost of a basic household budget in each county in Florida, and to show how many households are struggling to afford it.

This table presents the total number of households in each county in 2007, 2010, 2012, and 2015, as well as the percent of households in poverty and ALICE.

Source: American Community Survey, 2007-2015

ALICE Households, Florida, 2007 to 2015

	2007			2010			2012			2015			2015
County	Total Households	Poverty %	ALICE %	Total Households	Poverty %	ALICE %	Total Households	Poverty %	ALICE %	Total Households	Poverty %	ALICE %	Source, American Community Survey Estimate
Alachua	95,911	22%	18%	93,820	23%	25%	93,245	24%	23%	96,427	20%	26%	1-Year
Baker	N/A	N/A	N/A	8,492	14%	22%	8,596	18%	20%	8,205	16%	30%	5-Year
Bay	71,993	9%	17%	63,654	15%	25%	68,653	16%	23%	69,337	15%	26%	1-Year
Bradford	N/A	N/A	N/A	9,010	18%	33%	8,828	21%	28%	8,770	23%	27%	5-Year
Brevard	216,879	9%	21%	221,945	12%	26%	218,094	13%	27%	225,682	12%	22%	1-Year
Broward	661,119	10%	27%	658,025	14%	32%	663,905	14%	30%	673,870	13%	31%	1-Year
Calhoun	N/A	N/A	N/A	4,765	21%	33%	4,852	24%	29%	4,784	20%	38%	5-Year
Charlotte	70,871	9%	14%	69,176	13%	27%	71,811	12%	25%	72,671	11%	29%	1-Year
Citrus	58,980	12%	25%	60,229	16%	30%	58,640	15%	28%	60,541	14%	29%	1-Year
Clay	65,307	8%	22%	65,889	11%	24%	66,918	11%	26%	71,733	12%	21%	1-Year
Collier	120,309	8%	27%	118,258	12%	32%	123,714	10%	31%	134,906	10%	23%	1-Year
Columbia	22,161	16%	32%	25,705	16%	36%	22,636	18%	30%	24,238	17%	28%	1-Year
DeSoto	N/A	N/A	N/A	10,395	20%	22%	10,595	26%	27%	11,238	22%	36%	5-Year
Dixie	N/A	N/A	N/A	4,909	13%	48%	6,014	15%	36%	6,051	21%	34%	5-Year
Duval	340,527	11%	21%	326,339	15%	27%	328,225	16%	27%	343,467	15%	22%	1-Year
Escambia	115,420	14%	24%	110,306	18%	27%	114,077	15%	27%	116,814	11%	27%	1-Year
Flagler	37,935	11%	24%	35,218	11%	33%	36,358	12%	33%	39,281	10%	35%	1-Year
Franklin	N/A	N/A	N/A	4,699	22%	23%	4,479	22%	28%	4,338	19%	32%	5-Year
Gadsden	15,656	20%	32%	16,467	25%	32%	16,847	24%	27%	16,964	24%	32%	5-Year
Gilchrist	N/A	N/A	N/A	5,976	23%	27%	5,963	24%	32%	6,187	19%	31%	5-Year
Glades	N/A	N/A	N/A	4,165	17%	38%	3,745	18%	55%	3,920	20%	45%	5-Year
Gulf	N/A	N/A	N/A	5,347	16%	31%	5,368	18%	33%	5,349	15%	34%	5-Year
Hamilton	N/A	N/A	N/A	4,532	23%	26%	4,473	23%	32%	4,688	26%	31%	5-Year
Hardee	8,644	19%	28%	7,694	20%	41%	7,687	27%	43%	7,618	23%	42%	5-Year
Hendry	10,964	23%	33%	11,006	21%	26%	10,809	24%	38%	11,345	23%	41%	5-Year

	2007			2010			2012			2015			2015
County	Total Households	Poverty %	ALICE %	Total Households	Poverty %	ALICE %	Total Households	Poverty %	ALICE %	Total Households	Poverty %	ALICE %	Source, American Community Survey Estimate
Hernando	66,498	9%	32%	70,035	14%	33%	69,222	16%	36%	70,713	12%	30%	1-Year
Highlands	41,295	17%	28%	39,675	17%	32%	39,112	18%	33%	41,116	21%	28%	1-Year
Hillsborough	458,023	11%	22%	460,605	15%	27%	477,259	17%	26%	503,154	15%	27%	1-Year
Holmes	N/A	N/A	N/A	6,768	19%	37%	6,747	20%	37%	6,828	26%	30%	5-Year
Indian River	57,334	8%	26%	53,151	13%	27%	58,950	14%	31%	55,494	11%	29%	1-Year
Jackson	16,916	19%	27%	16,597	16%	30%	15,148	18%	34%	16,309	21%	37%	5-Year
Jefferson	N/A	N/A	N/A	5,233	18%	33%	5,444	19%	28%	5,411	16%	33%	5-Year
Lafayette	N/A	N/A	N/A	2,307	14%	33%	2,722	17%	32%	2,493	23%	34%	5-Year
Lake	118,699	8%	27%	115,635	12%	35%	115,026	15%	33%	126,519	12%	29%	1-Year
Lee	247,392	9%	20%	233,693	13%	36%	245,100	13%	32%	263,694	13%	30%	1-Year
Leon	107,428	17%	15%	108,439	24%	21%	108,915	21%	18%	109,209	22%	19%	1-Year
Levy	14,341	19%	29%	15,936	22%	26%	16,180	22%	24%	15,516	20%	30%	5-Year
Liberty	N/A	N/A	N/A	2,008	18%	46%	2,355	23%	32%	2,433	19%	33%	5-Year
Madison	N/A	N/A	N/A	6,776	20%	27%	6,877	23%	27%	6,614	25%	31%	5-Year
Manatee	128,562	9%	26%	126,418	12%	37%	130,382	13%	31%	134,690	12%	31%	1-Year
Marion	128,822	13%	26%	131,753	16%	31%	133,910	16%	32%	125,227	16%	31%	1-Year
Martin	59,676	8%	21%	60,090	9%	33%	60,783	12%	33%	65,101	9%	32%	1-Year
Miami-Dade	833,199	16%	30%	809,689	21%	36%	838,772	21%	31%	857,712	21%	40%	1-Year
Monroe	29,109	10%	18%	29,822	10%	31%	29,241	12%	32%	31,391	12%	34%	1-Year
Nassau	25,521	9%	20%	28,616	10%	22%	27,334	11%	23%	29,674	11%	26%	1-Year
Okaloosa	73,559	9%	13%	70,407	12%	20%	75,099	13%	22%	76,721	9%	24%	1-Year
Okeechobee	12,732	15%	35%	13,646	19%	34%	13,413	23%	38%	13,046	23%	35%	5-Year
Orange	394,584	11%	21%	402,441	15%	34%	423,987	16%	32%	457,736	14%	29%	1-Year
Osceola	93,376	10%	29%	88,089	15%	40%	90,822	18%	39%	98,301	18%	42%	1-Year
Palm Beach	507,763	9%	30%	516,845	12%	29%	522,201	12%	29%	545,780	12%	28%	1-Year
Pasco	183,910	11%	28%	183,457	14%	32%	180,612	12%	33%	192,628	14%	28%	1-Year
Pinellas	402,203	11%	26%	402,202	13%	29%	404,856	12%	28%	400,209	13%	28%	1-Year
Polk	225,873	12%	22%	221,073	15%	29%	223,507	16%	28%	227,122	15%	36%	1-Year
Putnam	28,237	17%	26%	29,093	25%	20%	28,230	21%	28%	28,165	28%	24%	1-Year
Santa Rosa	52,428	11%	21%	55,339	11%	26%	58,336	9%	20%	60,861	11%	22%	1-Year
Sarasota	168,324	8%	23%	163,030	10%	33%	172,973	11%	28%	177,807	8%	25%	1-Year
Seminole	152,559	8%	25%	142,045	10%	31%	148,858	12%	28%	162,739	10%	27%	1-Year
St. Johns	67,040	6%	21%	74,471	14%	17%	78,295	10%	20%	83,247	11%	17%	1-Year
St. Lucie	102,475	9%	24%	104,982	15%	38%	109,526	15%	34%	108,811	16%	30%	1-Year
Sumter	35,706	12%	13%	40,659	10%	19%	45,122	10%	24%	48,039	10%	32%	5-Year
Suwannee	12,527	14%	30%	16,018	19%	23%	15,697	22%	22%	15,649	22%	26%	5-Year
Taylor	N/A	N/A	N/A	7,584	19%	36%	7,776	16%	37%	7,605	17%	38%	5-Year
Union	N/A	N/A	N/A	3,521	16%	43%	3,782	16%	38%	3,883	19%	51%	5-Year
Volusia	200,456	13%	23%	190,757	14%	29%	197,599	17%	28%	209,657	14%	28%	1-Year
Wakulla	N/A	N/A	N/A	10,773	11%	25%	10,577	12%	24%	10,691	14%	25%	5-Year
Walton	21,458	12%	21%	22,447	16%	20%	22,138	15%	29%	23,490	15%	27%	5-Year
Washington	N/A	N/A	N/A	8,735	18%	25%	8,310	23%	25%	8,246	22%	29%	5-Year

METHODOLOGY OVERVIEW & RATIONALE

LAST UPDATED JANUARY 2017

ALICE, an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed, represents the growing number of individuals and families who are working, but are unable to afford the basic necessities of housing, food, child care, health care, and transportation.

The United Way ALICE Report uses standardized measurements to quantify the cost of a basic household budget in each county in Florida, and to show how many households are struggling to afford it.

This methodology overview describes the rationale for developing ALICE, an alternative to the Federal Poverty Level; the guiding parameters for development of new measures; four resultant measures; and the methodology and data sources used for each.

BACKGROUND: SHORTCOMINGS OF THE FEDERAL POVERTY LEVEL

An accurate and comprehensive measure of the scope, causes, and consequences of poverty forms the basis for identifying problems, planning policy solutions, and allocating resources. Since the War on Poverty began in 1965, the Federal Poverty Level (FPL) has provided a standard by which to determine the number and proportion of people living in poverty in the U.S. Despite the FPL's benefit of providing a nationally recognized income threshold for determining who is poor, its shortcomings are well documented (Citro & Michael, 1995; O'Brien & Pedulla, 2010; Uchitelle, 2001).

Primarily, the measure is not based on the current cost of basic contemporary household necessities, and except for Alaska and Hawaii, it is not adjusted to reflect cost of living differences across the U.S. The net effect is an undercount of households living in economic hardship. The official poverty level is so understated that many government and nonprofit agencies use multiples of the FPL to determine eligibility for assistance programs. For example, New Jersey's Low Income Home Energy Assistance Program (LIHEAP) uses 200 percent of the FPL and Louisiana's Women, Infants & Children Program (WIC) uses 185 percent of the FPL (New Jersey Energy Assistance Programs, 2013; U.S. Department of Agriculture, 2015). Even Medicaid and the Children's Health Insurance Program (CHIP) use multiples of the FPL to determine eligibility across the country (National Conference of State Legislatures, 2014; Roberts, Povich, & Mather, 2012).

In light of the FPL's weaknesses, other measures of financial hardship have been developed. The federal government produces two alternatives to the FPL: the Supplemental Poverty Measure (SPM) from the U.S. Census at the state level, and the Area Median Income (AMI) from the Department of Housing and Urban Development (HUD) for sub-state geographies. Other sub-state geography alternatives to the FPL include Kids Count (Annie E. Casey Foundation), the Self-Sufficiency Standard (Center for Women's Welfare, School of Social Work, University of Washington), the Basic Needs Budget (National Center for Children in Poverty), the Family Budget Calculator (Economic Policy Institute), the Economic Security Index (Institution for Social and Policy Studies), the Living Wage Calculator (MIT), and the Assets and Opportunity Scorecard (Corporation for Enterprise Development). While the plethora of alternatives demonstrates the lack of satisfaction with the FPL, none comprehensively measure the number of households who are struggling in each county in a state and describe the conditions they face.

Beyond measurement concerns, the FPL suffers from language issues common to assessments of poverty. For one, the term “poverty” is vague, lacking any measure of the depth, duration, or household and societal consequences of financial hardship. In addition, the term has gained negative connotations and is often and inaccurately associated only with a lack of employment.

PARAMETERS

To meet the United Way *ALICE Project* goals that new measures be transparent and provide data that is easily updated on a regular basis and replicable across all states, the ALICE tools were developed based on the following parameters:

1. **Make a household the unit of analysis:** Because people live in a variety of economic units (families, roommates, etc.), the ALICE tools measure households. ALICE households do not include those living in institutional group quarters, such as college dorms, nursing homes, homeless shelters, or prisons.
2. **Define the basic cost of living:** The goal is to define the basic elements needed to participate in the modern economy. Other measures are either unrealistically low, where a household earning the Threshold still cannot afford basic necessities, or they create an income benchmark that is too high and financially unsustainable. The ALICE measures provide a conservative estimate for the costs of five essentials: housing, child care, food, transportation, and health care, plus miscellaneous expenses and taxes.
3. **Measure the number of households unable to afford the basic cost of living:** In addition to capturing the basic cost of living, it is important to know the number and proportion of households unable to afford it. Where possible, it is also important to understand their demographic characteristics and geographic distribution.
4. **Provide data at the local level:** Counties serve as the base geographic unit of analysis because they are the smallest geography for which we can obtain reliable data across the country. Where possible, we also measure ALICE indicators at the Census Bureau’s municipal, county subdivision, and Public Use Microdata Area (PUMA) level. State-level data, while available for a broader set of economic indicators, masks significant inter-county variation.
5. **Make new measures transparent and easy to understand:** To ensure that measures are transparent and easily understandable, all data come from official and publicly available sources, including the U.S. Census Bureau, the Department of Housing and Urban Development (HUD), the U. S. Department of Agriculture (USDA), and the Bureau of Labor Statistics (BLS). In particular, using readily available data from the American Community Survey’s tabulated data as the basis for estimates ensures that calculations are transparent and easily verifiable.
6. **Ensure that measures can be easily updated on a regular basis:** ALICE measures are standardized using regularly collected, publicly available data to ensure that they can be applied across every county and updated regularly.
7. **Make new measures replicable across all states:** The ALICE measures quantify financial hardship across geographic jurisdictions and over time. The standard measures enable comparison and common understanding.
8. **Identify important contextual conditions:** Because economic hardship does not occur in a vacuum, the ALICE tools provide the means to understand the conditions that struggling households face (such as few job opportunities), as well as the consequences of those struggles for the wider community

(such as more traffic and longer commutes as workers find lower cost homes further away, or stress on emergency rooms overused for primary care).

9. **Use neutral language:** Because the term “poverty” carries negative connotations, a more neutral descriptive acronym is offered. The term “**ALICE**” describes a household that is **Asset Limited, Income Constrained, Employed**.

THE ALICE MEASURES

The United Way *ALICE Project* developed the four ALICE measures, described below, to identify and assess financial hardship at a local level and to enhance existing local, state, and national poverty measures.

Household Survival Budget: The Household Survival Budget is a minimal estimate of the total cost of five household essentials – housing, child care, food, transportation, and health care, plus taxes and a 10 percent contingency. It is calculated separately for each county, and for different household types. The budget can be updated as costs and the items considered necessary change over time. For comparison, a Household Stability Budget provides an estimate of a more sustainable budget, including a 10 percent savings category.

ALICE Threshold: The ALICE Threshold represents the minimum income level necessary for survival for a household. Derived from the Household Survival Budget, the Threshold is rounded to American Community Survey income category and adjusted for household size and composition for each county, as described below.

ALICE Income Assessment: The ALICE Income Assessment is a tool that measures: 1) how much income households need to reach the ALICE Threshold; 2) how much they actually earn; 3) how much public and nonprofit assistance is provided to help these households meet their basic needs; and 4) the Unfilled Gap – how far these households remain from reaching the ALICE Threshold despite both income and assistance.

Economic Viability Dashboard: The Economic Viability Dashboard is an Index designed to measure the economic conditions that ALICE households face in each county in a given state. The Dashboard measures three indicators of local economic conditions: Housing Affordability, Job Opportunities, and Community Resources. The Index score for each county ranges from 1 to 100, where 1 indicates the worst economic conditions for ALICE and 100 indicates the best conditions.

ADDITIONAL ANALYSIS: ALICE HOUSING STOCK ASSESSMENT

Each ALICE Report includes the ALICE Housing Stock assessment, an analysis that measures the number of housing units in a county that ALICE and poverty households can afford compared with the demand for affordable units. These include rental and owner-occupied units, both government subsidized and market rate.

METHODOLOGY: HOUSEHOLD SURVIVAL AND STABILITY BUDGETS

The Household Budgets are a means to understand the cost of living on a local scale. To evaluate the minimal amount needed to survive in a particular geographic area, the Household Survival Budget includes the cost of five household essentials – housing, child care, food, transportation, and health care, plus taxes and a

10 percent contingency – priced at the most basic level for each county in a state. The Household Survival Budget is calculated for different household types, including a single adult and a family of four (two adults, one infant, and one preschooler). For comparison, the Household Stability Budget provides an estimate of a more sustainable budget for the same household types.

Household Survival Budget

The Household Survival Budget is comprised of conservative estimates of the cost of five household essentials – housing, child care, food, transportation, and health care, plus taxes and a 10 percent contingency – in each county. The data definitions and sources are as follows:

- 1. Housing:** The housing budget is based on HUD's Fair Market Rent (usually 40th percentile of gross rents, but in some locations HUD reports the 50th percentile) for an efficiency apartment for a single person, a one-bedroom apartment for a head of household with a child, and a two-bedroom apartment for a family of three or more. The rent includes the sum of the rent paid to the owner plus any utility costs incurred by the tenant. Utilities include electricity, gas, water/sewer, and trash removal services, but not telephone service. If the owner pays for all utilities, then the gross rent equals the rent paid to the owner.
Data Source: <http://www.huduser.org/portal/datasets/fmr.html>
- 2. Child Care:** The child care budget is based on the average annual cost of care for one infant and one preschooler in registered family child care homes (the least expensive child care option). Data are compiled by local child care resource and referral agencies and reported to the national organization, Child Care Aware. When data are missing, state averages are used, though missing data may mean that child care facilities are not available in those counties and residents may be forced to use facilities in neighboring counties. The source for county breakdowns varies by state.
Data Source: *State totals* <http://www.usa.childcareaware.org/costofcare>
- 3. Food:** The food budget is based on the Thrifty Level (lowest of four levels) of the USDA Food Plans. The household food budget is adjusted for six select household compositions including: single adult male 19-50 years old; family of two adults (male and female) 19-50 years old; one adult female and one child 2-3 years old; one adult female and one child 9-11 years old; family of four with two adults (male and female) and children 2-3 and 4-5 years old; and family of four with two adults (male and female as specified by the USDA) and children 6-8 and 9-11 years old. Data for June is used as that is considered by USDA to be the annual average.
Data Sources:
<https://www.cnpp.usda.gov/USDAFoodPlansCostofFood>
State food budget numbers are adjusted for regional price variation.
https://www.ers.usda.gov/webdocs/publications/eib48/10609_page19.pdf
- 4. Transportation:** The transportation budget is calculated using average annual expenditures for transportation by car and by public transportation from the Bureau of Labor Statistics' Consumer Expenditure Survey (CES). Since the CES is reported by metropolitan statistical areas and regions, counties are matched with the most local level possible. Costs are adjusted for household size (divided by CES household size except for single-adult households, which are divided by two). Building on work by the Institute of Urban and Regional Development, we suggest that in counties where 8 percent or more of the population uses public transportation, the cost for public transportation is used; in those counties where less than 8 percent of the population uses public transportation, the cost for auto transportation is used instead (Porter & Deakin, 1995; Pearce, 2015). Public transportation includes bus, trolley, subway, elevated train, railroad, and ferryboat. Car expenses include gas, oil, and other vehicle maintenance expenses, but not lease payments, car loan payments, or major repairs.
Data Sources:
Bureau of Labor Statistics (CES): <http://www.bls.gov/cex/csxmsa.htm#y1112>
CES Region definitions: <http://www.bls.gov/cex/csxgloss.htm>
American Community Survey: <http://www.census.gov/acs/www/>

5. **Health Care:** The health care budget includes the nominal out-of-pocket health care spending, medical services, prescription drugs, and medical supplies using the average annual health expenditure reported in the CES. Since the CES is reported by metropolitan areas and regions, counties were matched with the most local level possible. Costs are adjusted for household size (divided by CES household size except for single-adult households, which are divided by two). The health care budget does not include the cost of health insurance. Starting with the 2016 ALICE Reports, the health care cost will incorporate changes from the Affordable Care Act (ACA). Because ALICE does not qualify for Medicaid but in many cases cannot afford even the Bronze Marketplace premiums and deductibles, we add the cost of the “shared responsibility payment” – the penalty for not having coverage -- to the current out-of-pocket health care spending. The penalty for 2015 was \$325 for an adult and \$975 for a family.

Data Sources:

Bureau of Labor Statistics (CES): <http://www.bls.gov/ce/csxmsa.htm#y1112>

CES Region definitions: <http://www.bls.gov/ce/csxgloss.htm>

Shared responsibility payment: <https://www.medicaid.gov/medicaid-chip-program-information/program-information/medicaid-and-chip-eligibility-levels/medicaid-chip-eligibility-levels.html>

6. **Taxes:** The tax budget includes both federal and state income taxes where applicable, as well as Social Security and Medicare taxes. These rates include standard federal and state deductions and exemptions, as well as the federal Child Tax Credit and the Child and Dependent Care Credit as defined in the Internal Revenue Service 1040: Individual Income Tax, Forms and Instructions. They also include state tax deductions and exemptions such as the Personal Tax Credit and renter’s credit as defined in each state Treasury’s 1040: Individual Income Tax, Forms and Instructions. Local taxes are incorporated as applicable.

Data Sources:

Internal Revenue Service 1040: Individual Income Tax, Forms and Instructions for relevant years, such as: <http://www.irs.gov/pub/irs-prior/i1040--2012.pdf>

State Income Tax, Forms and Instructions for relevant years, such as:

http://www.state.nj.us/treasury/taxation/pdf/other_forms/tgi-ee/2010/10_1040i.pdf

7. **Miscellaneous:** The Miscellaneous category includes 10 percent of the budget total (including taxes) to cover cost overruns.

Household Stability Budget

The Household Stability Budget represents a more financially stable, less austere standard of living compared to the Household Survival Budget. The Household Stability Budget is comprised of the actual cost of five household essentials plus a 10 percent savings item and a 10 percent contingency item, as well as taxes for each county. The data builds on the sources from the Household Survival Budget; differences are outlined below.

1. **Housing:** The housing budget for a single adult is based on HUD’s median rent for a one-bedroom apartment, rather than an efficiency at the Fair Market Rent of 40th percentile; for a head of household with children, the basis is a two-bedroom apartment at the median rent; and housing for a family is based on the American Community Survey’s median monthly owner costs for those with a mortgage, instead of rent for a two-bedroom apartment at the 40th percentile. Real estate taxes are included in the tax category below for households with a mortgage.
2. **Child Care:** The child care budget is based on the cost of a fully licensed and accredited child care center. These costs are typically more than 30 percent higher than the cost of registered home-based child care used in the Household Survival Budget. Data is compiled by local child care resource and referral agencies and reported to the national organization, Child Care Aware.
3. **Food:** The food budget is based on the USDA’s Moderate Level Food Plan for cost of food at home (second of four levels), adjusted for regional variation, plus the average cost of food away from home as reported by the CES.

4. **Transportation:** Where there is public transportation, family transportation expenses include public transportation for one adult and gas and maintenance for one car; costs for a single adult include public transportation for one, and half the cost of gas and maintenance for one car. Where there is no public transportation, family expenses include costs for leasing one car and for gas and maintenance for two cars, and single-adult costs are for leasing, gas and maintenance for one car as reported by the CES.
5. **Health Care:** The health care costs are based on employer-sponsored health insurance at a low-wage firm as reported by the U.S. Department of Health and Human Services in the Medical Expenditure Panel Survey (MEPS). Also included is out-of-pocket health care spending as reported in the CES.
Data Source:
U.S. Department of Health and Human Services in the Medical Expenditure Panel Survey (MEPS) for relevant years (note: 2007 data not available, 2008 was used instead). For example:
Table II.C.2 Average total employee contribution
http://meps.ahrq.gov/mepsweb/data_stats/summ_tables/insr/state/series_2/2014/tiic2.htm
Table VII.C.2. Average total employee contribution (in dollars) per enrolled employee for single coverage at establishments that offer health insurance
http://meps.ahrq.gov/mepsweb/data_stats/summ_tables/insr/state/series_7/2014/tviic2.htm
Table VII.D.2. Average total employee contribution (in dollars) per enrolled employee for family coverage at establishments that offer health insurance where percent of low-wage employee contribution is 50 percent or more
http://meps.ahrq.gov/mepsweb/data_stats/summ_tables/insr/state/series_7/2014/tviid2.htm
6. **Technology:** Most jobs now require access to the internet and a smartphone. These are necessary to receive work schedules, changes in start time or location, access to work support services, and customer follow-up. The Stability Budget includes the cost of a smartphone for each adult in the family.
Data Source: Consumer Reports, Cell Phone Plan Comparison, 2014
<http://www.consumerreports.org/cro/news/2014/01/best-phone-plans-for-your-family-save-money/index.htm>
7. **Miscellaneous and Savings:** As in the Household Survival Budget, there is a miscellaneous category to cover cost overruns. In addition, there is a savings category. They are each 10 percent of the budget total (not including taxes).
8. **Taxes:** Taxes are calculated in the same manner as the Household Survival Budget, but the amounts are much larger as the size of credits and exemptions does not increase with income.

METHODOLOGY: THE ALICE THRESHOLD

In addition to understanding the basic cost of living, it is important to know the number and proportion of households not able to afford it and, where possible, their demographic features and geographic distribution. To do so, we calculate ALICE Thresholds for each county based on the Household Survival Budget to match the American Community Survey income categories allowing analysis of American Community Survey demographics. *Data are from the American Community Survey:* <http://www.census.gov/acs/www/>.

1. **Two Thresholds:** Because there are significant differences between households by age, there are two separate ALICE Thresholds: one for households headed by someone under 65 years old, and another for households headed by someone 65 years and older. They are calculated separately for each county in a state.
 - *Threshold for under 65:* The Threshold for households headed by someone under 65 years old is based on the average of the least expensive Household Survival Budget (Single Adult) and the most expensive Household Survival Budget (Family of Four), reflecting the wide range of types of households in this age group. The average budget is then adjusted to the average household size of the location.

$$(HHSB \text{ Single Adult} + HHSB \text{ Family of 4})/5 * \text{Ave HH size under 65}$$

- *Threshold for 65 and over:* Households headed by someone 65 years and older are less likely to include children. Therefore, the Threshold is based on the Household Survival Budget for a Single Adult.
*HHSB Single Adult * Ave HH size 65over*
- 2. **Household Income:** The average budgets are rounded to the tabulated American Community Survey estimates for household income in the following categories: \$30,000, \$35,000, \$40,000, \$45,000, \$50,000, \$60,000, or \$75,000.
- 3. **Average Household Size:** The average household size for households headed by someone under 65 is calculated as: the number of households headed by someone under 65 divided by the total population under 65. The average household size for households headed by someone 65 and older is calculated as: the number of households headed by someone 65 and older divided by the population 65 and older. To ensure that results reflect local conditions as closely as possible, averages are calculated at the county level.
- 4. **Number of ALICE households:** The number of ALICE households is derived by subtracting the number of households in poverty from the ALICE Threshold. Poverty numbers are provided by the American Community Survey for most demographic groups. Because the Survey does not provide the poverty numbers for race/ethnicity, the income category of less than \$15,000 per year is used as a proxy.

Note: To correct from rounding, Above ALICE Threshold is adjusted so total of the three income categories equals 100 percent.

METHODOLOGY: ALICE INCOME ASSESSMENT

The ALICE Income Assessment looks at the impact of public and nonprofit resources on the needs of ALICE households. The tool measures the “Unfilled Gap” between the total amount that households receive in income, cash government assistance, and in-kind public assistance and the total needed to reach the ALICE Threshold. Household income includes wages, dividends, and Social Security.

There are many resources available to low-income families. Public assistance used in this analysis includes only programs directed specifically at low-income households that directly help them meet the basic Household Survival Budget, such as TANF and Medicaid. It does not include programs that assist low-income households in broader ways, such as to attend college, or that assist communities, like community policing. The analysis is only of funds spent, not an evaluation of the efficacy of the programs or efficacy of meeting household needs.

1. **Federal Spending:** This figure includes a wide array of programs:
 - *Social Services* – Temporary Assistance for Needy Families (TANF), Supplemental Security Income (SSI), and Social Services Block Grant (SSBG).
 - *Child Care and Education* – Only programs that help children meet their basic needs or are necessary to enable their parents to work are included. They are Head Start, Neglected and Delinquent Children and Youth Education, Rural and Low-Income Schools Program, and Homeless Children and Youth Education. Though post-secondary education is vital to future economic success, it is not a component of the basic Household Survival Budget, so programs such as Pell grants are not included.
 - *Food* – Supplemental Nutrition Assistance Program (SNAP), School Lunch Program, School Breakfast Program, Child and Adult Care Food Program (CACFP), and Special Supplemental Nutrition Program for Women, Infants, and Children (WIC).
 - *Housing* – Section 8 Housing Choice Vouchers (including Fair Share Vouchers and Welfare-to-Work Vouchers, the Section 8 Rental Voucher program (14.855), or the former Section 8 Certificate program (14.857)), Low-Income Home Energy Assistance Program (LIHEAP), and Community Development Block Grants (CDBG).

- *EITC* – Earned Income Tax Credit

2. Health Care: This figure includes:

- *Medicaid* – Provides money to states, which they must match, to offer health insurance for low-income residents. Also known as the Medical Assistance Program.
- *Children’s Health Insurance Program (CHIP)* – Provides funds to states to enable them to maintain and expand child health assistance to uninsured, low-income children and, at a state’s discretion, to low-income pregnant women and authorized immigrants.
- *Community Health Benefits* – Spending by hospitals on low-income patients that includes charity care and means-tested expenses, including Unreimbursed Medicaid minus direct offsetting revenue as reported on the 990 c3 Report.

3. State and Local Government Spending: This figure includes funds from state and local government, not pass-throughs from the federal government, in the areas of health, social services, transportation, and workforce development. Spending on ALICE was estimated from the National Association of State Budget Officers (NASBO), “State Expenditure Report: Examining Fiscal 2012-2014 State Spending,” 2014.

4. Nonprofit Assistance: This figure includes spending by nonprofit organizations identified as Human Services organizations. Human Services nonprofit programs are those reported on Form 990EZc3 and 990c3 minus program service revenue, dues, and government grants as reported to the Internal Revenue Service.

Data Sources:

Community Health Benefits – NCCS Data Web Report Builder, *Statistics of Income 990 c3 Report for 2010 and 2012*, Urban Institute.

Department of Treasury, “USAspending.gov Data Download,” Bureau of the Fiscal Service, accessed 9/1/15.
<https://www.usaspending.gov/DownloadCenter/Pages/DataDownload.aspx>

Earned income Tax Credit – Federal spending retrieved from <https://www.eitc.irs.gov/EITC-Central/eitcstats>

Federal spending data was gathered from Office of Management and Budget, “Fiscal Year 2016 Analytical Perspectives Budget of the U.S. Government,” U.S. Government Printing Office, Washington, DC. 2016.
<https://www.gpo.gov/fdsys/browse/collectionGPO.action?collectionCode=BUDGET>

Non-Profit Revenue for Human Services, registered charity – NCCS Data Web Report Builder, *Statistics of Income 990EZc3 Report and 990 c3 Report*, Urban Institute, 2012

State spending data was gathered from: National Association of State Budget Officers (NASBO), “State Expenditure Report: Examining Fiscal 2014-2016 State Spending,” 2016.
[https://higherlogicdownload.s3.amazonaws.com/NASBO/9d2d2db1-c943-4f1b-b750-0fca152d64c2/UploadedImages/SER%20Archive/State%20Expenditure%20Report%20\(Fiscal%202014-2016\)%20-%20S.pdf](https://higherlogicdownload.s3.amazonaws.com/NASBO/9d2d2db1-c943-4f1b-b750-0fca152d64c2/UploadedImages/SER%20Archive/State%20Expenditure%20Report%20(Fiscal%202014-2016)%20-%20S.pdf)

Supplemental Nutrition Assistance Program (SNAP) data from U.S. Department of Agriculture (USDA), *Data and Statistics* website. <http://www.fns.usda.gov/pd/supplemental-nutrition-assistance-program-snap>

Supplemental Social Insurance, B19066 - Aggregate Supplemental Security Income (SSI) in the Past 12 Months For Households, American Community Survey, 2012 and 2015.

METHODOLOGY: ECONOMIC VIABILITY DASHBOARD

While there are many measures of general economic conditions, there is a gap in the understanding of the conditions that most affect ALICE households. The Economic Viability Dashboard presents the conditions that underlie the economic hardship faced by ALICE households at the local level: Housing Affordability, Job Opportunities, and Community Resources. Each of these sets of conditions is reflected in an Index that allows comparison across different kinds of measures.

1. **Index:** Each Index in the Dashboard creates a common scale across rates, percentages, and other scores by measuring from the average. Raw indicator scores are converted to “z-scores”, which measure how far any value falls from the mean of the set, measured in standard deviations. The general formula for normalizing indicator scores is:

$$z = (x - \mu) / \sigma$$

where x is the indicator’s value, μ is the unweighted average, σ the standard deviation for that indicator and z is the resulting z-score. All scores must move in a positive direction, so for variables with an inverse relationship, i.e., the unemployment rate, the scores are multiplied by -1. In order to make the resulting scores more accessible, they are translated from a scale of -3 to 3 to 1 to 100, with higher scores reflecting better conditions. Data from 2010 is used as the baseline for comparison over time. Each county’s score is relative to other counties in the state and compared to prior years. A score of 100 does not necessarily mean that conditions are very good; it means that they are better than in other counties in the state. These indices are used only for comparison within the state, not for comparison to other states.

2. **Dashboard:** The conditions are displayed as a dashboard reflecting the economic reality of an area. This format ensures that poor conditions are not concealed by better results in another category, thus enabling the identification of gaps.
3. **Local Conditions:** The Index variables reflect the locality, rather than resources or conditions that are the same in all communities across the country. Index scores range from 1 to 100, Economic conditions are reported for each county in a state for 2007, 2010, 2012, and the most current year available.
4. **Data Definitions and Sources:**
The variables noted below for each index are the best proxies for the indicators that are available in all counties and updated on a regular basis:

Housing Affordability Index:

- Affordable Housing Gap – The number of available units ALICE and poverty households can afford while spending no more than one-third of their income on housing (ALICE Housing Stock assessment) compared to the number of renter and owner households below the ALICE Threshold.
Source: American Community Survey and ALICE Threshold calculations
- Housing Burden – Households spending more than 30 percent of income on housing.
Source: American Community Survey, Table PD04
- Real Estate Taxes – Median real estate taxes.
Source: American Community Survey

Job Opportunities Index:

- *Income Distribution* – Share of Income in the Lowest Two Quintiles
Source: American Community Survey, Table B19082
- *Unemployment Rate* – Employment Status
Source: American Community Survey, Table S2301
- *New Hire Wages (4th quarter)* – Quarterly Workforce Indicators (QWI), U.S. Census
Source: LED Extraction Tool: <http://ledextract.ces.census.gov/>

Community Resources Index:

- *Education Resources* – 3- and 4-year-olds enrolled in preschool
Source: American Community Survey, Table S2301
- *Health Resources* – Percent of population under 65 years old with health insurance. For consistency with data sets, for 2007 we used 2008 data. Prior to 2008, data was only available through the SAHIE Estimates using the Current Population Survey (CPS) which does not match the American Community Survey, where data from 2008 to date has been collected.
Source: American Community Survey, Table S2701 for 2010 and 2013; and B27001 for 2008
- *Social Capital* – Percent of population 18 and older who voted in the most recent election
Sources:
Election Administration and Voting Survey and Data Sets, Section F, 2010, 2012 and 2015
http://www.eac.gov/research/election_administration_and_voting_survey.aspx
Election Administration and Voting Survey and Data Sets, Appendix C: 2006 Election Administration and Voting Survey. http://www.eac.gov/research/uocava_survey.aspx#2006eavdata

METHODOLOGY: ALICE HOUSING STOCK ASSESSMENT

One of the most difficult conditions that most ALICE households face is the high cost of housing. Ultimately, housing cost is determined by what someone is willing to pay. However, the housing stock in an area can become out of sync when it is slow to adjust to demographic and economic changes. A mismatch occurs when the types of housing units residents want at certain price levels do not match the types of housing that exist, and a limited supply pushes up prices for all units.

An analysis of the number of units that are affordable for ALICE families reveals that there is indeed a mismatch between the number of households with income below the ALICE Threshold and the number of housing units in a given county that they can afford. Because there has been no accurate assessment of the number of rental and owner-occupied units that includes both government-subsidized and market-rate housing that ALICE families can afford, we developed the ALICE Housing Stock assessment.

The demographic and economic changes discussed above are causing significant shifts in housing demand. At the same time, there are many constraints on the housing market that prevent it from adjusting quickly. They include limited land availability for new housing, zoning regulations on the type of housing that can be built, and the cost of construction.

The ALICE Housing Stock assessment relies on the actual cost of housing and a county-level, cost-based threshold, whereas other mismatch approaches use either the Area Median Income (which takes into account county variation but does not necessarily have a relation to the actual cost in the area) or the bottom quintile or a flat rate (such as \$500) across all areas (Apgar, 1990; Goodman, 2001; Quigley & Raphael, 2001; U.S. Department of Housing and Urban Development, 2015). Also, these other approaches do not take into account the distribution of income below their thresholds, while the ALICE Housing Stock assessment does so along the Census breaks.

1. **Housing Affordability:** Defined as spending no more than one-third of income on housing.
 - *Rental Affordability:* Based on the cost of rent.
 - *Ownership Affordability:* Based on the cost of mortgage payments plus real estate taxes.
2. **Number of Affordable Units:** The number of affordable units is calculated by totaling the number of units where the housing cost is below one-third of the ALICE Threshold.
 - *Renter-occupied:* Based on the gross rent as reported in the tabulated American Community Survey estimates in the following categories: Less than \$200, \$200 to \$299, \$300 to \$499, \$500-\$749, \$750 to \$999, \$1,000 to \$1,499, and \$1,500 or more.
 - *Owner-occupied:* Based on the real estate taxes and mortgage of housing value as reported in the tabulated American Community Survey estimates in the following categories: Less than \$50,000, \$50,000 to \$99,999, \$100,000 to \$149,999, \$150,000 to \$199,999, \$200,000 to \$299,999, \$300,000 to \$499,999, \$500,000 to \$999,999, and \$1,000,000 and over.
3. **Comparison:** Comparison between the number of affordable units and the number of ALICE households provides some insight into the additional number of units needed to house all ALICE households affordably. Such a comparison is bound to underestimate the need, as it assumes that all ALICE and poverty households are currently living in units that they can afford. The number of households that are housing burdened reveals that existing units are not perfectly allocated by income.

ADDITIONAL INFORMATION

For questions, contact Stephanie Hoopes, national director, United Way *ALICE Project*.
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**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation
SHIP Program**

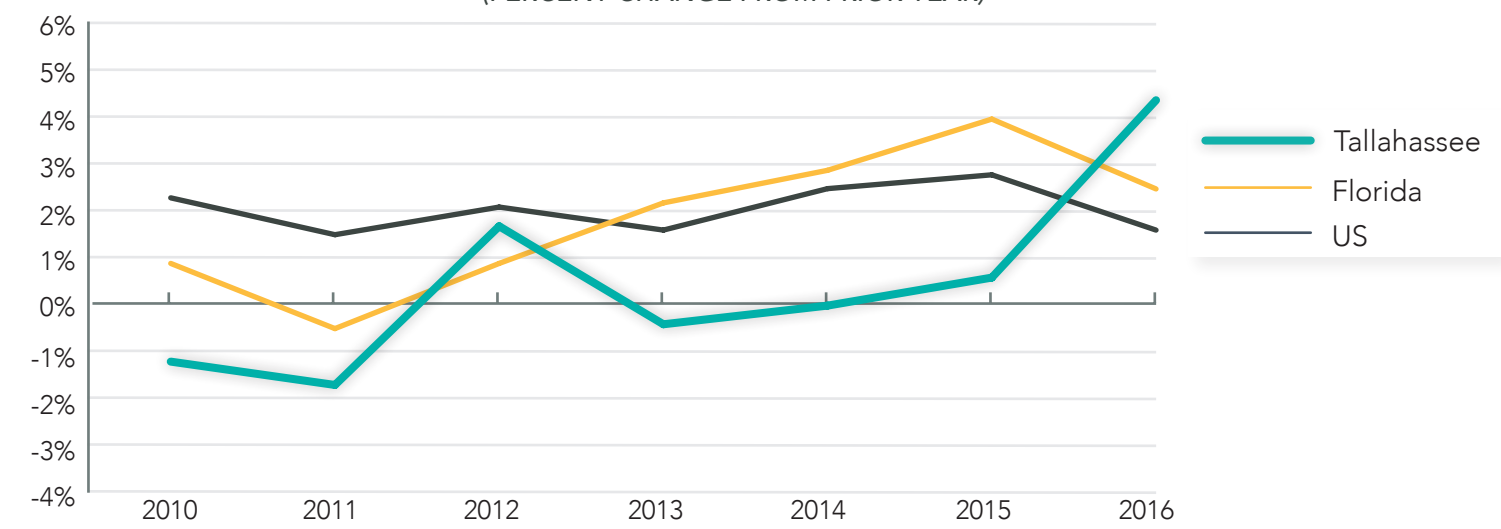
County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Jackson County Median: 47,800	30%	12,060	16,240	20,420	24,600	26,700	28,700	30,650	32,650	Refer to HUD		301	353	510	641	717	791
	50%	17,300	19,800	22,250	24,700	26,700	28,700	30,650	32,650	34,580	36,556	432	463	556	642	717	791
	80%	27,700	31,650	35,600	39,550	42,750	45,900	49,050	52,250	55,328	58,490	692	741	890	1,028	1,147	1,266
	120%	41,520	47,520	53,400	59,280	64,080	68,880	73,560	78,360	82,992	87,734	1,038	1,113	1,335	1,542	1,722	1,899
	140%	48,440	55,440	62,300	69,160	74,760	80,360	85,820	91,420	96,824	102,357	1,211	1,298	1,557	1,799	2,009	2,215
Jefferson County (Tallahassee MSA) Median: 68,400	30%	14,350	16,400	20,420	24,600	28,780	32,960	37,140	41,320	Refer to HUD		358	384	510	667	824	980
	50%	23,950	27,400	30,800	34,200	36,950	39,700	42,450	45,150	47,880	50,616	598	641	770	889	992	1,095
	80%	38,300	43,800	49,250	54,700	59,100	63,500	67,850	72,250	76,608	80,986	957	1,026	1,231	1,422	1,587	1,751
	120%	57,480	65,760	73,920	82,080	88,680	95,280	101,880	108,360	114,912	121,478	1,437	1,540	1,848	2,134	2,382	2,628
	140%	67,060	76,720	86,240	95,760	103,460	111,160	118,860	126,420	134,064	141,725	1,676	1,797	2,156	2,490	2,779	3,066
Lafayette County Median: 50,800	30%	12,060	16,240	20,420	24,600	27,750	29,800	31,850	33,900	Refer to HUD		301	353	510	654	745	821
	50%	18,000	20,550	23,100	25,650	27,750	29,800	31,850	33,900	35,910	37,962	450	481	577	667	745	821
	80%	28,750	32,850	36,950	41,050	44,350	47,650	50,950	54,200	57,456	60,739	718	770	923	1,067	1,191	1,314
	120%	43,200	49,320	55,440	61,560	66,600	71,520	76,440	81,360	86,184	91,109	1,080	1,156	1,386	1,602	1,788	1,972
	140%	50,400	57,540	64,680	71,820	77,700	83,440	89,180	94,920	100,548	106,294	1,260	1,349	1,617	1,869	2,086	2,301
Lake County (Orlando-Kissimmee-Sanford MSA) Median: 58,400	30%	12,250	16,240	20,420	24,600	28,780	32,960	36,250	38,550	Refer to HUD		306	356	510	667	824	935
	50%	20,450	23,400	26,300	29,200	31,550	33,900	36,250	38,550	40,880	43,216	511	548	657	759	847	935
	80%	32,700	37,400	42,050	46,700	50,450	54,200	57,950	61,650	65,408	69,146	817	876	1,051	1,214	1,355	1,495
	120%	49,080	56,160	63,120	70,080	75,720	81,360	87,000	92,520	98,112	103,718	1,227	1,315	1,578	1,822	2,034	2,244
	140%	57,260	65,520	73,640	81,760	88,340	94,920	101,500	107,940	114,464	121,005	1,431	1,534	1,841	2,126	2,373	2,618
Lee County (Cape Coral-Fort Myers MSA) Median: 57,900	30%	12,150	16,240	20,420	24,600	28,780	32,960	35,900	38,250	Refer to HUD		303	354	510	667	824	926
	50%	20,300	23,200	26,100	28,950	31,300	33,600	35,900	38,250	40,530	42,846	507	543	652	753	840	926
	80%	32,450	37,050	41,700	46,300	50,050	53,750	57,450	61,150	64,848	68,554	811	868	1,042	1,204	1,343	1,482
	120%	48,720	55,680	62,640	69,480	75,120	80,640	86,160	91,800	97,272	102,830	1,218	1,305	1,566	1,807	2,016	2,224
	140%	56,840	64,960	73,080	81,060	87,640	94,080	100,520	107,100	113,484	119,969	1,421	1,522	1,827	2,108	2,352	2,595
Leon County (Tallahassee HMFA; Tallahassee MSA) Median: 68,400	30%	14,350	16,400	20,420	24,600	28,780	32,960	37,140	41,320	Refer to HUD		358	384	510	667	824	980
	50%	23,950	27,400	30,800	34,200	36,950	39,700	42,450	45,150	47,880	50,616	598	641	770	889	992	1,095
	80%	38,300	43,800	49,250	54,700	59,100	63,500	67,850	72,250	76,608	80,986	957	1,026	1,231	1,422	1,587	1,751
	120%	57,480	65,760	73,920	82,080	88,680	95,280	101,880	108,360	114,912	121,478	1,437	1,540	1,848	2,134	2,382	2,628
	140%	67,060	76,720	86,240	95,760	103,460	111,160	118,860	126,420	134,064	141,725	1,676	1,797	2,156	2,490	2,779	3,066

Quarterly Focus

REAL GROSS DOMESTIC PRODUCT (GDP)

Real Gross Domestic Product (GDP) is an inflation-adjusted measure based on national prices for the goods and services produced within the area. In 2016, Tallahassee MSA's Real GDP **rate of growth** was 4.3%, **exceeding** the 2.4% growth for Florida and 1.5% for the U.S.

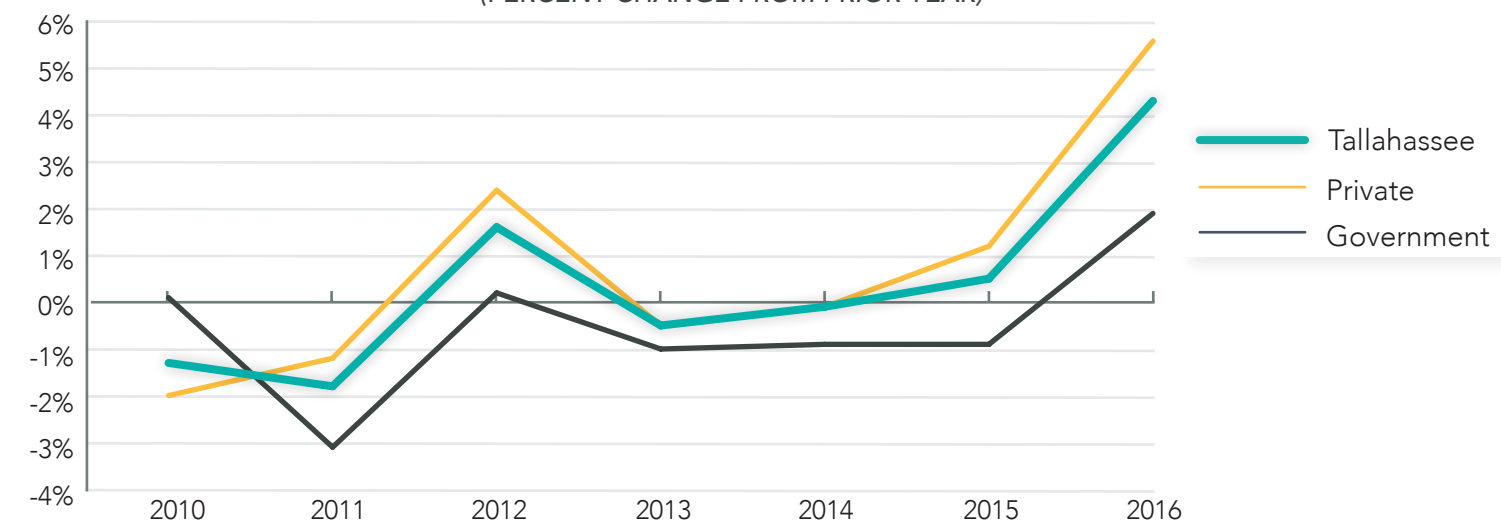
REAL GDP ANNUAL CHANGE BY AREA (2010-2016)
(PERCENT CHANGE FROM PRIOR YEAR)



The **4.3% growth rate** in Tallahassee MSA's Real GDP consisted primarily of growth in the private sector (5.6%), combined with government sector growth (1.9%). Although the private sector accounted for 68% of Tallahassee MSA's **2016 Real GDP of \$13.7 billion**, in Florida and the US the private sector accounted for 89% of Real GDP.

Real GDP Per Capita for the Tallahassee MSA **grew 3.8%** in 2016 and was the **fastest growing** of all 22 MSAs in Florida, and outpaced the Real GDP Per Capita growth rates of the State of Florida (0.6%) and the US (0.8%).

TALLAHASSEE MSA ANNUAL CHANGE BY INDUSTRY TYPE (2010-2016)
(PERCENT CHANGE FROM PRIOR YEAR)



SOURCE: U.S. DEPARTMENT OF COMMERCE, BUREAU OF ECONOMIC ANALYSIS



Economic Dashboard

FIRST QUARTER 2018

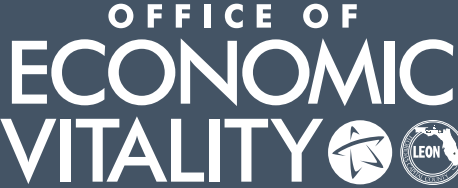
OFFICE OF ECONOMIC VITALITY



2018 First Quarter

ECONOMIC DASHBOARD

FOR MORE INFORMATION • Visit OEVforBusiness.org.



TOP ECONOMIC INDICATORS • Sourced by the Tallahassee-Leon County Office of Economic Vitality (OEV), economic indicators help track trends and forecast the direction of the local economy. OEV's Data Center is the community's most comprehensive database of nearly 80 economic indicators.

INDICATOR	MOST RECENT	SINCE LAST PERIOD	SINCE LAST YEAR	WHAT DOES THIS MEAN?
<div>EMPLOYMENT</div>	185,259 <i>November 2017</i>	-1.1% <i>Down 2,060 from October to November</i>	+1.5% <i>Up 2,750 from November 2016</i>	Employment levels have now increased 22 months in a row, comparing same month of prior year. MSA monthly average of 185,236 in Jan.-Nov. is 3.6% higher than the same period in 2016.
<div>LABOR FORCE</div>	192,243 <i>November 2017</i>	-0.7% <i>Down 1,409 from October to November</i>	+0.5% <i>Up 993 from November 2016</i>	MSA average monthly Labor Force in Jan.-Nov. 2017 (192,948) was 2.8% higher than during the same months in 2016. The 12-month average has increased each month since March 2016.
<div>UNEMPLOYMENT RATE</div>	3.6% <i>November 2017</i>	+0.3 pts. <i>Up from 3.3% in October</i>	-1.0 pts. <i>Down from 4.6% in November 2016</i>	Unemployment Rate was the lowest for any Nov. since 2007 and the ninth month in a row where unemployment was down from the same month of 2016.
<div>AVERAGE WEEKLY WAGE</div>	\$799 <i>2nd Quarter 2017</i>	-2.4% <i>\$19 lower than in Q1 2017</i>	+0.5% <i>\$4 more than in Q2 2016</i>	Average Weekly Wage has increased in all but 7 of the past 48 months, comparing same month of prior year. The 4-quarter moving average has increased in all but 3 of the past 24 months.
<div>UNEMPLOYMENT CLAIMS</div>	426 <i>November 2017</i>	+3.3% <i>14 more than in October</i>	SAME <i>Unchanged from November 2016</i>	Initial Claims for Unemployment Compensation have fallen or stayed the same 39 months in a row, comparing same month of prior year. The 451 monthly avg. in Jan.-Nov. 2017 was less than half the 1,014 avg. in Jan.-Nov. 2012.
<div>TAXABLE SALES</div>	\$386.9 M <i>September 2017</i>	-3.2% <i>Down \$12.5 M from August to September</i>	-5.4% <i>\$21.5 M less than in September 2016</i>	Taxable Sales were \$50 million higher in Sept. 2017 than in Sept. 2012, and have gone up in 56 of the past 60 months, comparing sales to the same month of the previous year.

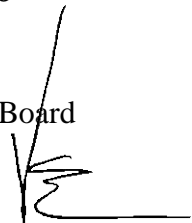
INDICATOR	MOST RECENT	SINCE LAST PERIOD	SINCE LAST YEAR	WHAT DOES THIS MEAN?
<div>NEW SINGLE-FAMILY CONSTRUCTION PERMITS</div>	59 <i>December 2017</i>	+63.9% <i>Up from 36 in November</i>	+55.3% <i>21 more permits than in December 2016</i>	New Single-Family Construction Permits grew for the fifth straight year, totaling 734 in 2017, up 32% (178 more) than 2016.
<div>MORTGAGE FORECLOSURES</div>	31 <i>December 2017</i>	-35.0% <i>13 fewer than in November 2017</i>	-9.2% <i>3 fewer than in December 2016</i>	Mortgage Foreclosures in Leon County in 2017 totaled 521, the lowest annual sum since before the 2008 recession. Foreclosures since December 2016 averaged 43 per month.
<div>MEDIAN SINGLE-FAMILY HOME SALES PRICE</div>	\$199,900 <i>November 2017</i>	-1.7% <i>Down \$3,425 from October to November</i>	+5.1% <i>Up \$9,950 from November 2016</i>	Median Sales Price has risen in seven of the past 12 months in the MSA, and has been lower than the statewide median sales price 38 months in a row.
<div>TOURISM: TOTAL VISITORS</div>	633,319 <i>Q3 FY 2017</i>	-4.8% <i>Down 31,433 from Q2 of FY 2017</i>	+5.3% <i>Up 32,791 from Q3 of FY 2016</i>	Total Visitors increased 5.3% from Q3 of 2016, which was down 5.1% from Q3 of 2015. Visitors in FY 2017 have averaged 613,017 per quarter.
<div>TALLAHASSEE PASSENGERS</div>	70,066 <i>November 2017</i>	-5.5% <i>3,994 fewer than in October 2017</i>	+7.3% <i>4,937 more than in November 2016</i>	During 2011-2017, TLH Passengers in November averaged 61,033. Passengers increased 1.8% in Jan.-Nov. 2017 from Jan.-Nov. 2016.
<div>OFFICE VACANCY RATE</div>	4.8% <i>Q3 2017</i>	+0.2 pts. <i>Up from 4.6% in Q2 of 2017</i>	-0.1 pts. <i>Down from 4.9% in Q3 of 2016</i>	Office Vacancy during Q1 to Q3 of 2017 averaged 4.6%, a drop of 1.7 points from the average vacancy of 6.3% during Q1 to Q3 of 2016.
<div>INDUSTRIAL VACANCY RATE</div>	4.7% <i>Q3 2017</i>	-0.2 pts. <i>Down from 4.9% in Q2 of 2017</i>	-1.5 pts. <i>Down from 6.2% in Q3 of 2016</i>	Industrial Vacancy was down 1.5 points from Q3 of 2016, and down 2.7 points from Q3 of 2015.

Leon County Board of County Commissioners

Agenda Item #10

January 23, 2018

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Ratification of Board Actions Taken at the December 11, 2017 Annual Retreat

Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator
Lead Staff/ Project Team:	Heather Peeples, Special Projects Coordinator

Statement of Issue:

This agenda item seeks ratification of Board actions taken at the December 11, 2017 Annual Retreat.

Fiscal Impact:

While this item has no immediate fiscal impact, certain proposed Strategic Initiatives may have future financial impacts. Inclusion of a Strategic Initiative within the County's Strategic Plan does not commit the Board to future funding.

Staff Recommendation:

Option #1: Ratify the actions taken by the Board during its December 11, 2017 Annual Retreat.

Title: Ratification of Board Actions Taken at the December 11, 2017 Annual Retreat
January 23, 2018
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Report and Discussion

Background:

Each year, the County conducts an annual Board retreat, facilitated by the County Administrator, for the purpose of updating the County's five-year Strategic Plan to include new strategic initiatives for the new year. Annual retreats have served as a tool to regularly update the County's five-year Strategic Plan by establishing the Board's Strategic Priorities and developing specific Strategic Initiatives, Targets, and Bold Goals that drive the County's staff and organizational resources throughout the year. The 2017 Board Retreat was held on December 11, 2017.

Leon County's current strategic planning model was developed at the 2011 Board Retreat, during which a two-year strategic planning process and revamped annual Retreat process with a stronger emphasis on strategic planning was initiated. This approach aligned the optimized resources of the organization with the Board's top priorities. During the Retreat, the Board established four Strategic Priorities: Economy, Environment, Quality of Life, and Governance. As a component of the 2013 Retreat, the Board approved transitioning to a five-year planning cycle, with continued annual reviews and updates, and semi-annual status reports.

The 2016 Board Retreat served to both close out the FY2012 - FY2016 Strategic Plan and to engage in the comprehensive plan year evaluation and development of the next five-year planning cycle. During the Retreat, the Board reestablished the Vision Statement and Strategic Priorities, adopted an organizational Mission Statement, and established new Strategic Initiatives. The new FY2017 – FY2021 Strategic Plan was enhanced by the incorporation of specific five-year Targets and Bold Goals adopted for each priority area. The Board formally adopted the FY2017 – FY2021 Strategic Plan on January 24, 2017.

On October 24, 2017, the Board accepted an overview of the FY 2017/18 Board Retreat and a proposed outline, which included a focused discussion on developing and leading a resilient community facilitated by a disaster resiliency industry leader.

Analysis:

Consistent with the Board's direction, the December 11, 2017 Retreat included two sections: (1) Building Resilience; and (2) Progress and Update of the Strategic Plan.

Building Resilience

Staff provided an overview of Leon County's ongoing community and disaster resilience activities and programs. The presentation included a review of improvements following Hurricane Hermine, the successful alignment of Emergency Management into the County's organizational structure, and a summary of disaster preparedness efforts. The Board voted to accept staff's presentation.

Leslie Chapman-Henderson, President and Chief Executive of the Federal Alliance for Safe Housing (FLASH), provided an update to the Board on national disaster resilience efforts and led a facilitated discussion with the Board on ways that Leon County can continue to drive and enhance our community's resilience to natural disasters and other emergency events. Ms.

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Chapman-Henderson's presentation included an overview of FLASH's #HurricaneStrong public relations campaign, which seeks to increase public safety and reduce economic losses by motivating individuals and families to undertake hurricane preparedness and mitigation activities. The #HurricaneStrong campaign leverages partnerships with several national partners including the Weather Channel, National Hurricane Center, Federal Emergency Management Agency, National Oceanic and Atmospheric Administration, and others. During the Retreat, the Board voted to include a new Strategic Initiative to partner with the FLASH to become the nation's first #HurricaneStrong county.

Progress and Update of the Strategic Plan: During the Retreat, the County Administrator reviewed the FY 2017 – FY 2021 Strategic Plan including the vision statement, mission statement, and strategic priorities. The Board approved the vision statement, mission statement, and strategic priorities with no revisions.

The County Administrator provided an update on the County's progress towards each priority area's bold goals and five-year targets, including the ongoing efforts to achieve these stretch goals. As part of the update, staff recommended revising the Economy five-year target regarding job creation. The Board voted to accept the update on Leon County's progress towards the FY 2017 – FY 2021 bold goals and targets and revised the Economy five-year target to:

“Co-Create 500 Entrepreneur Ventures and ~~5,500~~ 11,500 New Jobs, including ~~200~~ 400 High-Wage Jobs.”

This change is reflected in the revised FY 2017 – FY 2021 Strategic Plan included as Attachment #1.

Finally the Board was provided with an update of strategic initiatives that are complete or in progress before discussing amending or adding new strategic initiatives. As outlined in the Retreat materials, staff reported that 15 (34%) of the 44 total strategic initiatives approved by the Board were completed during FY2017, while the remaining 29 (66%) are in progress. The County Administrator noted that categorizing a strategic initiative as complete does not necessarily mean that work is completed. Rather they are ongoing and will require ongoing resources and support. These items require no further Board direction and will be carried out as part of staff's work plan.

During the remainder of the day, the Commission engaged in open discussion identifying additional new initiatives for the upcoming year, all of which support and advance the County's Strategic Priorities.

New Strategic Initiatives

The following reflects the new strategic initiatives the Board approved during the December 11, 2017 Retreat. These initiatives have been included in the updated FY 2017 – FY 2021 Strategic Plan (Attachment #1).

1. Evaluate expanding Leon Works as a regional event and to different segments of the community.

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2. Explore the creation of local Enterprise Zone incentives to be managed by the Office of Economic Vitality in support of economic growth and development.
3. Continue to partner with Shop Local 850 to promote Leon County's local businesses and entrepreneurs and develop new data sources to analyze the economic impacts of shopping local.
4. Explore ways to expand how local businesses can do business outside of the community.
5. Raise awareness of County trails through the Division of Tourism Strategic Plan.
6. Work with Sustainable Tallahassee and community partners to evaluate developing a community-wide climate action plan.
7. Continue to work with the State as a host community in evaluating pilot technologies for new advanced wastewater treatment septic tanks.
8. Continue to work with the state to seek matching grants to convert septic to sewer systems.
9. Revise the Quality of Life strategic initiative to: "~~Support~~ Implement the Joint County-City Affordable Housing Work Group's ~~efforts~~ recommendations to develop a holistic plan for the redevelopment of a multifamily affordable housing project and identification of additional transitional housing opportunities through community partnerships."
10. Revise the Quality of Life strategic initiative to: "Develop and Implement a master plan for the Apalachee Regional Park."
11. Continue to work with the Florida Department of Transportation for safety improvements on State and County roadways to include accessibility enhancements, street lighting installations, sidewalk additions, safety audits, and intersection improvements.
12. As part of sense of place initiative for Miccosukee, evaluate the opportunity to combine activities from the existing community center into the Old Concord School.
13. Partner with the Federal Alliance for Safe Housing (FLASH) to become the nation's first #HurricaneStrong county.
14. As part of Leon County's Citizen Engagement Series, conduct an annual "Created Equal" event to strengthen the County's commitment in tackling difficult subjects.
15. Continue to support Commissioner Maddox in his efforts to become Florida Association of Counties President.

Though not specifically identified at the retreat, given the organizational resources required and overall community impact, staff recommends including the following as a new strategic initiative:

16. Implement the recommendations of the Hurricane Irma After Action Report.

Agenda Items & Other Administrative Items

The following is an update on agenda items and other administrative items requested by the Board during the December 11, 2017 Board Retreat.

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January 23, 2018
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Status report on the sectors/industries that created new jobs during the last year

Per the Board's request, staff has included an update on job growth in Leon County (Attachment #2).

Budget discussion item on Ready4Work and analysis of other workforce initiatives including possible recommendations on how the County can support ex-felons through our purchasing policies

Staff will prepare a budget item to be presented to the Board during the FY2018 budget cycle.

Request regular updates from the Sheriff regarding progress on addressing crime including data and metrics.

Per the Board's request, the Sheriff is preparing for two presentations at regularly scheduled Commission meetings (Attachment #3). The first is scheduled for May 22, 2018 which is prior to the June budget workshops and the second, is for October 23, 2018, which coincides with the same meeting the Board will be considering the December 2018 annual retreat agenda.

Update on Miccosukee Sense of Place Initiative

As previously directed by the Board, Planning staff has been in the process of performing a Sense of Place study for the Miccosukee community. Originally identified as a Strategic Initiative as part of the previous five year strategic plan, the preliminary study work was completed and a summary report was provided at the Board's December 13, 2016 meeting. At that time, staff anticipated a draft final report being provided to the Board in the Spring of 2017. Staff delayed finalizing the sense of place study upon commencement of discussions with the Leon County School Board for the acquisition of the Miccosukee property in early spring.

On November 28, 2017, the Board approved the acquisition of the Miccosukee Community Park, including the Old Concord School, which provides a new opportunity for consideration as part of the Sense of Place initiative. Therefore, Planning staff will re-engage with the Miccosukee community in light of these acquisitions by the County and will finalize the Sense of Place report for the Board's consideration by spring 2018.

Update on five-year Target of Implementing 500 Citizen Ideas

A list of implemented citizen ideas, improvements, solutions and opportunities for co-creation as of January 5, 2018 is included as Attachment #4.

Options:

1. Ratify the actions taken by the Board during its December 11, 2017 Annual Retreat.
2. Do not ratify the actions taken by the Board during its December 11, 2017 Annual Retreat.
3. Board direction.

Recommendation:

Option #1.

Title: Ratification of Board Actions Taken at the December 11, 2017 Annual Retreat
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Attachments:

1. Proposed Leon County Board of County Commissioners Strategic Plan for FY 2016 through FY 2021, as amended
2. Status Update on Job Growth
3. Letter to Sheriff Walt McNeil
4. List of Implemented Citizen Ideas as of January 5, 2018



Memorandum

DATE: January 9, 2018

TO: Vincent S. Long, County Administrator

THROUGH: Ken Morris, Assistant County Administrator

FROM: Al Latimer, Tallahassee-Leon County Office of Economic Vitality

RE: OEV Retreat Ratification Item Information

As requested, attached is the OEV Retreat Ratification Item Information.

Please contact me with any questions regarding this item at 850-300-7565.

OEV Retreat Ratification Item Information

During the County's 2017 Retreat, the County Administrator provided an update on the County's progress towards each priority area's bold goals and five-year targets, including the ongoing efforts to achieve these stretch goals. As part of the update, staff recommended revising the Economy five-year target to regarding job creation. The Board voted to accept the update on Leon County's progress towards the FY 2017 – FY 2021 bold goals and targets and revised the Economy five-year target to:

“Co-Create 500 Entrepreneur Ventures and ~~5,500~~ 11,500 New Jobs, including ~~200~~ 400 High-Wage Jobs.”

Staff also provided an analysis detailing the strong market trends in 2016, followed by another healthy year to date in 2017, which has allowed the local economy to fully recover from the Great Recession that began eight years ago. The recommended adjustments to the five-year targets approved by the Board during the Retreat account for the strong growth that has occurred over the past two years along with a leveling-off period and return to modest growth patterns. In light of the strong economic output of late, the Board requested additional information on industry sector growth during this unprecedented recovery period.

In order to provide the information requested by the Board in a timely fashion, a different data source was utilized to gather industry specific employment figures as shown in Table #1. Whereas the employment figures provided during the Retreat reflected Leon County specific data, the industry sector data is only available for the Tallahassee Metropolitan Statistical Area at this time. Consistent with the time period presented at the Board Retreat, Table #1 presents employment data from January 2016 through the end of the third quarter of 2017 (end of September 2017).

**Table #1: Private Sector Employment Growth in the Tallahassee MSA,
January 2016 through September 2017**

Industry Sector	Employment Change	Percent Change
<i>Professional & Business Services</i>	1,900	9.6%
<i>Construction</i>	700	9.6%
<i>Trade, Transportation & Utilities</i>	1,300	5.4%
<i>Financial Activities</i>	400	5.4%
<i>Leisure & Hospitality</i>	400	2.3%
<i>Education & Health Services</i>	1,000	4.7%
<i>Other Services</i>	1,400	13.7%
<i>Total Private</i>	6,600	5.7%

Total private employment in the Tallahassee Metropolitan Statistical Area grew 5.7% between January 2016 and the end of the third quarter 2017 (September), adding 6,600 jobs over the period. The movement of people and business into Tallahassee-Leon County and improving general economic conditions encouraged capital investment and construction spending. The four private industries that contributed the most to the Tallahassee MSA's private sector employment growth between January 2016 and September 2017 include:

Professional and Business Services: Employment up 9.6% (1,900 jobs). This sector was the leading private sector contributor to the Tallahassee MSA's employment growth over the past seven quarters. Professional and Business Services had an average monthly employment of 21,576 and accounted for about 17.4% of the MSA's private sector employment. Professional and Business Services accounts for approximately 12-13% of Tallahassee MSA's total Real GDP.

Other Services: Employment up 13.7% (1,400 jobs). Other Services include establishments engaged in providing services not specifically provided for elsewhere in the industry classification system. Some examples include equipment repairing, dry cleaning and laundry services, personal care services, pet care services and dating services. Other Services had an average monthly employment of 10,190 during the period and accounted for about 8.2% of the MSA's private sector employment. Other Services accounts for approximately 3-4% of Tallahassee MSA's total Real GDP.

Trade, Transportation, and Utilities: Up 5.4% (1,300 jobs). Trade, Transportation, and Utilities had an average monthly employment of 25,952 during the period accounting for 21.0% of total private sector employment. Trade, Transportation, and Utilities together account for approximately 12-13% of Tallahassee MSA's total Real GDP.

Education and Health Services: Employment increased 4.7% (1,000 jobs). Education and Health Services had an average monthly employment of 23,043 and accounted for 18.6% of private sector employment. Education and health services typically account for about 12-14% of Tallahassee MSA's total Real GDP.

**Leon County
Board of County Commissioners**

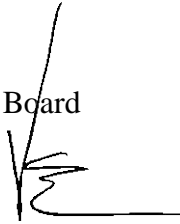
Notes for Agenda Item #9

Leon County Board of County Commissioners

Agenda Item #9

February 27, 2018

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: FY 2017-2018 County Grant Program Leveraging Status Report

Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Scott Ross, Director, Office of Financial Stewardship
Lead Staff/ Project Team:	Tim Barden, Budget Manager Eryn D. Calabro, Senior Management & Budget Analyst

Statement of Issue:

Acceptance of the FY 2017-2018 grant leveraging status report. Throughout the fiscal year, the County has applied for and received grant funding supporting County projects and initiatives. Semi-annually a status is prepared to keep the Board apprised of the County grants program and leveraging efforts.

Fiscal Impact:

This item does not have a fiscal impact; however, it details the County's ability to leverage available grant funds. The County's total existing grant awards equal \$29.3 million with a local match of \$9.6 million. The County has recently received significant grant funding to support the upgrade or elimination of septic tanks in the Primary Springs Protection Zone which require a one-to-one dollar match. With this matching requirement the County's total grant leverage ratio is \$3:1; excluding the septic related, grants the leveraging ratio is \$13:1.

Staff Recommendation:

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

Report and Discussion

Background:

Traditionally, the County has aggressively sought state and federal grant funding to support County projects and initiatives and has achieved considerable success in leveraging County dollars. The Office of Management and Budget (OMB) coordinates with department liaisons and actively seeks grant funding opportunities throughout the fiscal year. This report represents a summary of grant activities during FY 2017-2018.

Analysis:

The Office of Management and Budget regularly seeks, receives and reviews grant opportunities; actively accesses resources, and identifies new resources, for grants; and disseminates grant opportunities to County Departments as well as external partners. The County's partnership with Patton Boggs also garners access to recently announced federal funding opportunities. The following narrative describes the major areas of grant activity in FY 2017-2018.

Health Care

On July 11, 2017 the Board approved support for the Bond Community Health Center (Bond) and the Neighborhood Medical Center (NMC) request for letters of support and commitment to provide match funding in the amount of \$139,030 and \$131,201, respectively to allow them access to Low Income Pool (LIP) funds. LIP funds are federal dollars available to hospitals, rural health clinic, and federally qualified health centers (FQHCs) to assist with primary healthcare services for the uninsured. The LIP funds are administered by the Florida Agency for Health Care Administration (AHCA). In accordance with the criteria, Leon County advanced the requested funding from the FY2018 allocation, to AHCA via an Intergovernmental Transfer in October 2017. AHCA will advance Bond and NMC the LIP funds, a combined total of \$440,903 (\$223,216 and \$210,646, respectively), along with the County's match funds.

Leon County continues to engage its community partners to ensure County residents have access to quality healthcare that meets the industry standard. In keeping with this commitment, the Board previously approved the Apalachee Center's request for a letter of support and commitment to provide \$150,000 in match funding over a five-year period (FY2017-2021) to secure \$1.5 million from the State to establish a Central Receiving Facility (CRF). The CRF, housed on the Apalachee Center campus, began operating in June, 2017 and serves as the single point of entry for multiple behavioral health providers. CRF staff conducts initial assessments and triage, as well as provide case management and related services, including jail diversion programs for individuals with mental health or substance abuse disorders.

Primary Spring Protection/Sewer Systems

To support the upgrade or elimination of septic tanks in the Primary Springs Protection Zone, Leon County has aggressively pursued state grants to convert septic tanks to sewer systems. In partnering with the Florida Department of Environmental Protection, Northwest Water Management District and the City of Tallahassee, the County received funding for the Woodside Heights subdivision which at build-out will eliminate approximately 200 septic tanks. In

building on these relationships, Leon County has been awarded a \$1.5 million Springs Restoration Grant for the Woodville Septic to Sewer Project which requires a \$1.5 million local match.

In addition, the County recently received a grant award in the amount of \$750,000 from the Northwest Florida Water Management District (NFWFMD) Springs Restoration Grant Program involving the construction of passive onsite sewage treatment and disposal systems in the Wakulla Basin Management Action Plan

On February 13, 2018, the Board approved acceptance of two Florida Department of Environmental Protection Springs Restoration grants totaling \$4.5 million for sewer system projects in the Northeast Lake Munson and Belair/Annawood neighborhoods located in the primary springs protection zone. The two grants require a \$4.5 million in local match.

Furthermore, at the February 13, 2018 meeting, the Board authorized staff to pursue long-term septic upgrade/elimination grant funding offered by the Florida Department of Environmental Protection (DEP) to further reduce nitrogen levels in the primary spring protection zone. Contingent upon legislative appropriation, DEP anticipates being able to provide Leon County and additional \$20.4 million through 2024 for waste water projects. These grants would be matched dollar for dollar from the County's share of the Blueprint 2020 Water Quality and Stormwater Improvement sales tax projects. This would commit \$26.4 million of the \$42.5 million in Blueprint 2020 water quality funding to waste water treatment.

Hurricanes Hermine and Irma

All costs for reimbursement associated with Hurricane Hermine have been obligated by FEMA. The total project close-out costs from Hurricane Hermine are \$11.4 million dollars of which \$9.4 million is the federal share. The State and the County matches are equal at \$1.01 million each. In total, the County anticipates to be reimbursed \$10.4 million. To date, the County has received \$6.7 million in combined Federal and State reimbursement. Staff anticipates final reimbursements and project close-out in the spring and summer of FY 2018.

Currently, the County is awaiting the status of two applications undergoing final review with the Florida Division of Emergency Management (FDEM) for the Hazard Mitigation Grant Program related to Hurricane Hermine. If funded, the applications seek to assist with the elevation of a home that has had repeated flood loss and the acquisition and demolition of a home. Total grant dollars requested for both projects, inclusive of a required 25% local match, amounts to approximately \$216,279. The County recently received notification that the FDEM has awarded \$95,857 for the acquisition and demolition project. Approval of this grant will come under a separate agenda item for the March 27th Board meeting. If approved, this grant will appear on the next quarterly grant leveraging report.

Leon County is currently working with FEMA to seek reimbursement for costs associated with the impacts of Hurricane Irma. Current storm damage estimates reflect that the cost to the County was \$1.4 million. Preliminary estimates indicate that the County will be reimbursed between \$1.0 and \$1.2 million depending on final reconciled costs.

Emergency Medical Services

At the February 27th meeting, pending Board approval of the acceptance of a grant in the amount of \$15,000 from Big Bend Healthcare Coalition to the Emergency Medical Services Division, the grant will be used for the replacement of non-serviceable and expired mass casualty equipment and supplies necessary to support a mass casualty medical response to significant events occurring within Leon County.

Emergency Management

The State of Florida, Division of Emergency Management, as the pass-through entity for this federal funding, awarded \$107,912 for the State Homeland Security Grant to Leon County effective through August 31, 2019. The grant requires no local matching and funds will be accepted on a quarterly reimbursement basis.

The Homeland Security Grant Program is designed to assist the County in facilitating the administration of the County's Emergency Management functions in support of the State Domestic Security Strategic Plan. A few requirements of the grant include the following:

- Planning - The project supports the creation, distribution, and access to comprehensive emergency management plans, Incident Action Plans, and continuity of operations plans.
- Operations Coordination & Information Sharing – The project supports emergency management coordination and will aid teams in integrating with other local emergency centers since all of the facilities will have a common operational picture. The system will support a common operational picture between regional emergency operations centers.
- Resource Management – The project will support the collaboration and coordination of resources (personnel, equipment, volunteer, and donations) during times of emergency.

This grant allocation, as an approved project of the Domestic Security Coordinating Group, will fund the following:

- Sustainment of the WebEOC License held by Leon County,
- Build-out of Geographic Information System (GIS) capabilities of the program,
- Implementation of information management modules within the software.

Veteran's Services

In support of our local Veterans, the County annually contributes \$10,000 towards the North Florida Veterans Stand Down. Leon County partners with multiple organizations to organize the Veterans Stand Down event, every year, in April. OMB notified Veteran Services that the Department of Labor (DOL) released a funding announcement, January 4, 2018, of funds set aside from the Homeless Veterans' Reintegration Program (HVRP) budget to award Stand Down grants. DOL Stand Down funding is non-competitive and awarded on a first-come first serve basis. At the recent Stand Down planning meeting, the lead agency indicated that they have applied for the DOL funding. The maximum award amount is \$7,000 for a one day event and \$10,000 for a multi-day event. Notification is anticipated within 90 days of application submission. If awarded, this funding would help leverage the \$10,000 County contribution.

To keep the Board fully apprised of the success of the County's efforts relating to grants, the following reports are submitted covering the first half of the FY 2017-2018:

- Grants Leveraging Report (Attachment #1). This report shows a cumulative total for FY 2017-2018 and displays the project name, the County dollars required to match the grant, the grant dollars allocated to the project, and comments relating to the grant, such as funding source.
- Grants Received Report (Attachment #2). This report shows the grants that have been received during the fiscal year, the name of the project and the amount of the grant.

OMB continues to pursue and manage grants, and coordinate grant related items as necessary to meet the requirements of Leon County. In addition, identified grant opportunities that may be valuable to external partners and agencies that receive County funds, are forwarded along to further assist in leveraging local dollars and enhancing programs and services for Leon County residents.

Options:

1. Accept the FY 2017-2018 County Grant Program Leveraging Status Report.
2. Do not accept the FY 2017-2018 County Grant Program Leveraging Status Report.
3. Board direction.

Recommendation:

Option #1.

Attachments:

1. Leon County Grants Program
2. New Grants Received Report

TABLE 1: LEON COUNTY GRANTS PROGRAM
GRANTS LEVERAGING SUMMARY - FY2017/2018

PROJECT	Co. Match	Grant	Total	Balance to date	Comments
Administration - Emergency Management					
Emergency Management Base Grant - Federal	60,750	86,979	147,729	86,979	FL Dept. of Emergency Management
Emergency Management Base Grant - State	60,750	105,806	166,556	105,806	FL Dept. of Emergency Management
Emergency Management SHSGP Federal	0	58,000	58,000	58,000	FL Dept. of Emergency Management
Emergency Management SHSGP Federal	0	107,912	107,912	107,912	FL Dept. of Emergency Management
FEMA Reimbursements for Hurricane Hermine	1,014,461	10,443,718	11,458,179	6,700,836	FL Dept. of Emergency Management
subtotal	1,135,961	10,802,415	11,938,376		
Development Support & Env. Management					
Storage Tank Program	0	112,500	112,500	112,500	FL Dept. of Environmental Protection
subtotal	0	112,500	112,500		
Human Service & Comm. Partnerships - Housing					
SHIP 2014-2017 (Fund 124)	0	440,647	440,647	42,883	FL Housing Finance Corp.
SHIP 2015-2018 (Fund 124)	0	879,466	879,466	509,108	FL Housing Finance Corp.
SHIP 2016-2019 (Fund 124)	0	636,425	636,425	620,721	FL Housing Finance Corp.
SHIP Disaster Fund (Fund 124)	0	302,517	302,517	287,821	FL Housing Finance Corp.
SHIP Housing Counseling Fund (Fund 124)	0	13,899	13,899	13,899	FL Housing Finance Corp.
Florida Hardest Hit Program	0	8,146	8,146	8,146	FL Housing Finance Corp.
CDBG Housing Rehabilitation	0	750,000	750,000	513,574	FL Department of Economic Opportunity
subtotal	0	3,031,100	3,031,100		
Intervention and Detention Alternatives					
Byrne Grant - Enhanced Pretrial	0	40,000	40,000	40,000	FL Dept. of Law Enforcement - JAG
Slosberg Driver Education Act	0	167,443	167,443	167,443	\$3 civil traffic penalty for Drivers' Ed.
subtotal	0	207,443	207,443		
Judicial					
Drug Court	0	50,907	50,907	50,907	DCF - managed by Court Administration
Veterans Court	0	125,000	125,000	125,000	Court Administration
subtotal	0	50,907	50,907		
Library Services					
Library E-Rate Program	0	33,684	33,684	33,684	FCC funding
Patron Donation - Library	0	120,589	120,589	120,589	Individual patron donations
Capelouto Donation	0	10,000	10,000	2,560	Holocaust educational material
Friends Literacy Contract	0	50,553	50,553	50,553	501 (C)(3) donation
Friends Endowment - 2005	0	157,692	157,692	157,692	501 (C)(3) donation
Van Brunt Library	0	82,222	82,222	82,222	Proceeds from Caroline Van Brunt Estate
subtotal	0	454,740	454,740		

TABLE 1: LEON COUNTY GRANTS PROGRAM
GRANTS LEVERAGING SUMMARY - FY2017/2018

PROJECT	Co. Match	Grant	Total	Balance to date	Comments
PLACE					
Tallahassee Community College (Leon Works)	0	100,000	100,000	46,099	FL legislature through TCC
subtotal	0	100,000	100,000		
Primary Healthcare					
Bond Community Health Center Low Income Pool Program	139,030	223,216	362,246	223,216	Agency for Health Care Administration
Neighborhood Medical Center Low Income Pool Program	131,201	210,646	341,847	210,646	Agency for Health Care Administration
Apalachee Center Central Receiving Facility	150,000	1,500,000	1,650,000	1,500,000	FL Dept of Children and Families
subtotal	420,231	1,933,862	2,354,093		
Public Safety - Emergency Medical Services					
Equipment	0	60,168	60,168	60,168	FL Dept. of Health
Matching Grant M5055	10,789	32,366	43,155	32,366	FL Dept. of Health
Equipment and supplies	0	15,000	15,000	15,000	BBHCC
subtotal	10,789	92,534	103,323		
Public Works					
Big Bend Scenic Byway - Phase 2	18,314	765,817	784,131	765,817	FL DOT & Community/County Matches
Mosquito Control	0	53,034	53,034	53,034	Mosquito control activities
Magnolia Drive Phase 1 Multi-use Trail	0	861,802	861,802	6,274	FL Dept. of Transportation
Southwood Payment - Woodville Highway	0	151,001	151,001	50,178	Proportionate Share Payment
Robinson Road Flood Relief (legislative appropriation)	0	350,000	350,000	12,905	FL Dept. of Environmental Protection
Woodville Heights Sewer (legislative appropriation)	0	75,000	75,000	16,247	FL Dept. of Environmental Protection
Woodside Heights - Septic to Sewer	2,000,000	2,450,000	4,450,000	2,450,000	Northwest FL Water Management District
Woodville Sewer (design grant)	1,500,000	1,500,000	3,000,000	1,500,000	FL Dept. of Environmental Protection
Old Bainbridge Road from N. Monroe to Gadsden Line	0	48,750	48,750	48,750	FL Dept. of Transportation
Old Bainbridge Road at Knots Lane	0	54,321	54,321	54,321	FL Dept. of Transportation
Springs Advanced Septic Pilot Project	0	750,000	750,000	750,000	Northwest FL Water Management District
Belair-Annawood Septic to Sewer Grant	1,750,000	1,750,000	3,500,000	1,750,000	FL Dept. of Environmental Protection
NE Lake Munson Septic to Sewer Grant	2,750,000	2,750,000	5,500,000	2,750,000	FL Dept. of Environmental Protection
subtotal	8,018,314	11,559,725	19,578,039		
Resource Stewardship					
Community Foundation of North Florida	0	1,000	1,000	425	Annual wreath at the WWII Memorial
BP Horizon Oil Spill	0	746,693	746,693	626,693	BP
Miccosukee Greenway	0	271,988	271,988	165,187	FL Dept. of Environmental Protection
subtotal	0	1,019,681	1,019,681		
TOTALS	9,585,295	29,264,907	38,850,202		

TABLE 2: NEW GRANTS RECEIVED REPORT				
FY 2017-2018				
PROJECT	BUDGET			COMMENTS
	Grant	Match	Total	
Emergency Management SHSGP Federal	\$107,912	\$0	\$107,912	FL Dept. of Emergency Management
Bond Community Health Center LIP Program	\$223,216	\$139,030	\$362,246	Agency for Health Care Administration
Neighborhood Medical Center LIP Program	\$210,646	\$131,201	\$341,847	Agency for Health Care Administration
Apalachee Center Central Receiving Facility	\$1,500,000	\$150,000	\$1,650,000	FL Dept of Children and Families
Equipment and supplies	\$15,000	\$0	\$15,000	BBHCC
Springs Advanced Septic Pilot Project	\$750,000	\$0	\$750,000	Northwest FL Water Management District
Belair-Annawood Septic to Sewer Grant	\$1,750,000	\$1,750,000	\$3,500,000	FL Dept. of Environmental Protection
NE Lake Munson Septic to Sewer Grant	\$2,750,000	\$2,750,000	\$5,500,000	FL Dept. of Environmental Protection
FEMA Reimbursements for Hurricane Hermine	\$10,443,718	\$1,014,461	\$11,458,179	FL Dept. of Environmental Protection
Total	\$17,750,492	\$5,934,692	\$23,685,184	

**Leon County
Board of County Commissioners**

Notes for Agenda Item #10

Leon County Board of County Commissioners

Agenda Item #10

February 27, 2018

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: 2017 Concurrency Management Annual Report

Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator David McDevitt, Director, Development Support & Environmental Management
Lead Staff/ Project Team:	Ryan Culpepper, Director, Development Services Division Ryan Guffey, Concurrency Management Planner

Statement of Issue:

This agenda item presents the 2017 Concurrency Management Annual Report as required by section 10-3.106(d) of the Leon County Code of Laws. As outlined in the Comprehensive Plan, the contents of the annual report provide the status of the capacity and levels of service of public facilities in Leon County.

Fiscal Impact:

This item has no fiscal impact to the County.

Staff Recommendation:

Option #1: Accept the 2017 Concurrency Management 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 Code of Laws requires that an annual status report, as outlined in Policy 1.6.3(7)(a) of the Capital Improvements Element of the Tallahassee-Leon County Comprehensive Plan, be provided to the Board.

The Capital Improvements Element of the Tallahassee-Leon County Comprehensive Plan identifies several programs to be adopted by the County to ensure the goals, objectives and policies established in that element will be maintained. One of the programs identified is the Concurrency Implementation and Monitoring System. A component of the Concurrency Monitoring System is an annual report summarizing the actual capacity and forecasting the projected capacities of each of the seven concurrency facilities (roadways, solid waste, parks and recreation, stormwater management, sanitary sewer, potable water, and mass transit) for the next five years.

The County has sole jurisdiction over the provision of solid waste disposal services and park facilities countywide. The City of Tallahassee provides services through either interlocal 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. It also includes an evaluation of the actual LOS standards adopted in the Capital Improvements Element (Policy 1.1.3) of the Tallahassee-Leon County Comprehensive Plan.

As of June 6, 2008, school concurrency became effective in Leon County; however, Florida Statute 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 residential development within Leon County for impacts to the school system. Mitigation is required for any project that causes the LOS standard for a school or schools to be exceeded.

Analysis:

The following is a brief summary of the 2017 Concurrency Management Annual Report outlining the public facilities:

- 1) *Roadways:* There are 448 roadway segments monitored in the Concurrency Management System (CMS) (Attachment #2). Eleven county road segments are exceeding the LOS standard (Attachment #3). Nine county road segments exceeding the LOS standard are based on committed demand, not trips currently on the road. The remaining two county road segments are exceeding the LOS standard based on traffic counts. One is a canopy road with planned safety improvements but limited options to enhance capacity and the other is a rural roadway that primarily serves residential commuters during peak hours.

- 2) *Solid Waste:* The operation of the Gum Road Transfer Station continues to allow the CMS to meet solid waste LOS requirements by analyzing solid waste for each new development, rather than projecting landfill capacities.
- 3) *Parks and Recreation:* Attachment #4 contains a list of parks and recreation facilities within Leon County. The LOS Standard for Regional Parks and Area Parks has been met and will provide sufficient capacity to serve the existing population needs of Leon County.
- 4) *Stormwater:* Stormwater LOS is met when the project meets the permitting requirements of the Environmental Management Act.
- 5) *Sanitary Sewer:* Both the City and Talquin Electric Cooperative have capacity in their sanitary sewer facilities to serve existing development for the foreseeable future.
- 6) *Potable Water:* Potable water capacity will be available for new development contingent on the proximity of the development to existing water service.
- 7) *Mass Transit:* Mass transit service to County residents within the Urban Service Area meets the adopted LOS, and is expected to continue to do so for the next five years.

The current County and City concurrency systems are based on statutory requirements adopted in 1985 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 2017 Concurrency Management Annual Report, Phase One of the Alternative Mobility Funding Systems Study is anticipated to be finalized in March 2018.

Options:

1. Accept the 2017 Concurrency Management Annual Report.
2. Do not accept the 2017 Concurrency Management Annual Report.
3. Board direction.

Recommendation:

Option #1.

Attachments:

1. 2017 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**

2017



**LEON COUNTY DEVELOPMENT SUPPORT AND ENVIRONMENTAL
MANAGEMENT
435 NORTH MACOMB STREET, 2nd FLOOR
TALLAHASSEE, FLORIDA 32301
850-606-1300
WWW.LEONPERMITS.ORG**

Executive Summary**Transportation System Deficiencies:**

There are 448 segments within the Concurrency Management System (CMS). The segments noted reflect all functionally classified segments which have an LOS established in the Comprehensive Plan. Eleven county road segments are operating exceeding the LOS standard. Nine county road segments are exceeding the LOS standard based on committed demand, not trips currently on the road.

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/day

Parks and Recreation:

Regional Parks: The LOS Standard for regional parks is 8 acres per 1,000 population. Currently, regional parks comprise 14.14 acres 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. Leon County provides 2.32 acres per 1,000 population, or 840 acres. Leon County is meeting the LOS Standard for area parks.

Water and Sewer Facilities:

City of Tallahassee Utilities (Water) – 84,783 residential and commercial service points.

City of Tallahassee Utilities (Sewer) – 72,614 residential and commercial service points.

Talquin Electric (Water) – 9,759 Parcels Served

Talquin Electric (Sewer) – 4,738 Parcels Served

Septic Tanks (est. from Florida Department of Health) – 38,673

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, when 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 p.m. 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 Urban Service Area and south of U.S. 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.		

Capacity Constrained Facilities

In response to the increasing number of facilities that are classified as over-capacity and the limited means to address these capacity constraints, the Tallahassee-Leon County Comprehensive Plan allows some roadway segments classified as capacity constrained to be eligible for a commensurate mitigation contribution to be utilized for concurrency approval for projects that significantly impact these segments. Capacity constrained segments are segments with any of the following characteristics:

1. The improvement that would otherwise resolve the deficiency is not feasible due to environmental constraints (such as canopy roads), 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 on a temporary, limited basis.

In the Leon County Concurrency Management System (CMS), the segments of North Monroe from Sessions to Fred George, Faulk/Perkins to Fred George, and Old Bainbridge Road from Fred George to Capital Circle are identified as a 'Capacity Constrained'.

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 19, 2018), 6 segments had an adopted LOS of 'B', 193 segments had an adopted LOS of 'C', 208 had an adopted LOS of 'D', and 41 segments had an adopted LOS of 'E.' Of the 448 segments monitored in the Concurrency Management System, eleven (11) county roads are exceeding the adopted LOS in either the peak or non-peak direction. Two of the eleven (11) county road segments are exceeding the adopted LOS or overcapacity based on existing traffic flow, i.e., as determined by actual traffic counts. The remaining nine (9) segments are exceeding the adopted LOS due to the reservation of capacity associated with new projects or projects that are vested/exempted from the Comprehensive Plan. Available capacity is defined as the capacity of a road segment taking into consideration the existing traffic counts, the vested trips assigned to the segment and the approved projects that would be using the segment.

Attachment #2 identifies the current condition of every road monitored in the 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. A list of roadway segments exceeding the LOS standard is included as Attachment #3.

ALTERNATIVE MOBILITY FUNDING SYSTEMS STUDY

The Consultants for the Tallahassee-Leon County Alternative Mobility Funding Systems Study (AMFSS) are preparing to submit Phase One of the study, which consists of: the existing conditions, projected growth and future travel demand analysis and concluding recommendations regarding alternatives to the current traffic concurrency system. A Public Involvement Plan was prepared and accepted by the City of Tallahassee and Leon County that included extensive public outreach. Over the course of six months, the Consultants conducted over 50 stakeholder interviews, hosted a table at the Downtown Market in Tallahassee, administered a two-part Charrette, solicited both stakeholder and community surveys, and presented information at a Network of Entrepreneurs and Business Advocates (NEBA) meeting. Phase One of the Alternative Mobility Funding Systems Study is anticipated to be finalized in March 2018.

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 the year 2017, 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-eight (38) 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).

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 14.14 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 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 acquired the Robinson Road Passive Park and the Orchard Pond Trail in 2016.

STORMWATER

Drainage is considered a concurrency facility by the Growth Management Act. 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. A Performance-Based LOS is focused on meeting the goals of the Environmental Management Act (E.M.A.). The E.M.A. was developed in conjunction with input from various entities, which commenced with an initial directive from the Board of County Commissioners, followed by staff working with diverse parties representing a wide spectrum of the community. In conjunction with all the stakeholders' feedback, performance expectations were specified within the E.M.A. Parameters (Expectations) covering Stormwater Quality (aka Stormwater Treatment Standards), Stormwater Quantity (aka Stormwater Rate and Volume Standards), Environmental Sensitive Areas protections (Wetlands, Watercourses, Water-bodies, Lakes Special Development Zones, Karst Features, etc...) were specifically stated as part of the initial Performance Expectations Development Phase.

All proposed development activities are subject to the above E.M.A. ordinances (Performance Expectations), and 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. This has a goal of verifying 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 on both the State and local level. In general, on-site wells furnish County residents outside the Urban Services Area (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 of the Utilities of 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

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 approximately 84,783 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 9,759 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 use on-site systems, i.e. 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 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 72,614 customers with sewer service in the City and County.

Talquin Electric Cooperative will 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 4,738 parcels are served by Talquin Electric for sewer service and 9,759 parcels for water service. The most recent estimate of the number of septic tanks in Leon County is 38,673 (Source: Tallahassee-Leon County GIS).

MASS TRANSIT

Two routes provide service to 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-n-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 at the north along U.S. 27 from the interstate to Fred George Road.

StarMetro has poured 100 concrete pads at stops across the fixed route system in order to install a combination of shelters and benches to better serve our customers. StarMetro will begin installing shelters and benches in January 2017. StarMetro is also working with the developer of the Welaunee property to have two site specific transit amenities installed on their property. In

addition, StarMetro developed the Park route to provide greater access to the Governors Square Mall and the new commercial development at Park and Magnolia.

The Lake Jackson FLEX route serves Northwest Leon County. 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 pm), and generates approximately 300 trips per month.

Following the success of the Lake Jackson FLEX route, StarMetro developed a similar route on the southside 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 200 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 will connect 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.

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 fees in these areas are used in the following manner: 80% roadway improvements and 20% for bicycle, pedestrian, and transit projects. County-wide, there are approximately 58.7 miles of bicycle lanes and 120.9 miles of roadway shoulder for bicycle use. Currently, there are approximately 106.3 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 Intergovernmental Agency also implements bicycle and pedestrian facility projects leveraging funds from the Leon 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 for all new residential projects. The Leon County School Board provides an analysis, based on the application. School Impact Analysis Forms are reviewed at a formal meeting of the School Board, which makes all school-concurrency-related determinations. DSEM coordinates mitigation on projects that exceed available capacity.

SUMMARY

Currently, eleven (11) county roads are exceeding the LOS standard. Nine (9) of the county roads exceeding the LOS standard are based on committed demand, not trips currently on the road (Attachment #3).

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 be met for the future based on the LOS.

The Board adopted a performance-based LOS for stormwater in Policy 1.52. of the Stormwater Element of the Tallahassee-Leon County Comprehensive Plan. All proposed development must meet these performance standards as part of the site and development plan process and are verified through follow-up inspections and three year operating permit.

Talquin Electric and the City of Tallahassee provide potable water to Leon County residents. Both entities have sufficient potable water for the foreseeable future. New developments are reviewed for proximity to existing water service during the site and development plan process.

The Water and Sewer Agreement may require residents within certain portions of the USA to utilize sanitary sewer. The City of Tallahassee and Talquin Electric are meeting the current LOS for sanitary sewer at this time.

One focus of the Capital Region Transportation Planning Agencies' Regional Mobility Plan is provision of bicycle and pedestrian facilities. Some concurrency mitigation fees are spent on these transportation alternatives. The Tallahassee-Leon County Planning Department, Leon County Public Works, the City of Tallahassee, the Florida Department of Transportation, and the Blueprint Intergovernmental Agency provide either planning or funding for bicycle lanes and sidewalks.

According to officials from the Springhill Landfill in Jackson County, there is sufficient capacity in the landfill to service Leon County for thirty eight (38) 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. Many developers are making their projects more transit ready.

CONCURRENCY ROADWAY INVENTORY

2017 Concurrency Annual Report
Attachment #2
Page 1 of 22



Volume to Capacity > 110%
Volume to Capacity 100-110%
Volume to Capacity 80-100%

				A								
				D								
				O								
				P								
				T.								
				L								
				O								
				S	Cap	Vol.	Projects	Projects	Dem.	Dem.	Cap.	Ratio
Seg#	Road	Segment	Dir									
10100	Acadian Boulevard	Weems to Sabine	EB	E	900	1	29	0	29	30	870	3.33%
10101	Acadian Boulevard	Sabine to Weems	WB	E	450	1	0	0	0	1	449	0.22%
10130	Acadian Boulevard	Sabine to Fallschase	EB	E	1420	1	15	0	15	16	1404	1.13%
10131	Acadian Boulevard	Fallschase to Sabine	WB	E	1420	1	3	0	3	4	1416	0.28%
11440	Aenon Church Road	Sullivan to Blountstown	NB	D	740	63	2	0	2	65	675	8.78%
11441	Aenon Church Road	Blountstown to Sullivan	SB	D	740	45	3	0	3	48	692	6.49%
11450	Aenon Church Road	Blountstown to Gum	NB	D	740	119	19	262	281	400	340	54.05%
11451	Aenon Church Road	Gum to Blountstown	SB	D	740	337	6	194	200	537	203	72.57%
11460	Aenon Church Road	Gum to Tennessee	NB	D	740	227	0	226	226	453	287	61.22%
11461	Aenon Church Road	Tennessee to Gum	SB	D	740	185	3	33	36	221	519	29.86%
12840	Apalachee Parkway	Conner Ext. to Williams Road	EB	D	1960	876	233	4	237	1113	847	56.77%
12841	Apalachee Parkway	Williams Road to Conner Ext.	WB	D	1960	975	298	45	343	1318	642	67.25%
12860	Apalachee Parkway	Williams Road to Chaires	EB	D	2800	328	103	19	122	450	2350	16.06%
12861	Apalachee Parkway	Chaires to Williams Rd	WB	D	2800	756	16	52	68	824	1976	29.42%
12880	Apalachee Parkway	Chaires to Jefferson County	EB	C	2800	454	75	5	80	534	2266	19.06%
12881	Apalachee Parkway	Jefferson County to Chaires	WB	C	2800	183	10	0	10	193	2607	6.89%
13150	Arendell Way	Mahan to Miccosukee	NB	D	1120	22	40	41	81	103	1017	9.23%
13151	Arendell Way	Miccosukee to Mahan	SB	D	1120	9	17	4	21	30	1090	2.66%
13460	Balkin Rd	Capital Circle to Ballard	EB	E	660	39	0	6	6	45	615	6.82%
13461	Balkin Rd	Ballard to Capital Circle	WB	E	324	87	0	2	2	89	235	27.47%
13470	Ballard Rd	Balkin to Rainbow	NB	D	740	37	0	4	4	41	699	5.51%

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	Volume to Capacity > 110%
	Volume to Capacity 100-110%
	Volume to Capacity 80-100%

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				S	Cap	2017 Actual Pm. Pk Hr. Dir.	Demand from Approved Concurrence	Demand from Exempt & Vested	Total Com- mitted Dem.	Total Dem.	Rem. Cap.	V/C Ratio	
15740	Blountstown Highway	Liberty County to Smith Creek	EB	C	430	210	0	0	0	210	220	48.84%	
15741	Blountstown Highway	Smith Creek to Liberty County	WB	C	430	153	15	4	19	172	258	39.94%	
15760	Blountstown Highway	Smith Creek to Ben Stoutamire	EB	C	430	160	2	0	2	162	268	37.67%	
15761	Blountstown Highway	Ben Stoutamire to Smith Creek	WB	C	430	202	19	0	19	221	209	51.40%	
15780	Blountstown Highway	Ben Stoutamire to William's L	EB	C	430	241	2	0	2	243	187	56.51%	
15781	Blountstown Highway	William's Landing to Ben Stou	WB	C	430	263	53	9	62	325	105	75.58%	
15800	Blountstown Highway	William's Landing to Coe's Lar	EB	C	430	243	1	7	8	251	179	58.37%	
15801	Blountstown Highway	Coe's Landing to William's Lar	WB	C	430	379	53	9	62	441	-11	102.56%	
15820	Blountstown Highway	Coe's Landing to Geddie Rd	EB	C	1451	243	25	95	120	363	1088	25.02%	
15821	Blountstown Highway	Geddie Rd to Coe's Landing	WB	C	800	379	59	100	159	538	262	67.25%	
15840	Blountstown Highway	Geddie Rd to Aenon Church R	EB	D	1120	418	17	87	104	522	598	46.61%	
15841	Blountstown Highway	Aenon Church to Geddie Rd	WB	D	1120	740	78	97	175	915	205	81.70%	
15860	Blountstown Highway	Aenon Church to Capital Circle	EB	D	1140	418	46	180	226	644	496	56.49%	
15861	Blountstown Highway	Capital Circle to Aenon Church	WB	D	1140	740	18	103	121	861	279	75.53%	
16000	Bloxham Cutoff	SR 20 to National Forest Rt 36	EB	C	430	86	0	0	0	86	344	20.00%	
16001	Bloxham Cutoff	National Forest Rt 367 to SR 2	WB	C	430	50	0	0	0	50	380	11.63%	
16050	Bloxham Cutoff	National Forest Rt 367 to Wak	EB	C	430	110	0	0	0	110	320	25.58%	
16051	Bloxham Cutoff	Wakulla Co to National Forest	WB	C	430	61	0	0	0	61	369	14.19%	
16830	Bradfordville Road	Thomasville to Velda Dairy	EB	D	720	402	148	22	170	572	148	79.39%	
16831	Bradfordville Road	Velda Dairy to Thomasville	WB	D	720	644	154	12	166	810	-90	112.53%	
16840	Bradfordville Road	Velda Dairy to Pisgah Church	EB	D	720	372	121	22	143	515	205	71.48%	
16841	Bradfordville Road	Pisgah Church to Velda Dairy	WB	D	720	126	150	12	162	288	432	40.03%	

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				S	Cap	Vol.	Committed Demand Projects	Committed Demand Projects	Total Committed Dem.	Total Dem.	Rem. Cap.	V/C Ratio
19281	Bull Headley Rd	Lloyd Cove Rd to Bannerman	SB	D	740	172	6	0	6	178	562	24.05%
23800	Capital Circle	Crawfordville to Woodville	EB	D	1960	538	228	155	383	921	1039	46.99%
23801	Capital Circle	Woodville to Crawfordville	WB	D	1960	1518	325	9	334	1852	108	94.49%
23900	Capital Circle	Crawfordville to Southbrook E	NW	D	1960	538	359	0	359	897	1063	45.77%
23901	Capital Circle	Southbrook Entrance to Crawf	SE	D	1076	1518	133	233	366	1884	-808	175.10%
23950	Capital Circle	Southbrook Entrance to Spring	NW	D	938	636	253	19	272	908	30	96.80%
23951	Capital Circle	Spring Hill to Southbrook Entr	SE	D	1140	399	30	256	286	685	455	60.09%
24350	Capital Circle	Gum to Tennessee	NB	D	2524	1050	286	332	618	1668	856	66.09%
24351	Capital Circle	Tennessee to Gum	SB	D	2667	870	170	314	484	1354	1313	50.77%
24720	Capital Circle	I-10 to Fred George	NB	D	1058	809	143	776	919	1728	-670	163.33%
24721	Capital Circle	Fred George to I-10	SB	D	1471	627	45	494	539	1166	305	79.27%
24740	Capital Circle	Fred George to Old Bainbridge	NB	D	880	777	154	286	440	1217	-337	138.30%
24741	Capital Circle	Old Bainbridge to Fred George	SB	D	880	589	70	83	153	742	138	84.32%
24760	Capital Circle	Old Bainbridge to North Monr	NB	D	880	903	171	401	572	1475	-595	167.61%
24761	Capital Circle	North Monroe to Old Bainbrid	SB	D	880	696	66	49	115	811	69	92.16%
24840	Capitola Road	Chaires to Benjamin Chaires	EB	C	430	143	68	15	83	226	204	52.57%
24841	Capitola Road	Benjamin Chaires to Chaires	WB	C	430	67	0	5	5	72	358	16.67%
24850	Capitola Rd	Benjamin Chaires to Cap Tram	EB	C	430	143	51	15	66	209	221	48.61%
24851	Capitola Rd	Cap Tram/Baum to Benjamin	WB	C	430	67	0	5	5	72	358	16.67%
24860	Capitola Road	Baum to Jefferson County	EB	C	430	143	42	9	51	194	236	45.21%
24861	Capitola Road	Jefferson County to Baum	WB	C	430	67	2	3	5	72	358	16.70%
24880	Cap Tram Rd	Apalachee Pkwy to Capitola	NB	C	430	15	55	0	55	70	360	16.17%

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	Volume to Capacity > 110%
	Volume to Capacity 100-110%
	Volume to Capacity 80-100%

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				S	Cap	2017 Actual Pm. Pk Hr. Dir.	Demand from Approved Concurrency	Demand from Exempt & Vested	Total Com- mitted Dem.	Total Dem.	Rem. Cap.	V/C Ratio	
Seg#	Road	Segment	Dir			Vol.	Projects	Projects					
24881	Cap Tram Rd	Capitola to Apalachee Pkwy	SB	C	430	5		6	1	7	12	418	2.79%
26130	Centerville Road	Pimlico to Bradfordville	NB	D	717	176		35	6	41	217	500	30.21%
26131	Centerville Road	Bradfordville to Pimlico	SB	D	847	76		49	3	52	128	719	15.09%
26150	Centerville Road	Bradfordville to Pisgah	NB	C	430	169		2	0	2	171	259	39.77%
26151	Centerville Road	Pisgah to Bradfordville	SB	C	430	89		35	0	35	124	306	28.84%
26170	Centerville Road	Pisgah to Proctor	NB	C	430	182		12	0	12	194	236	45.12%
26171	Centerville Road	Proctor to Pisgah	SB	C	430	80		30	0	30	110	320	25.58%
26190	Centerville Road	Proctor to Moccasin Gap	NB	C	430	8		6	0	6	14	416	3.26%
26191	Centerville Road	Moccasin Gap to Proctor	SB	C	430	18		0	0	0	18	412	4.21%
26210	Centerville Road (Dirt)	Moccasin Gap to County Line	NB	C	430	8		2	0	2	10	420	2.41%
26211	Centerville Road (Dirt)	County Line N. to Moccasin G	SB	C	430	18		0	0	0	18	412	4.19%
26240	Chaires Crossroads	U.S. 27 to Capitola	NB	C	430	494		168	34	202	696	-266	161.82%
26241	Chaires Crossroads	Capitola to U.S. 27	SB	C	430	279		55	61	116	395	35	91.88%
26260	Chaires Crossroads	Capitola to Buck Lake	NB	C	430	170		85	19	104	274	156	63.67%
26261	Chaires Crossroads	Buck Lake to Capitola	SB	C	430	240		141	56	197	437	-7	101.72%
26280	Chaires Crossroads	Buck Lake to Mahan	NB	C	430	226		112	7	119	345	85	80.13%
26281	Chaires Crossroads	Mahan to Buck Lake	SB	C	430	185		150	15	165	350	80	81.40%
28000	Commonwelth Ext W.	Lowe's/Capital Walk Entrance	EB	D	1140	208		0	0	0	208	932	18.25%
28001	Commonwelth Ext W.	CCNW to Lowes/Capital Walk	WB	D	1140	180		0	0	0	180	960	15.79%
29340	Crawfordville Road	Wakulla Co. to Oak Ridge Rd	NB	C	1130	292		0	0	0	292	838	25.84%
29341	Crawfordville Road	Oak Ridge Rd to Wakulla Co.	SB	C	1130	874		0	7	7	881	249	77.96%
29360	Crawfordville Road	Oak Ridge Rd to SR 61	NB	C	805	1098		70	0	70	1168	-363	145.09%

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Seg#	Road	Segment	Dir	S	Cap	Vol.	Projects	Projects	Projects	Dem.	Total Dem.	Rem. Cap.	V/C Ratio	
29361	Crawfordville Road	SR 61 to Oak Ridge Rd	SB	C	1140	592	41	12	53	645	495	56.60%		
29420	Crawfordville Road	SR 61 to Munson	NB	C	2040	638	0	0	0	638	1402	31.27%		
29421	Crawfordville Road	Munson to SR 61	SB	C	2040	428	69	12	81	509	1531	24.96%		
29460	Crawfordville Road	Munson to Capital Circle	NB	C	2040	764	29	0	29	793	1247	38.87%		
29461	Crawfordville Road	Capital Circle to Munson	SB	C	2040	876	0	26	26	902	1138	44.23%		
29500	Crawfordville Road	Capital Circle to Shelfer	NB	D	1737	521	1	93	94	615	1122	35.41%		
29501	Crawfordville Road	Shelfer to Capital Circle	SB	D	1232	1265	1	62	63	1328	-96	107.80%		
29540	Crawfordville Road	Shelfer to Gaile/Ridge	NB	D	1777	521	0	93	93	614	1163	34.56%		
29541	Crawfordville Road	Gaile/Ridge to Shelfer	SB	D	2226	1265	0	62	62	1327	899	59.62%		
29560	Cromartie Road	Veterans Memorial to Magnolia	WB	C	430	20	4	0	4	24	406	5.58%		
29561	Cromartie Road	Magnolia Road to Veterans Memorial	EB	C	430	35	9	0	9	44	386	10.23%		
29580	Crossway Road	Crawfordville to Shelfer	EB	E	502	69	10	6	16	85	417	16.86%		
29581	Crossway Road	Shelfer to Crawfordville	WB	E	335	24	0	1	1	25	310	7.44%		
29600	Crossway Road	Shelfer to Woodville	EB	D	335	69	0	16	16	85	250	25.37%		
29601	Crossway Road	Woodville to Shelfer	WB	D	502	24	0	0	0	24	478	4.78%		
29620	Crowder Road	Monroe to Lake	NE	D	740	316	13	50	63	379	361	51.19%		
29621	Crowder Road	Lake to Monroe	SW	D	740	281	7	2	9	290	450	39.17%		
29640	Crump Rd	Mahan to Miles Johnson	NB	C	430	349	142	15	157	506	-76	117.68%		
29641	Crump Rd	Miles Johnson to Mahan	SB	C	430	237	40	6	46	283	147	65.73%		
29660	Crump Rd	Miles Johnson to Miccosukee	NB	C	430	209	109	12	121	330	100	76.80%		
29661	Crump Rd	Miccosukee to Miles Johnson	SB	C	430	165	35	0	35	200	230	46.51%		

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Volume to Capacity > 110%
Volume to Capacity 100-110%
Volume to Capacity 80-100%

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				S	Cap	2017 Actual Pm. Pk Hr. Dir.	Committed Demand from Approved Concurrency	Committed Demand from Exempt & Vested Projects	Total Com- mitted Dem.	Total Dem.	Rem. Cap.	V/C Ratio
29680	Crump Rd	Miccosukee to Roberts	NB	C	430	161	62	20	82	243	187	56.45%
29681	Crump Rd	Roberts to Miccosukee	SB	C	430	251	32	3	35	286	144	66.47%
29700	Deerlake Road North	Turkey Run to Golden Eagle W	NB	D	1140	507	2	16	18	525	615	46.05%
29701	Deerlake Road North	Golden Eagle West to Turkey I	SB	D	1140	311	0	13	13	324	816	28.44%
29720	Deerlake Road South	Golden Eagle West to Tekesta	EB	D	1140	74	0	10	10	84	1056	7.40%
29721	Deerlake Road South	Tekesta to Golden Eagle West	WB	D	1140	41	0	18	18	59	1081	5.16%
29740	Deerlake Road East	Tekesta to Kinhega	EB	D	1140	226	0	30	30	256	884	22.46%
29741	Deerlake Road East	Kinhega to Tekesta	WB	D	1140	129	0	18	18	147	993	12.88%
29760	Deerlake Road East	Kinhega to Golden Eagle Dr E	NB	D	1140	144	0	42	42	186	954	16.34%
29761	Deerlake Road East	Golden Eagle Dr E to Kinhega	SB	D	1140	266	0	17	17	283	857	24.82%
29820	Dempsey Mayo Road	Mahan to Miccosukee	NB	D	572	202	81	0	81	283	289	49.48%
29821	Dempsey Mayo Road	Miccosukee to Mahan	SB	D	572	302	110	16	126	428	144	74.82%
32250	Edenfield Road	Mahan to Miccosukee	NB	D	1140	56	7	22	29	85	1055	7.42%
32251	Edenfield Road	Miccosukee to Mahan	SB	D	1140	158	19	54	73	231	909	20.23%
32350	Elgin Road	Wakulla County to Woodville	NE	C	430	55	0	0	0	55	375	12.79%
32351	Elgin Road	Woodville Hwy to Wakulla Co	SW	C	430	71	2	0	2	73	357	16.98%
32850	County Rd 12 (Fairbanks)	Ochlockonee River to Meridian	EB	C	430	69	0	0	0	69	361	16.05%
32851	County Rd 12 (Fairbanks)	Meridian to Ochlockonee Rive	WB	C	430	103	1	1	2	105	325	24.40%
32960	Fallschase Parkway	Acadian Blvd to Mahan Drive	NB	E	1440	1	0	158	158	159	1281	11.02%
32961	Fallschase Parkway	Mahan Drive to Acadian Blvd	SB	E	1440	1	0	480	480	481	959	33.41%
33550	Forward Pass Trail	Pimlico to Whirlaway	NB	D	740	28	0	0	0	28	712	3.78%

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	Volume to Capacity > 110%
	Volume to Capacity 100-110%
	Volume to Capacity 80-100%

Seg#	Road	Segment	Dir	S	Cap	Vol.	Projects	Projects	Dem.	Total Dem.	Rem. Cap.	V/C Ratio
33551	Forward Pass Trail	Whirlaway to Pimlico	SB	D	740	9	0	0	0	9	731	1.22%
34750	Fred George	Capital Circle to Mission	EB	D	676	522	5	141	146	668	8	98.82%
34751	Fred George	Mission to Capital Circle	WB	D	633	145	5	29	34	179	454	28.30%
34950	Fuller Rd	Doris to Livingston	EB	D	740	8	0	0	0	8	732	1.08%
34951	Fuller Rd	Livingston to Doris	WB	D	740	22	0	0	0	22	718	2.97%
37500	Gearhart Rd	Capital Circle to Mission	EB	D	373	104	2	181	183	287	86	77.06%
37501	Gearhart Rd	Mission to Capital Circle NW	WB	D	344	131	0	45	45	176	168	51.20%
37550	Geddie Road	Blountstown to Tennessee	NB	D	740	275	0	0	0	275	465	37.16%
37551	Geddie Road	Tennessee to Blountstown	SB	D	740	232	1	59	60	292	448	39.49%
38450	Grenville	Pisgah to Proctor	NB	C	740	58	0	2	2	60	680	8.09%
38451	Grenville	Proctor to Pisgah	SB	C	740	23	0	1	1	24	716	3.24%
38770	Gum Rd	Aenon Church to Capital Cr.	EB	D	740	14	0	24	24	38	702	5.13%
38771	Gum Rd	Capital Cr. to Aenon Church	WB	D	740	33	0	0	0	33	707	4.46%
40140	County Rd 12 (Iamonia)	Meridian to Beadle	EB	C	430	16	0	8	8	24	406	5.69%
40141	County Rd 12 (Iamonia)	Beadle to Meridian	WB	C	430	32	0	1	1	33	397	7.66%
40160	County Rd 12 (Iamonia)	Beadle to Thomasville	EB	C	430	25	1	8	8	33	397	7.76%
40161	County Rd 12 (Iamonia)	Thomasville to Beadle	WB	C	430	54	0	9	9	63	367	14.74%
40350	Interstate 10	Gadsden County to Capital Cir	EB	B	4320	2063	29	28	57	2120	2200	49.07%
40351	Interstate 10	Capital Circle to Gadsden Cou	WB	B	4320	1265	39	43	82	1347	2973	31.18%
41150	Interstate 10	90 East to Jefferson County	EB	B	4320	2033	203	38	241	2274	2046	52.63%
41151	Interstate 10	Jefferson County to 90 East	WB	B	4320	1056	20	0	20	1076	3244	24.91%

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Volume to Capacity > 110%
Volume to Capacity 100-110%
Volume to Capacity 80-100%

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			Dir									
			2017 Actual Pm. Pk Hr. Dir.									
			Committed Demand Demand Approved Concurrence									
			Committed Demand Exempt & Vested Projects									
			Total Com- mitted Dem.									
			Total Dem.									
			Rem. Cap.									
			V/C Ratio									
Seg#	Road	Segment	Dir	S	Cap	Vol.	Projects	Projects	Dem.	Dem.	Cap.	Ratio
43550	Kinhega Drive	Thomasville to Beech Ridge	NB	D	1140	700	64	91	155	855	285	75.00%
43551	Kinhega Drive	Beech Ridge to Thomasville	SB	D	1140	334	36	39	75	409	731	35.88%
43580	Kinhega Drive	Beech Ridge to Deerlake	NB	D	1140	700	45	89	134	834	306	73.18%
43581	Kinhega Drive	Deerlake to Beech Ridge	SB	D	1140	334	10	38	48	382	758	33.51%
44300	Lake Bradford Road (SW)	Capital Circle to Orange	NB	E	558	87	3	161	164	251	307	44.98%
44301	Lake Bradford Road (SW)	Orange to Capital Circle	SB	E	492	46	9	7	6	52	440	10.57%
45000	Lake Shore, E	Monroe to Sharer Rd	NW	D	1140	159	2	3	5	164	976	14.43%
45001	Lake Shore, E	Sharer Rd to Monroe	SE	D	1140	94	4	14	18	112	1028	9.86%
45100	Lake Shore, N	Meridian to Sharer Rd	NE	D	1140	77	3	4	7	84	1056	7.34%
45101	Lake Shore, N	Sharer Rd to Meridian	SW	D	1140	64	1	0	1	65	1075	5.74%
45850	Livingston Rd	Fuller to Monroe	NB	D	1140	42	0	0	0	42	1098	3.68%
45851	Livingston Rd	Monroe to Fuller	SB	D	1140	19	0	0	0	19	1121	1.67%
46100	Lonnie Rd	Dempsey Mayo to Miccosukee	NB	D	1140	43	51	0	51	94	1046	8.25%
46101	Lonnie Rd	Miccosukee to Dempsey Mayo	SB	D	1140	51	84	55	139	190	950	16.62%
46130	Louvinia	Williams Rd to Louvinia Ct	NB	C	1140	145	20	0	20	165	975	14.47%
46131	Louvinia	Louvinia Ct to Williams Rd	SB	C	1140	258	29	0	29	287	853	25.18%
46150	Louvinia	Louvinia Ct. to Old St Augusti	NB	C	1140	69	20	1	21	90	1050	7.89%
46151	Louvinia	Old St. Augustine to Louvinia	SB	C	1140	193	29	0	29	222	918	19.45%
46170	Louvinia	Old St. Augustine to US 27	NB	D	1140	53	21	0	21	74	1066	6.49%
46171	Louvinia	US 27 to Old St. Augustine	SB	D	1140	56	36	0	36	92	1048	8.07%
46600	Maclay Rd	Meridian to Maclay Blvd	EB	D	1280	374	2	2	4	378	902	29.53%

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	Volume to Capacity > 110%
	Volume to Capacity 100-110%
	Volume to Capacity 80-100%

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			Committed 2017 Actual Pm. Pk Hr. Dir.									
			Demand from Approved Concurrency									
			Demand from Exempt & Vested									
			Total Com- mitted									
			Total Dem.									
			Rem. Cap.									
			V/C Ratio									
Seg#	Road	Segment	Dir	S	Cap	Vol.	Projects	Projects	Dem.	Total Dem.	Rem. Cap.	V/C Ratio
46601	Maclay Rd	Maclay Blvd to Meridian	WB	D	594	458	40	3	43	501	93	84.31%
49150	McCracken Road	Miccosukee Road to Baum Ro	EB	C	780	18	1	24	25	43	737	5.57%
49151	McCracken Road	Baum Road to Miccosukee	WB	C	780	7	3	0	3	10	770	1.28%
50500	Meridian Road	Henderson to Timberlane	NB	D	1058	704	11	28	39	743	315	70.23%
50501	Meridian Road	Timberlane to Henderson	SB	D	922	575	14	1	15	590	332	63.99%
50600	Meridian Road	Timberlane to Maclay	NB	D	1100	319	45	52	97	416	684	37.82%
50601	Meridian Road	Maclay to Timberlane	SB	D	1100	533	10	20	30	563	537	51.18%
50800	Meridian Road	Ox Bottom to Bannerman	NB	D	833	604	26	27	53	657	176	78.87%
50801	Meridian Road	Bannerman to Ox Bottom	SB	D	400	187	17	26	43	230	170	57.50%
50830	Meridian Road	Bannerman to Orchard Pond	NB	D	1100	89	25	7	32	121	979	11.00%
50831	Meridian Road	Orchard Pond to Bannerman	SB	D	1100	47	9	122	131	178	922	16.18%
50860	Meridian Road	Orchard Pond to Georgia	NB	C	1100	101	9	15	24	125	975	11.36%
50861	Meridian Road	Georgia to Orchard Pond	SB	C	1100	62	4	2	6	68	1032	6.18%
52600	Miccosukee Road	Fleischmann to Dempsey Mayo	EB	D	1062	363	43	181	224	587	475	55.27%
52601	Miccosukee Road	Dempsey Mayo to Fleischman	WB	D	413	291	78	86	164	455	-42	110.17%
52700	Miccosukee Road	Dempsey Mayo to Thornton	NE	D	950	177	45	111	156	333	617	35.04%
52701	Miccosukee Road	Thornton to Dempsey Mayo	SW	D	962	199	33	71	104	303	660	31.44%
52750	Miccosukee Road	Thornton to Miles Johnson	NE	D	950	125	69	111	180	305	645	32.10%
52751	Miccosukee Road	Miles Johnson to Thornton	SW	D	962	91	1	71	72	163	800	16.89%
52800	Miccosukee Road	Miles Johnson to Crump	NE	D	950	118	88	36	124	242	708	25.44%
52801	Miccosukee Road	Crump to Miles Johnson	SW	D	680	63	23	0	23	86	594	12.65%

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Volume to Capacity > 110%
Volume to Capacity 100-110%
Volume to Capacity 80-100%

					A		D		O		P		T.		Committed		Committed							
					L		O								2017		Demand		Demand		Total			
															Actual		from		from		Total			
															Pm. Pk		Approved		Exempt		Com-			
															Hr. Dir.		Concurrency		& Vested		mitted		Total	
																	Projects		Projects		Dem.		Dem.	
																							Rem.	
																							Cap.	
																							V/C	
																							Ratio	
Seg#	Road	Segment	Dir	S	Cap	Vol.		Projects		Projects		Dem.		Dem.		Cap.		Ratio						
60320	Old Magnolia Road (Dirt)	Sun Ray to TS Green	NB	C	430	3		38		0		38		41		389		9.43%						
60321	Old Magnolia Road (Dirt)	TS Green to Sun Ray	SB	C	430	6		83		0		83		89		341		20.70%						
60330	Old Plank	Wakulla Co. to Natural Bridge	NB	C	430	20		0		0		0		20		410		4.65%						
60331	Old Plank	Natural Bridge to Wakulla Co.	SB	C	430	30		0		0		0		30		400		6.98%						
60340	Old Plank	Natural Bridge to Goodwin Ce	NB	C	430	41		0		0		0		41		389		9.53%						
60341	Old Plank	Goodwin Cemetary to Natural	SB	C	430	60		0		0		0		60		370		13.95%						
60800	Old St. Augustine	Southwood to Williams	EB	D	430	123		57		11		68		191		239		44.48%						
60801	Old St. Augustine	Williams to Southwood	WB	D	430	75		10		1		11		86		344		19.99%						
60830	Old St. Augustine	Williams to Louvinia	EB	D	430	60		15		3		18		78		352		18.10%						
60831	Old St. Augustine	Louvinia to Williams	WB	D	430	55		0		1		1		56		374		13.01%						
60860	Old St. Augustine (Dirt)	Louvinia to WW Kelley	EB	D	430	171		2		0		2		173		257		40.23%						
60861	Old St. Augustine (Dirt)	WW Kelley to Louvinia	WB	D	430	22		0		0		0		22		408		5.12%						
62430	Orchard Pond Road (Dirt)	Old Bainbridge to Buck Pond	EB	C	430	24		0		141		141		165		265		38.37%						
62431	Orchard Pond Road (Dirt)	Buck Pond to Old Bainbridge	WB	C	430	14		1		9		10		24		406		5.51%						
62460	Orchard Pond Road (Dirt)	Buck Pond to Meridian	EB	C	430	21		1		141		142		163		267		37.91%						
62461	Orchard Pond Road (Dirt)	Meridian to Buck Pond	WB	C	430	12		0		9		9		21		409		4.88%						
62500	Ox Bottom Road	Meridian to Kerry Forest Ext.	EB	D	1100	187		29		12		41		228		872		20.73%						
62501	Ox Bottom Road	Kerry Forest Ext. to Meridian	WB	D	1100	263		10		0		10		273		827		24.82%						
62600	Ox Bottom Road	Kerry Forest Ext. to Thomasvil	EB	D	1100	273		10		10		20		293		807		26.64%						
62601	Ox Bottom Road	Thomasville Rd to Kerry Fores	WB	D	1100	566		26		2		28		594		506		54.00%						
64520	Paul Russell Rd Ext.	Woodville Highway to Powerli	NE	D	1140	1		14		0		14		15		1125		1.32%						

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Volume to Capacity > 110%
Volume to Capacity 100-110%
Volume to Capacity 80-100%

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				S	Cap	Vol.	Projects	Projects	Dem.	Dem.	Cap.	Ratio	
64521	Paul Russell Rd Ext.	Powerline to Woodville Highw	SW	D	1140	1	132	0	132	133	1007	11.67%	
65130	Pedrick Rd	Buck Lake to Mahan	NB	E	462	186	78	41	119	305	157	66.10%	
65131	Pedrick Rd	Mahan to Buck Lake	SB	E	777	333	67	0	67	400	377	51.48%	
65200	Pensacola	Capital Circle to Nina	EB	E	1600	892	21	518	539	1431	169	89.43%	
65201	Pensacola	Nina to Capital Circle	WB	E	1444	629	16	144	160	789	655	54.63%	
67050	Perkins	Old Bainbridge to N. Monroe	NE	D	1140	163	9	74	83	246	894	21.58%	
67051	Perkins	N. Monroe to Old Bainbridge	SW	D	1140	145	1	3	4	149	991	13.07%	
67180	Pimlico	Clarecastle to Whirlaway	NW	D	1140	35	0	0	0	35	1105	3.07%	
67181	Pimlico	Whirlaway to Clarecastle	SE	D	1140	25	0	0	0	25	1115	2.19%	
67200	Pimlico	Clarecastle to Centerville	EB	D	611	56	4	0	4	60	551	9.82%	
67201	Pimlico	Centerville to Clarecastle	WB	D	640	90	11	0	11	101	539	15.78%	
67220	Pisgah Church Road (Dirt	Bradfordville to Centerville	EB	C	430	86	55	2	57	143	287	33.23%	
67221	Pisgah Church Road (Dirt	Centerville to Bradfordville	WB	C	430	40	67	0	67	107	323	24.88%	
67450	Proctor Road	Roberts to Centerville	NB	C	430	76	42	5	47	123	307	28.53%	
67451	Proctor Road	Centerville to Roberts	SB	C	430	30	1	1	2	32	398	7.43%	
68050	Rhoden Cove	Meridian to Lake	EB	D	740	77	1	1	2	79	661	10.68%	
68051	Rhoden Cove	Lake to Merdian	WB	D	740	132	0	1	1	133	607	17.97%	
68740	Roberts	Centerville to Crump	EB	C	430	181	9	3	12	193	237	44.84%	
68741	Roberts	Crump to Centerville	WB	C	430	226	57	15	72	298	132	69.31%	
68770	Rococo Road	Veterans Memorial to Old Ma	EB	C	430	9	4	5	9	18	412	4.12%	
68771	Rococo Road	Old Magnolia to Veterans Men	WB	C	430	13	0	5	5	18	412	4.12%	

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	Volume to Capacity > 110%
	Volume to Capacity 100-110%
	Volume to Capacity 80-100%

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				S	Cap	2017 Actual Pm. Pk Hr. Dir. Vol.	Committed Demand from Approved Concurrency Projects	Committed Demand from Exempt & Vested Projects	Total Com- mitted Dem.	Total Dem.	Rem. Cap.	V/C Ratio
72901	Springhill Road	Capital Circle to Tom Roberts	SB	E	800	224	93	14	107	331	469	41.38%
73000	Springhill Road	Capital Circle to Springsax	NB	E	1332	277	0	109	109	386	946	28.98%
73001	Springhill Road	Springsax to Capital Circle	SB	E	981	332	14	13	27	359	622	36.61%
74660	Sunflower/County Line R	County Line to Elgin Rd	EB	C	430	15	90	0	90	105	325	24.42%
74661	Sunflower/County Line R	Elgin Rd to County Line	WB	C	430	34	0	0	0	34	396	7.91%
74770	Taff Road	Natural Bridge to Oak Ridge R	NB	C	430	6	0	0	0	6	424	1.40%
74771	Taff Road	Oak Ridge to Natural Bridge R	SB	C	430	18	0	0	0	18	412	4.19%
74800	Talpeco Rd	Old Bainbridge to Monroe	EB	D	740	92	0	15	15	107	633	14.46%
74801	Talpeco Rd	Monroe to Old Bainbridge	WB	D	740	85	0	33	33	118	622	15.95%
74820	Talpeco Rd	Monroe to Doris	EB	D	740	50	0	1	1	51	689	6.89%
74821	Talpeco Rd	Doris to Monroe	WB	D	740	27	0	3	3	30	710	4.05%
74850	Tekesta	Bannerman to Deerlake South	NB	D	1140	486	20	56	76	562	578	49.30%
74851	Tekesta	Deerlake South to Bannerman	SB	D	1140	301	1	10	11	312	828	27.40%
74870	Tennessee Street West	Gadsden Co to Aenon Church	EB	D	740	536	93	0	93	629	111	85.00%
74871	Tennessee Street West	Aenon Church to Gadsden	WB	D	740	787	148	64	212	999	-259	134.99%
74900	Tennessee Street West	Aenon Church to Capital Circle	EB	D	1363	646	29	239	268	914	449	67.04%
74901	Tennessee Street West	Capital Circle to Aenon Church	WB	D	2132	1275	51	0	51	1326	806	62.20%

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	Volume to Capacity > 110%
	Volume to Capacity 100-110%
	Volume to Capacity 80-100%

			A D O P T. L O S									
			CommittedCommitted 2017 Demand Demand Actual from from Total Pm. Pk Approved Exempt Com- Hr. Dir. Concurrency & Vested mitted Vol. Projects Projects Dem. Total Rem. V/C Cap									
Seg#	Road	Segment	Dir	S	Cap	Vol.	Projects	Projects	Dem.	Dem.	Cap.	Ratio
77980	Tennessee Street East	Dempsey Mayo to Charlais	EB	D	1960	956	415	85	500	1456	504	74.29%
77981	Tennessee Street East	Charlais to Dempsey Mayo	WB	D	1960	718	295	75	370	1088	872	55.51%
78010	Tennessee Street East	Charlais to Pedrick	EB	D	1960	937	353	77	430	1367	593	69.74%
78011	Tennessee Street East	Pedrick to Charlais	WB	D	1960	591	228	41	269	860	1100	43.88%
78040	Tennessee Street East	Pedrick to Vineland	EB	D	1960	454	339	159	498	952	1008	48.56%
78041	Tennessee Street East	Vineland to Pedrick	WB	D	1960	1059	448	111	559	1618	342	82.55%
78070	Tennessee Street East	Vineland to I-10	EB	D	1960	631	284	40	324	955	1005	48.75%
78071	Tennessee Street East	I-10 to Vineland	WB	D	1960	838	393	146	539	1377	583	70.24%
78080	Tennessee Street East (US 90)		EB	D	1960	332	165	0	165	497	1463	25.36%
78081	Tennessee Street East (US 90)		WB	D	1960	442	417	0	417	859	1101	43.83%
78100	Tennessee Street East	I-10 to Apex	EB	D	1044	528	472	0	472	1000	44	95.79%
78101	Tennessee Street East	Apex to I-10	WB	D	1430	241	669	0	669	910	520	63.64%
78130	Tennessee Street East	Apex to Chaires Crossroads	EB	D	1254	512	333	0	333	845	409	67.38%
78131	Tennessee Street East	Chaires Crossroads to Apex	WB	D	748	333	69	0	69	402	346	53.74%
78160	Tennessee Street East	Chaires Crossroad to Baum	EB	C	560	310	93	0	93	403	157	71.96%
78161	Tennessee Street East	Baum to Chaires Crossroads	WB	C	560	154	60	0	60	214	346	38.21%
78190	Tennessee Street East	Baum to Magnolia Road	EB	C	560	227	77	7	84	311	249	55.54%
78191	Tennessee Street East	Magnolia Road to Baum	WB	C	560	98	23	0	23	121	439	21.61%
78220	Tennessee Street East	Magnolia Rd to Jefferson Cour	EB	C	560	227	58	2	60	287	273	51.23%
78221	Tennessee Street East	Jefferson County to Magnolia l	WB	C	560	98	8	0	8	106	454	18.93%
81100	Thomasville Road	Killearney Way to Foxcroft	NB	D	3348	2597	278	118	396	2993	355	89.40%

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	Volume to Capacity > 110%
	Volume to Capacity 100-110%
	Volume to Capacity 80-100%

			A D O P T. L O S									
			Cap									
			Dir									
			Segment									
			2017									
			Actual									
			Pm. Pk									
			Hr. Dir.									
			Vol.									
			Projects									
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			Ratio									
Seg#	Road	Segment	Dir	S	Cap	Vol.	Projects	Projects	Dem.	Dem.	Cap.	Ratio
81101	Thomasville Road	Foxcroft to Killearney Way	SB	D	2520	2178	112	34	146	2324	196	92.22%
81200	Thomasville Road	Foxcroft to Kerry Forest	NB	D	2705	2475	277	112	389	2864	-159	105.88%
81201	Thomasville Road	Kerry Forest to Foxcroft	SB	D	2520	1164	129	29	158	1322	1198	52.46%
81300	Thomasville Road	Kerry Forest to Brad/Bann	NB	D	2645	2288	293	114	407	2695	-50	101.89%
81301	Thomasville Road	Brad/Bann to Kerry Forest	SB	D	2029	1504	200	62	262	1766	263	87.04%
81330	Thomasville Road	Bannerman to Kinhega	NB	C	1890	1413	115	91	206	1619	271	85.66%
81331	Thomasville Road	Kinhega to Bannerman	SB	C	1890	883	42	26	68	951	939	50.32%
81360	Thomasville Road	Kinhega to Iamonia	NB	C	2210	684	29	8	37	721	1489	32.62%
81361	Thomasville Road	Iamonia to Kinhega	SB	C	2210	503	21	3	24	527	1683	23.85%
81390	Thomasville Road	Iamonia to Georgia St Line	NB	B	1560	622	20	3	23	645	915	41.33%
81391	Thomasville Road	Georgia St Line to Iamonia	SB	B	860	526	3	0	3	529	331	61.51%
81470	Thornton Road	Mahan to Miccosukee	NB	D	1140	39	7	16	23	62	1078	5.44%
81471	Thornton Road	Miccosukee to Mahan	SB	D	1140	79	18	17	35	114	1026	9.99%
81500	Timberlane Rd	W. End to Meridian	EB	D	1140	37	0	5	5	42	1098	3.68%
81501	Timberlane Rd	Meridian to W. End	WB	D	1140	60	0	0	0	60	1080	5.26%
81530	Timberlane Road	Meridian to Trillium Ct	EB	D	1140	390	9	3	12	402	738	35.26%
81531	Timberlane Road	Trillium Ct to Meridian	WB	D	1140	374	40	3	43	417	723	36.58%
81550	Timberlane Road	Trillium Ct to Market	EB	D	1246	426	10	4	14	440	806	35.31%
81551	Timberlane Road	Market to Trillium Ct	WB	D	1033	447	38	3	41	488	545	47.24%
81850	Tower Rd	Bombadil to Capital Circle	EB	D	740	138	141	49	190	328	412	44.32%
81851	Tower Rd	Capital Circle to Bombadil	WB	D	740	216	189	33	222	438	302	59.18%

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Volume to Capacity > 110%
Volume to Capacity 100-110%
Volume to Capacity 80-100%

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				S	Cap	2017 Actual Pm. Pk Hr. Dir.	Demand from Approved Concurrency	Demand from Exempt & Vested	Total Com- mitted Dem.	Total Dem.	Rem. Cap.	V/C Ratio	
82100	Tram Road	Capital Circle SE to Four Oaks	EB	E	964	280	130	23	153	433	531	44.87%	
82101	Tram Road	Four Oaks Blvd to Capital Cir	WB	E	939	193	66	0	66	259	680	27.58%	
82130	Tram Road	Four Oaks to St. Joe	EB	D	1430	179	290	23	313	492	938	34.37%	
82131	Tram Road	St. Joe to Four Oaks	WB	D	964	137	0	0	0	137	827	14.21%	
82160	Tram Road	St. Joe to WW Kelly	EB	C	850	158	193	20	213	371	479	43.62%	
82161	Tram Road	WW Kelly to St. Joe	WB	C	850	56	26	0	26	82	768	9.65%	
82190	Tram Road	WW Kelley to Jefferson Count	EB	C	430	86	0	0	0	86	344	20.00%	
82191	Tram Road	Jefferson County to WW Kelle	WB	C	430	33	0	0	0	33	397	7.67%	
82550	T.S. Green Road	CR 59 to Jefferson County	EB	C	430	13	0	0	0	13	417	3.02%	
82551	T.S. Green Road	Jefferson County to CR 59	WB	C	430	23	0	0	0	23	407	5.35%	
82900	Velda Dairy	Kerry Forest to Bradfordville	NB	D	371	273	24	0	24	297	74	80.05%	
82901	Velda Dairy	Bradfordville to Kerry Forest	SB	D	991	150	52	2	54	204	787	20.57%	
82930	Veterans Memorial	U.S. 90 to Rococo	NB	C	430	117	12	5	17	134	296	31.16%	
82931	Veterans Memorial	Rococo to U.S. 90	SB	C	430	62	11	1	12	74	356	17.21%	
82960	Veterans Memorial	Rococo to Moccasin Gap	NB	C	430	86	5	2	7	93	337	21.60%	
82961	Veterans Memorial	Moccasin Gap to Rococo	SB	C	430	57	0	0	0	57	373	13.26%	
82990	Veterans Memorial	Moccasin Gap to Georgia	NB	C	430	47	2	0	2	49	381	11.40%	
82991	Veterans Memorial	Georgia to Moccasin Gap	SB	C	430	45	0	0	0	45	385	10.47%	
83550	Village Way	Top Way to Capital Circle NW	EB	D	740	84	0	1	1	85	655	11.49%	
83551	Village Way	Capital Circle NW to Top Way	WB	D	740	208	12	9	21	229	511	30.95%	
84380	W.W. Kelley Road	Tram to Rose	NB	C	430	93	118	15	133	226	204	52.57%	

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2017 Concurrency Annual Report
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						
13561	Bannerman Road	Thomasville to Tekesta	WB	D	1140	N		X		Improvement up to Bannerman Road Roundabout Completed
15801	Blountstown Highway	Coe's Landing to William's Landing	WB	C	430	Y			X	Staff will continue to monitor
16831	Bradfordville Road	Velda Dairy to Thomasville	WB	D	720	N		X		Staff will continue to monitor
16850	Bradfordville Road	Centerville to Pisgah	NB	C	430	N		X		Staff will continue to monitor
18900	Buck Lake Road	Mahan to Fallschase	EB	E	1446	N		X		Staff will continue to monitor
18901	Buck Lake Road	Fallschase to Mahan	WB	E	768	N		X		Staff will continue to monitor
19000	Buck Lake Road	Vermillion to Davis	EB	E	1204	N		X		Staff will continue to monitor
23901	Capital Circle	Southbrook Entrance to Crawfordville	SE	D	1076	Y			X	Construction funding in FY 2022, per FDOT 5 Year Work Program
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		Staff will continue to monitor
24760	Capital Circle	Old Bainbridge to North Monroe	NB	D	880	Y			X	Staff will continue to monitor
26240	Chaires Crossroads	U.S. 27 to Capitola	NB	C	430	N			X	Staff will continue to monitor
26261	Chaires Crossroads	Buck Lake to Capitola	SB	C	430	N		X		Staff will continue to monitor
29360	Crawfordville Road	Oak Ridge Rd to SR 61	NB	C	805	Y			X	Staff will continue to monitor
29501	Crawfordville Road	Shelfer to Capital Circle	SB	D	1232	Y			X	Staff will continue to monitor
29640	Crump Rd	Mahan to Miles Johnson	NB	C	430	N		X		Drainage improvements to increase roadway safety
52601	Miccosukee Road	Dempsey Mayo to Fleischmann	WB	D	413	N		X		Canopy Road, staff will continue to monitor
58000	Monroe Street	Sams/Sessions to Fred George Rd	NW	D	1799	Y	X	X		Staff will continue to monitor
58031	Monroe Street	Faulk/Perkins to Fred George	SW	D	1470	Y	X	X		Staff will continue to monitor
60200	Old Bainbridge	Fred George to Capital Circle	NW	D	302	N	X		X	Safety improvements in FY 17/18, 18/19
74871	Tennessee Street West	Aenon Church to Gadsden	WB	D	740	Y			X	Staff will continue to monitor
81200	Thomasville Road	Foxcroft to Kerry Forest	NB	D	2705	Y		X		Staff will continue to monitor
81300	Thomasville Road	Kerry Forest to Brad/Bann	NB	D	2645	Y		X		Staff will continue to monitor
84531	Wakulla Springs Road	Oak Ridge Rd to Wakulla County	SB	C	430	Y		X		Re-surfacing from Wakulla County to South of US 319
84561	Wakulla Springs Road	US 319 to Oak Ridge Rd	SB	C	640	Y		X		Re-surfacing from Wakulla County to South of US 319
85501	Woodville Highway	Oak Ridge to Natural Bridge Road	SB	C	780	Y		X		*

*CRTPA seeking funding for a feasibility study for an intersection roundabout at Woodville Hwy and Natural Bridge Rd

Notes:

1.) 11 County segments are exceeding the adopted LOS Standard

- One county road segment is constrained.
- Nine of the county segments are exceeding the LOS Standard based on committed (vested) trips not currently on the road.
- Two of the county segments are exceeding the LOS Standard based on traffic counts.

2017 Concurrency Annual Report

Park Name	Manager	Acres	LOS Park Type
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
Martha Wellman Park	County	23.78	Area Park
Miccosukee Community Center	County	1.04	Area Park
Miccosukee Community Park	County	17.12	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

TOTAL 666.71

Leon County Population (2016) 287,822
County Acres per 1,000 County Population 2.32

The LOS Standard for area parks is 1 acre per 1,000 population, which is currently being met.

2017 Concurrency Annual Report

Park Name	Manager	Acres	LOS Park Type
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
Jackson View 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

*St. Marks Headwaters Greenway opened January, 2018.

TOTAL 4071.14

Leon County Population (2016) 287,822
Total Acres per 1,000 Population 14.14
County Acres per 1,000 County Population 9.01
State Acres per 1,000 Countywide Population 5.13

The LOS Standard for regional parks is 8 acres per 1,000 population (total), which is currently being met.

**Leon County
Board of County Commissioners**

Notes for Agenda Item #11

Leon County Board of County Commissioners

Agenda Item #11

February 27, 2018

To: Honorable Chairman and Members of the Board

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

Title: 2017-2018 Leon County Citizens Charter Review Committee Final Report

Review and Approval:	Vincent S. Long, County Administrator Herbert W.A. Thiele, County Attorney
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator LaShawn Riggins, Deputy County Attorney
Lead Staff/ Project Team:	Heather Peeples, Special Projects Coordinator

Statement of Issue:

This agenda item seeks the Board's acceptance of the 2017-2018 Leon County Citizens Charter Review Committee's Final Report and consideration of the proposed charter amendments for placement on the 2018 General Election ballot.

Fiscal Impact:

This item has no fiscal impact to the County.

Staff Recommendation:

Option #6: Board direction.

Report and Discussion

Background:

On November 5, 2002, the citizens of Leon County adopted a Home Rule Charter providing for full home rule authority under the law and citizen determination of the structure, powers, and functions of county government. Leon County's Charter outlines the roles and responsibilities of the County's constitutional officers, the County's relationship with its municipalities, and provides for a separate executive and legislative branch under the council-manager form of government. The Charter also establishes the process for amendments thereto. The Leon County Charter provides three ways in which amendments to the Charter may be proposed, one of which is through a Citizen Charter Review Committee (CCRC).

According to the Leon County Charter, a CCRC must be convened every eight years and is charged with reviewing the County Charter and proposing any amendments or revisions for consideration by the Board of County Commissioners which may be advisable for placement on the general election ballot. The first Citizen Charter Review Committee was convened in 2009.

During Board's April 4, 2017 workshop, the County Administrator and County Attorney provided an overview of the proposed charter review process as well as options and recommendations regarding the establishment of a CCRC by November 6, 2017.

The Board directed staff to develop and advertise an application for citizens to apply for appointment to the CCRC and prepare an agenda item for the Board's October 10, 2017 meeting for the appointment of a 14-member Citizen Charter Review Committee (two appointments per Commissioner), as well as consideration of preliminary committee bylaws.

On October 10, 2017, the Board appointed the following 14 citizens to the 2017-2018 Citizen Charter Review Committee:

- | | |
|----------------------------|-------------------|
| • Lee Hinkle, Chair | • Shane Hopkins |
| • Kim Williams, Vice Chair | • Catherine Jones |
| • Reginald Ellis | • Casey Perkins |
| • Michael Eurich | • Anice Prosser |
| • Neil Fleckenstein | • Jay Revell |
| • William Graham | • Gordon Thames |
| • Kenneth Hart | • Ted Thomas |

Members were appointed to a term of 120 days (four months), to review the County's Home Rule Charter and propose any amendments or revisions for consideration by the Board for placement on the 2018 General Election ballot. At the completion of this term, the Committee was required to submit any recommendations to the Board of County Commissioners as part of a final report.

The convening of the 2017-2018 CCRC is essential to the following FY2017-FY2021 Strategic Initiative:

- In accordance with the Leon County Charter, convene a CCRC to review the Leon County Home Rule Charter and propose any amendments or revisions which may be advisable for placement on the general election ballot. (2016-38)

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

- (G5) Exercise responsible stewardship of County resources, sound financial management, and ensure that the provision of services and community enhancements are done in a fair and equitable manner.

Analysis:

Pursuant to the Leon County Charter Review Committee Bylaws, the Committee conducted six meetings and three public hearings between November 9, 2017 and February 8, 2018. All meetings were publicly noticed and the opportunity for citizen testimony was provided at every meeting. The meetings were divided among three phases in which charter amendment proposals were subject to increasingly higher voting thresholds in order to proceed through the committee's process. During the first phase, the Committee identified charter amendment proposals for additional analysis and deliberation. Following Committee discussion and approval, the proposal could proceed to the second phase for Committee consideration, a review of proposed charter amendment language. Upon review and approval, the amendment would enter the final phase which consisted of proposed amendments being considered for review and discussion at three public hearings.

The Committee conducted the three public hearings on the proposed charter amendments on January 26, February 1, and February 8, 2018. At the conclusion of the final public hearing, 10 Committee votes were needed to advance the proposed amendment to the Board of County Commissioners for consideration. The Committee voted unanimously to authorize the Chairman to transmit the *2017-2018 Leon County Citizen Charter Review Committee Final Report*, which encompasses the entirety of the Committee's work during the charter review process (Attachment #1).

While the Board of County Commissioners provided the Committee with bylaws to help guide the charter review process, the Committee was not limited in its purview and had full discretion to review any and all relevant issues. The Committee considered eleven issues during the course of its work, nine of which the Committee chose to not advance as recommended amendments:

1. Proposal to Increase Campaign Contributions Limits for Local Elections
2. Proposal to Modify the District Commission Election Process
3. Proposal to Consider the Consolidation of Law Enforcement Services
4. Proposal to Explore Changes related to the Current Preservation of Constitutional Officers in the County Charter
5. Proposal to Consider Making the Superintendent of Schools Nonpartisan

6. Proposal to Impose Standards for CRA Expenditures
7. Proposal to Consider Nonpartisan Constitutional Officers
8. Proposal to Modify the District Composition of the BOCC
9. Protections for Water Resources

At the final public hearing, the Committee approved the remaining two charter amendments for recommendation to the Board of County Commissioners for placement on the November 2018 General Election ballot:

10. Proposal to Provide a Code of Ethics Requirement in the Leon County Charter
11. Proposal to Modify the Hiring/Firing Process for the County Attorney.

Proposal to Provide a Code of Ethics Requirement in the Leon County Charter

This amendment was originally proposed at the Committee's November 16, 2017 meeting. The Committee voted to advance the amendment four times with increasing voting thresholds for each subsequent vote. At the February 8, 2018 public hearing, the Committee took a final vote of 13-0 to approve the proposed charter amendment for recommendation to the Board of County Commissioners for placement on the 2018 General Election ballot. The following is an overview of the proposed charter amendment.

A "Code of Ethics" sets clear expectations governing the behavior of the individuals of an organization. However, while Leon County has a strong ethics policy, the current policy is neither included nor referenced in the Leon County Charter.

In July 2002, to provide further specification related to ethical standards for Leon County Commissioners and employees, the Board adopted the Leon County Policy 03-05 "Ethics Code." The County's "Ethics Code" is applicable to the Board of County Commissioners, County employees, and members of appointed boards and committees. The policy has been amended three times to further promote transparency and address potential conflicts including the addition of provisions related to real estate transactions. Additionally, in support of the County's existing policy, the County recently produced and distributed *The Code of Ethics Guide – An Ethics Field Manual for Employees* in a continuous effort to provide guidance and assistance to County employees.

The National Association of Counties (NACo) encourages counties to adopt a local code of ethics to provide a framework for acceptable behavior in order to eliminate ethical misunderstandings and increase accountability. In addition, Section 112.326 Florida Statutes prescribes that nothing in statute prohibits local governments from imposing additional or more stringent standards of conduct or disclosure than Florida law as long as the requirements do not conflict with state law.

Of the 20 charter counties in Florida, seven have provisions in their charter that require the adoption of an ethics ordinance: (1) Broward, (2) Clay, (3) Duval, (4) Miami-Dade, (5) Palm Beach and (6) Seminole. In addition, (7) Orange County, includes the specific provisions of their "Code of Ethics" within the county charter. The applicability of the ethics provisions varies

by charter to include county commissioners, appointed officials, constitutional officers, and/or employees. It is the County Attorney's Office opinion that the County can only impose a "Code of Ethics" on their *own* officers and employees and that same cannot be imposed on Constitutional Officers. Consequently, the Committee recommended the adoption of a "Code of Ethics" applicable only to the Board of County Commissioners and its employees, as well as to all members of appointed boards and committees.

As Board Policy, the County's Code of Ethics visibility and importance can be elevated through inclusion in the County's Charter. Inclusion in the County's Charter can be achieved by either requiring an ethics code be adopted by a local ordinance or by placing the full ethics code within the Charter. The Committee has proposed adoption through local ordinance in order to preserve the County's ability to be responsive to the needs of the community by allowing future changes to be made by ordinance rather than charter amendments. This approach is similar to how the Florida Constitution addresses ethics by providing broad ethical standards and requiring a code of ethics be adopted as state law.

Proposed Charter Amendment language:

SECTION X.X CODE OF ETHICS

In order to provide a high level of transparency and ethical conduct under charter government, the Board of County Commissioners shall enact by ordinance a Code of Ethics no later than the first County Commission meeting in December 2019. The Code of Ethics shall prescribe standards of conduct for members of the Board of County Commissioners and its employees, as well as to all members of appointed boards and committees that have been created by the Board of County Commissioners. The Code of Ethics shall supplement and not contradict or supersede any statutory or administrative standards of conduct which apply to any such officer or employee. The Code of Ethics shall include, but is not limited to, standards of conduct, provisions defining offenses, prescribing penalties within the limits allowed by law, and establishing lobbyist regulations. The Code shall not conflict with the power of the Governor to suspend county officers or of the Senate to remove them from office, or the power of the people to recall them from office.

Proposal to Modify the Hiring/Firing Process for the County Attorney

On November 30, 2017 the Committee first proposed providing a hiring/firing process for County Attorney to match that of the County Administrator in the Leon County Charter. The Committee voted to advance this amendment four times with increasing voting thresholds for each subsequent vote. At the February 8, 2018 public hearing, the Committee took a final vote of 13-0 to approve the proposed charter amendment for recommendation to the Board of County Commissioners for placement on the 2018 General Election ballot. The following is an overview of the proposed charter amendment.

The County Administrator and County Attorney are the only positions that are directly appointed by and report to Leon County Board of County Commissioners. The 2009-2010 Citizen Charter

Review Committee recommended the charter amendment providing for the appointment and removal of the County Administrator which the Board of County Commissioners placed on the November 2010 General Elections ballot and was approved by 58.4% of the local electorate. However, the process for the appointment or removal of the County Attorney is not specified in Leon County's Charter.

The majority of Florida's charter counties (17 of 20) outline the hiring and firing process for the county administrator within their charter. Only eight (8) counties include provisions for the county attorney in their charter and, of these, six (6) counties provide the same hiring/firing process for both positions (Brevard County, Clay County, Hillsborough County, Lee County, Seminole County and Volusia County). As is the case in Leon County, termination provisions for the county attorney are more commonly included as part of a negotiated contract between the county attorney and the board of county commissioners.

The existing employment contract with the County Attorney includes a process for termination of employment whereby the County Attorney may be removed at any time by a majority vote of the full seven members of the Board at any lawfully scheduled meeting. If approved by the Leon County electorate, the Committee's proposed charter amendment would provide for a hiring/firing process for the County Attorney which is consistent with the existing Charter language for the County Administrator.

It should be noted that the proposed changes to the hiring/firing process for the County Attorney can be effectuated without amending the County's Charter. The Board can change the hiring/firing process simply by amending the County Attorney's employment contract.

Proposed Charter Amendment language:

Sec. 2.4. - County attorney.

(1) There shall be a County Attorney selected by the Board of County Commissioners who shall ~~serve at the pleasure of, and~~ report directly to, the Board of County Commissioners, and shall reside within the County during his/her tenure as County Attorney.

(C) The County Attorney shall be appointed by an affirmative vote of a majority plus one (1) of the entire membership of the Board of County Commissioners. The County Attorney shall serve at the pleasure of the Board of County Commissioners until such time as the County Attorney shall be removed by a vote for removal of a majority plus one (1) of the entire membership of the Board of County Commissioners voting during the first regularly scheduled meeting occurring after a meeting of the Board at which a motion expressing the intent of the Board to remove the County Attorney was adopted by majority vote of those present and voting.

Process for Advancing Charter Amendments to the 2018 General Election Ballot

Per the County's Charter, the Board must schedule a public hearing at least 90 days prior to the general election to consider any proposed charter amendments. At the public hearing, the Board will be presented with ballot titles, ballot summaries, and a proposed Ordinance amending the Charter upon approval by the electorate of Leon County. A majority vote of the Board is needed to place one of Committee's proposed charter amendment on the 2018 General Election ballot.

Should the Board wish to make revisions to either of the Committee's proposed charter amendments, or propose any new amendments, they would be considered a Board-initiated Charter amendment which requires an affirmative vote of a majority plus one to be placed on the ballot.

Currently the Board has a workshop scheduled on April 10, 2018 and a public hearing on August 21, 2018 to consider the Committee's recommended charter amendments. These meetings were scheduled in accordance with Florida Statutes referenced within the County Charter; however, the County Attorney's Office has since determined that the schedule and timelines set for the CCRC are directory, and not mandatory (Attachment #2). As the Committee has only proposed two amendments, the Board may wish to consider cancelling the workshop planned for April 10, 2018 and rescheduling the required public hearing for this date.

Options:

1. Accept the 2017-2018 Leon County Citizens Charter Review Committee Final Report.
2. Direct staff to a schedule public hearing on April 10, 2018 for the Citizen Charter Review Committee's Proposal to Provide a Code of Ethics Requirement in the Leon County Charter.
3. Direct staff to a schedule public hearing on April 10, 2018 for the Citizen Charter Review Committee's Proposal to Modify the Hiring/Firing Process for the County Attorney.
4. Cancel the April 10, 2018 Workshop on the Citizen Charter Review Committee Final Report.
5. Cancel the August 21, 2018 public hearing to consider proposed charter amendments..
6. Board direction.

Recommendation:

Option #6.

Attachments:

1. 2017-2018 Leon County Citizens Charter Review Committee Final Report (*separate file due to its large size*)
2. Memo from the County Attorney

Attachment #1
for February 27, 2018
Agenda Item #11


*2017-2018 Leon County Citizens Charter
Review Committee Final Report*

(due to the large size, this attachment is a separate file)

BOARD OF COUNTY COMMISSIONERS

INTER-OFFICE MEMORANDUM

To: Vincent S. Long, County Administrator
Alan Rosenzweig, Deputy County Administrator
Heather Peeples, Special Projects Coordinator

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

Date: January 8, 2018

Subject: 2017-2018 Citizens Charter Review Commission Meeting Schedule / Timelines

This memorandum is being provided in response to the query of whether or not the schedule and timelines set for the 2017-2018 Citizens Charter Review Commission (CCRC) must be strictly adhered to. A copy of the CCRC schedule that was approved by the Board is attached for reference.

As you know, Section 5.2(2) of the Leon County Home Rule Charter provides the process for any amendments or revisions to the Charter by the CCRC. Section 5.2(2)(A) of the Charter states that “[p]ublic hearings shall be conducted as provided by F.S. § 125.63.” Also, Section 5.2(2)(B) of the Charter provides as follows:

No later than ninety (90) days prior to the general election, the Citizen Charter Review Committee shall deliver to the Board of County Commissioners the proposed amendments or revisions, if any, to the Home Rule Charter, and the Board of County Commissioners shall consider such amendments or revisions to be placed on the general election ballot, in accordance with F.S. § 125.64.

The statutes that are referenced in Section 5.2(2) of the Charter are as follows. First, Section 125.63, Florida Statutes states in part that:

Within 18 months of its initial meeting, unless such time is extended by appropriate resolution of the board of county commissioners, the charter commission shall present to the board of county commissioners a proposed charter, upon which it shall have held three public hearings at intervals of not less than 10 nor more than 20 days. At the final hearing the charter commission shall incorporate any amendments it deems desirable, vote upon a proposed charter, and forward said charter to the board of county commissioners for the holding of a referendum election as provided in s. 125.64.

Memorandum
January 8, 2018
Page 2

Section 125.64, Florida Statutes then provides the steps for calling a special election on the proposed charter.

In Florida Attorney General Opinion 71-201 (1971), the Attorney General was asked if the 18-month time frame set forth in Section 125.63, Florida Statutes, for the conduct of the business of the charter review commission, could be extended an additional three months. The Attorney General opined that the 18-month time frame was directory, not mandatory. In reaching this conclusion, the Attorney General reasoned as follows:

It is generally held that mandatory words in a statute defining administrative officers' duties may be construed as directory unless a contrary intention is clearly indicated. This rule has been applied to statutes specifying the time within which an administrative duty shall be performed.

Fla. Atty. Gen. Op. 71-201(1971).

In light of the above analysis, it is the opinion of the County Attorney's Office that the schedule and timelines set for the conduct of administrative duties involving the CCRC are directory, not mandatory, and could be extended or changed by the Board. Please contact our office if you have questions or need additional information.

HWAT/plp
Encl.

Date	Action
April 4, 2017	Workshop on Establishment of a Citizen Charter Review Committee (CCRC)
October 10, 2017	Agenda item for the Board to make appointments to the CCRC
November 9, 2017	First meeting of the 2017-2018 CCRC
March 1, 2018	CCRC submits its final report
April 3, 2018	Board workshop to consider final report of the CCRC and consider any Board proposed amendments
May/June	If necessary, time to conduct public hearings to consider any Board proposed amendments
July	Board recess
Wednesday, August 8, 2018 <i>90 Days Prior to Election</i>	CCRC submits proposed amendments with ballot titles and summaries
August 21, 2018	Board holds public hearings for proposed charter amendments
August 22, 2018*	Tentative deadline to submit ballot language to Supervisor of Elections for general election
August - November	Public education campaign on proposed charter amendments
November 6, 2018	2018 General Election

* The Supervisor of Elections Office has not finalized the calendar for the 2018 election cycle; however, the SOE staff has stated the submission date for general election ballot language will not be sooner than August 22, 2018.

**Leon County
Board of County Commissioners**


Notes for Agenda Item #12

Leon County Board of County Commissioners

Agenda Item #12

February 27, 2018

To: Honorable Chairman and Members of the Board

From: Herbert W. A. Thiele, County Attorney 

Title: Consideration to Institute Litigation Regarding the Current Opioid Epidemic

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

Statement of Issue:

As directed by the Board at the January 23, 2018 meeting, this agenda seeks Board direction on whether to institute litigation regarding the current opioid epidemic.

Fiscal Impact:

This item has no current fiscal impact; however, should any litigation that is filed be unsuccessful, the County could owe an undeterminable amount of costs.

Staff Recommendation:

Option # 4: Board Direction.

Report and Discussion

Background:

At the January 23, 2018 Board of County Commission meeting, at the request of Commissioner Desloge, the Board directed that an agenda item be brought back addressing the opioid litigation.

Hundreds of States, Counties, and Cities across the Country have brought litigation against the manufacturers, distributors, and even pharmacies for claims regarding opioid pain medications. In general, these litigation matters bring claims against those Parties for their role in creating the current state of the opioid epidemic, including deceptive marketing to physicians and distributing opioids in violation of State and Federal law.

During 2017 Leon County was approached by a number of law firms or teams of firms seeking to represent Leon County in filing a lawsuit either in State or Federal Court making similar allegations with regard to the manufacturers and distributors. While there are many teams of firms, the ones most prevalent are: Drake Martin Law Firm, LLC; Napoli Shkolnik, PLLC; Motley Rice, LLC; Levin Papantonio; Robins Geller Rudman & Dowd, LLP; and a more Florida based conglomerate that is composed of the firms of Schochor, Federico and Staton, P.A., the Romano Law Group, Fonvielle Lewis Messer & McConnaughay, and Barney Bishop Consulting, LLC. Virtually all of the law firms have offered to provide representation to their clients on a contingency fee basis, with reimbursement for costs. While we have seen some of the retainer agreements from representation of other Counties in Florida, none have been specifically proposed to Leon County at this time.

The causes of action have included: Florida's Deceptive and Unfair Trade Practices Act, Public Nuisance, Fraud, Unjust Enrichment, and Negligence.

To date, no studies have been implemented to measure actual potential damages to Leon County as a governmental entity.

Analysis:

Lawsuits have been filed in State Court and in Federal Court where the Multi-District Litigation Judge in Ohio has consolidated the cases and has appointed a representative executive committee of law firms to assist the Federal Court. (Attachment #1)

It is alleged that local governments, and in particular, county governments, across the country have spent and continue to spend taxpayer dollars on employee costs, including overtime; criminal justices services including: increase county medical examiner staffing costs, storage of bodies, toxicology laboratory costs, county policing services and corrections costs, including drug rehabilitation programs, Narcan/naloxone injection purchasing/training; mental health/hygiene substance abuse clinics/coordination; fire; paramedic; opioid addiction and abuse treatment; human services including children's services (foster care), family and child services, public assistance for health care; health insurance and workers compensation insurance and other employee benefits; hospitals; indigent care funding; burial; specialized courts: juvenile,

surrogate, drug, DUI, drug treatment, juvenile, probate, costs of public defender offices, prosecution, probation and other costs. These are expenses that it is alleged could have been used for other public purposes rather than the application to opioid epidemic impacts.

As mentioned above, all cases filed in the Federal Courts throughout the Country are being consolidated in the United State District Court, Northern District of Ohio, Eastern Division. This multi-district litigation (MDL) is coordinating all federal lawsuits on the opioid litigation. The MDL is before Judge Dan A. Polster, United States District Judge. While the MDL is in its infancy, the Judge has currently put on hold all litigation in an effort to see if a resolution can be reached.

While most law firms have chosen to file these cases in Federal Court, some prefer State jurisdiction and have filed in State Court. For example, dozens of Counties in New York have filed and are currently proceeding in litigation in State Court. The New York Judge handling these cases has ordered that the discovery process proceed at this stage.

Also, in June of 2017 a bipartisan group of forty-one (41) State Attorneys General issued investigative subpoenas and document requests to manufactures and distributors of opioid drugs. This state coalition is seeking this information to determine how these companies marketed and distributed the products.

An example of the large complaint filed by Osceola County is attached hereto as Attachment #2. While three (3) Counties in Florida (Pasco, Osceola and Alachua) have selected law firms and have filed litigation utilizing these law firms, other Counties (Hillsborough and Palm Beach) have issued Request for Proposals and are in the process of going through the RFP's for purposes of selecting potential outside counsel for the opioid litigation.

The issue before the Board is whether you wish to instruct the County Attorney's Office to pursue the selection of a firm most appropriate for Leon County and pursue filing litigation against appropriate Defendants; or issue an RFP for purposes of the Board selecting such outside counsel; or not pursue opioid litigation at the present time.

Options:

1. Authorize the Leon County Attorney's Office to select a firm and authorize said firm to file opioid litigation against appropriate Defendants utilizing causes of action as previously described.
2. Instruct the Leon County Attorney's Office, along with County Administration to issue a Request for Proposal for such opioid litigation outside counsel and bring back to the Board a "short list" for further consideration.
3. Do not take any action on opioid litigation at the present time, but instruct the Leon County Attorney's Office to continue to monitor the activities around the Country regarding such opioid litigation.
4. Board direction.

Recommendation:

Option #4.

Attachments:

1. Multi-district litigation (MDL) leadership list of lawyers
2. Complaint filed by Osceola County

IN THE UNITED STATES DISTRICT COURT
NORTHERN DISTRICT OF OHIO
EASTERN DIVISION

IN RE: NATIONAL PRESCRIPTION
OPIATE LITIGATION

)
)
)

MDL No. 2804

MDL Leadership List of Lawyers

Co-Lead Counsel

The following individuals are nominated to serve as co-lead counsel to provide leadership for the plaintiffs in MDL 2804:

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MOTLEY RICE LLC
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Paul T. Farrell Jr.
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Plaintiffs' Executive Committee

A plaintiffs' executive committee (PEC) is proposed to assist and advise lead counsel in the massive undertaking of coordinating and conducting pre-trial proceedings. The following individuals are nominated to serve as PEC:

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James E. Cecchi

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Lynn Sarko

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Christopher A. Seeger

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Co-Liaison Counsel

Co-Liaison Counsel is charged with essentially administrative matters, such as communications between the court and other counsel. The following individuals are nominated to serve as Co-Liaison Counsel:

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LEVIN, PAPANTONIO, THOMAS, MITCHELL, RAFFERTY AND PROCTOR
Pensacola, Florida

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**IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT AND FOR
OSCEOLA COUNTY, FLORIDA**

THE COUNTY OF OSCEOLA

CASE NO.:

Plaintiff,

JUDGE:

v.

PURDUE PHARMA L.P.
c/o The Prentice Hall Corporation
2711 Centerville Road
Wilmington, DE 19808

COMPLAINT FOR DAMAGES

(JURY DEMAND HEREON)

and

PURDUE PHARMA INC.
c/o The Prentice Hall Corporation
2711 Centerville Road
Wilmington, DE 19808

and

THE PURDUE FREDERICK COMPANY, INC.
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Wilmington, DE 19808

and

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and

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and

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and

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and

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Defendants.

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Plaintiff, the County of Osceola, Florida (“Plaintiff,” “County,” or “Osceola County”), by and through its attorneys, for its Complaint against Defendants Purdue Pharma L.P.; Purdue Pharma Inc.; the Purdue Frederick Company, Inc.; Teva Pharmaceuticals USA, Inc.; Cephalon, Inc.; Johnson & Johnson; Janssen Pharmaceuticals, Inc.; Janssen Pharmaceutica, Inc. n/k/a Janssen Pharmaceuticals, Inc.; Ortho-McNeil-Janssen Pharmaceuticals, Inc. n/k/a Janssen Pharmaceuticals, Inc.; Endo Health Solutions Inc.; Endo Pharmaceuticals, Inc.; Allergan plc f/k/a Actavis plc; Actavis, Inc. f/k/a Watson Pharmaceuticals, Inc.; Watson Laboratories, Inc.; Actavis LLC; and Actavis Pharma, Inc. f/k/a Watson Pharma, Inc.; Insys Therapeutics, Inc. (collectively, “Manufacturers,” “Manufacturer Defendants,” or “Defendants”); McKesson Corporation; Cardinal Health Inc.; Amerisource Drug Corporation; Andia, Inc. (collectively, “Distributors,” “Distributor Defendants,” or “Defendants”) Russell Portenoy; Perry Fine; Scott Fishman; Lynn Webster; (collectively, “Individual,” “Individual Defendants,” or “Defendants”) (collectively, “Defendants”) alleges as follows:

INTRODUCTION

1. This case is about one thing: corporate greed. Defendants put their desire for profits above the health and well-being of Osceola County consumers at the cost of Plaintiff.
2. Osceola County spends millions of dollars each year to provide and pay for health care, services, pharmaceutical care and other necessary services and programs on behalf of residents of its County whom are indigent or otherwise eligible for services, including payments through services such as Medicaid for prescription opium painkillers (“opioids”) which are manufactured, marketed, promoted, sold, and/or distributed by the Defendants.
3. Osceola County also provides a wide range of other services to its residents, including law enforcement, services for families and children, and public assistance.

4. In recent years, the County of Osceola has been forced to expend exorbitant amounts of money, described further below, due to what is commonly referred to as the “opioid epidemic” and as a direct result of the actions of Defendants.

5. Plaintiff is responsible for partially funding a medical insurance plan for its employees, including the costs of prescription drugs, including opioids.

6. Addiction is a spectrum of substance use disorders that range from misuse and abuse of drugs to addiction.¹ Throughout this Complaint, “addiction” refers to the entire range of substance abuse disorders. Individuals suffer negative consequences wherever they fall on the substance use disorder spectrum.

7. Defendants knew that opioids were effective treatments for only short-term post-surgical and trauma-related pain, and for palliative (end-of-life) care. Yet they also knew—and had known for years—that opioids were highly addictive and subject to abuse, particularly when used long-term for chronic non-cancer pain (pain lasting three months or longer, hereinafter referred to as “chronic pain”), and should there not be used except as a last-resort.

8. Defendants knew that, barring exceptional circumstances, opioids were too addictive and too debilitating for long-term use for chronic non-cancer pain lasting three months or longer.

9. Defendants further knew – and had known for years – that with prolonged use, the effectiveness of opioids wanes, requiring increases in doses and markedly increasing the risk of known significant side effects and addiction.^{2, 3}

1. Diagnostic and Statistical Manual of Mental Disorders (5th ed. 2013) (“DSM-V”).

2. See, e.g., Russell K. Portenoy, *Opioid Therapy for Chronic Nonmalignant Pain: Current Status*, 1 Progress in Pain Res. & Mgmt. 247 (1994).

3. The authoritative *Diagnostic and Statistical Manual of Mental Disorders*, (5th ed. 2013) (“DSM-V”) classifies addiction as a spectrum of “substance use disorders” that ranges from misuse and abuse of drugs to addiction. Patients suffer negative consequences wherever they fall on the substance use disorder continuum. Throughout this Complaint, “addiction” refers to this range of substance use disorders.

10. Defendants also knew that controlled studies on the safety and efficacy of opioids were limited to short-term use (not longer than 90 days), and in managed settings (*e.g.*, hospitals), where the risk of addiction and other adverse outcomes was much less significant.

11. Indeed, the U.S. Food and Drug Administration (“FDA”) has expressly recognized that there have been no long-term studies demonstrating the safety and efficacy of opioids for long-term use.⁴

12. Prescription opioids, which include well-known brand-name drugs like OxyContin and Percocet, and generics like oxycodone and hydrocodone, are narcotics. They are derived from or possess properties similar to opium and heroin, which is why they are regulated as controlled substances.⁵ Like heroin, prescription opioids work by binding to receptors on the spinal cord and in the brain, dampening the perception of pain. Opioids also can create a euphoric high, which can make them addictive. At certain doses, opioids can slow the user’s breathing, causing respiratory depression and death.

13. In order to expand the market for opioids and realize blockbuster profits, Defendants, through the use of unfair and deceptive practices, created a sea of change in the medical and public perception that the use of opioids not just safe and effective for acute and palliative care, but also for long periods of time to treat more common aches and pains, like lower back pain, arthritis, and headaches.

14. Defendants, through a sophisticated and highly deceptive and unfair marketing campaign that began in the late 1990s, deepened around 2006, and continues to the present, set out to,

4. Letter from Janet Woodcock, M.D., Dir., Ctr. for Drug Eval. & Res., to Andrew Kolodny, M.D., Pres. Physicians for Responsible Opioid Prescribing, Re Docket No. FDA-2012-P-0818 (Sept. 10, 2013).

5. Since passage of the Controlled Substances Act (“CSA”) in 1970, opioids have been regulated as controlled substances. As controlled substances, they are categorized in five schedules, ranked in order of their potential for abuse, with Schedule I being the most dangerous. The CSA imposes a hierarchy of restrictions on prescribing and dispensing drugs based on their medicinal value, likelihood of addiction or abuse, and safety. Opioids generally had been categorized as Schedule II or Schedule III drugs. Schedule II drugs have a high potential for abuse, have a currently accepted medical use, and may lead to severe psychological or physical dependence. Schedule III drugs are deemed to have a lower potential for abuse, but their abuse still may lead to moderate or low physical dependence or high psychological dependence.

and did, reverse the popular and medical understanding of opioids. Chronic opioid therapy — the prescribing of opioids to treat chronic pain long-term — is now commonplace.

15. To accomplish this reversal, Defendants spent hundreds of millions of dollars: (a) developing and disseminating seemingly truthful scientific and educational materials and advertising that misrepresented the risks, benefits, and superiority of opioids long-term use to treat chronic pain (b) deploying sales representatives who visited doctors and other prescribers and delivered misleading messages about the use of opioids (c) recruiting prescribing physicians as paid speakers as a means to secure those physicians' future "brand loyalty" and extend their reach to all physicians; (d) funding, assisting, encouraging, and directing certain doctors, known as "key opinion leaders" ("KOLs"), not only to deliver scripted talks, but also to draft misleading studies, present continuing medical education programs ("CMEs") that were deceptive and lacked balance, and serve on the boards and committees of professional societies and patient advocacy groups that delivered messages and developed guidelines supporting chronic opioid therapy; and (e) funding, assisting, directing, and encouraging seemingly neutral and credible professional societies and patient advocacy groups (referred to hereinafter as "Front Groups") that developed educational materials and treatment guidelines that were then distributed by Defendants, which urged doctors to prescribe, and patients to use, opioids long-term to treat chronic pain.

16. These efforts, executed, developed, supported, and directed by Defendants, were designed not to present a fair view of how and when opioids could be safely and effectively used, but rather to convince doctors, patients, and others that the benefits of using opioids to treat chronic pain outweighed the risks and that opioids could be used safely by most patients. Defendants and the third parties whom they recruited and supported, all profited handsomely through their dissemination of the deceptive information. KOLs and Front Groups saw their stature in the medical community elevated

dramatically due to Defendants' funding, and Defendants saw an equally dramatic rise in their revenues.

17. Working individually, with, and through these Front Groups and KOLs, Defendants pioneered a new and far broader market for their potent and highly addictive drugs — the chronic pain market. Defendants persuaded doctors, patients, and others that what they had long understood — that opioids are addictive drugs and unsafe in most circumstances for long-term use — was untrue, and to the contrary, that the compassionate treatment of pain *required* opioids. Ignoring the limitations and cautions in their own drugs' labels, Defendants: (a) overstated the benefits of chronic opioid therapy, promised improvement in patients' function and quality of life, and failed to disclose the lack of evidence supporting long-term use; (b) trivialized or obscured their serious risks and adverse outcomes, including the risk of addiction, overdose, and death; (c) overstated their superiority compared with other treatments, such as other non-opioid analgesics, physical therapy, and other alternatives; and (d) mischaracterized the difficulty of withdrawal from opioids and the prevalence of withdrawal symptoms. There was, and is, no competent or reliable scientific evidence to support Defendants' marketing claims, and there was, and is, a wealth of competent and reliable scientific evidence that these claims are simply false. Defendants also deceptively and unfairly marketed the drugs for indications and benefits that were outside of the drugs' labels and not supported by substantial evidence.

18. Even Defendants' KOLs initially were very cautious about whether opioids were appropriate to treat chronic pain. Some of these same KOLs have since recanted their pro-opioid marketing messages and acknowledged that Defendants' marketing went too far. Yet despite the voices of renowned pain specialists, researchers, and physicians who have sounded the alarm on the overprescribing of opioids to treat chronic pain, Defendants continue to disseminate their misleading and unfair marketing claims to this day.

19. Defendants' efforts were wildly successful in expanding opioid abuse. The United States is now awash in opioids. In 2012, health care providers wrote 259 million prescriptions for opioid painkillers — enough to medicate every adult in America around the clock for a month. Twenty percent of all doctors' visits in 2010 resulted in the prescription of an opioid, nearly double the rate in 2000. Opioids — once a niche drug — are now the most prescribed class of drugs — more than blood pressure, cholesterol, or anxiety drugs. While Americans represent only 4.6% of the world's population, they consume 80% of the opioids supplied around the world and 99% of the global hydrocodone supply.

20. Together, opioids generated \$8 billion in revenue for drug companies in 2012. Of that amount, \$3.1 billion went to Purdue for its OxyContin sales. By 2015, sales of opioids grew further to approximately \$9.6 billion.⁶

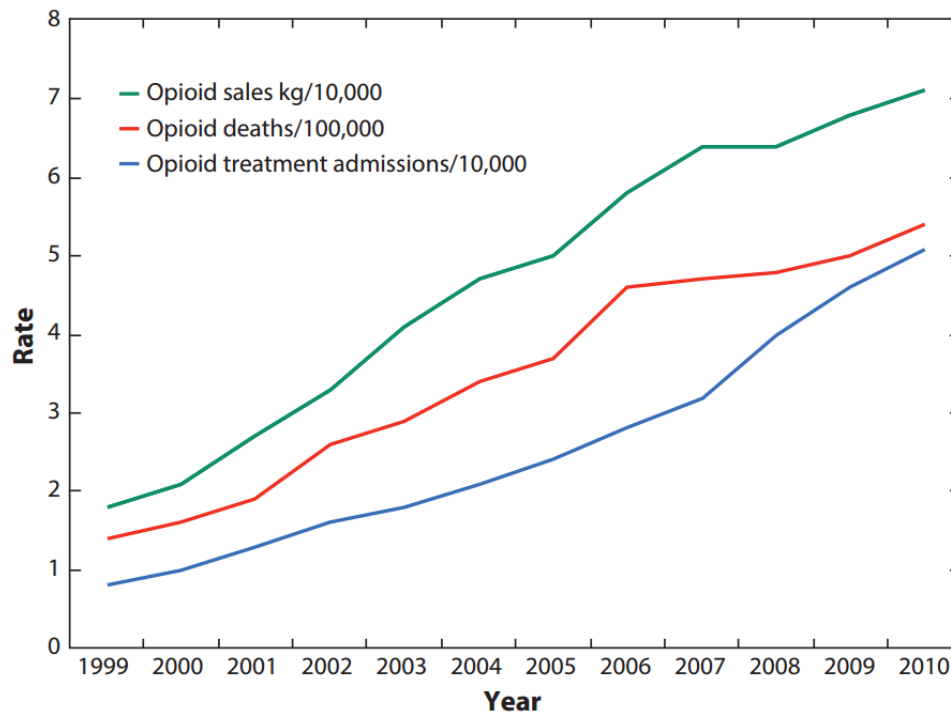
21. It was Defendants' false marketing — and not any medical breakthrough — that rationalized prescribing opioids for chronic pain and opened the floodgates of opioid use and abuse. The result has been catastrophic.

22. Indeed, the National Institutes of Health "NIH" not only recognizes the opioid abuse problem, but also identifies Defendants' "aggressive marketing" as a major cause: "Several factors are likely to have contributed to the severity of the current prescription drug abuse problem. They include drastic increases in the number of prescriptions written and dispensed, greater social acceptability for using medications for different purposes, and *aggressive marketing by pharmaceutical companies.*"⁷ As shown herein, the "drastic increases in the number of prescriptions written and dispensed" and the "greater social acceptability for using medications for different purposes" are not really independent causative factors but are in fact the direct result of "the aggressive marketing by pharmaceutical companies."

6. D. Crow, *Drugmakers hooked on \$10bn opioid habit*, Financial Times (August 10, 2016).

7. America's Addiction to Opioids: Heroin and Prescription Drug Abuse. Available at http://www.drugabuse.gov/about-nida/legislative-activities/testimony-to-congress/2015/americas-addiction-to-opioids-heroin-prescription-drug-abuse#_ftn2 (accessed August 18, 2017) (emphasis added).

23. There is a direct correlation between the sales of opioids and deaths and hospitalizations caused by opioids⁸:

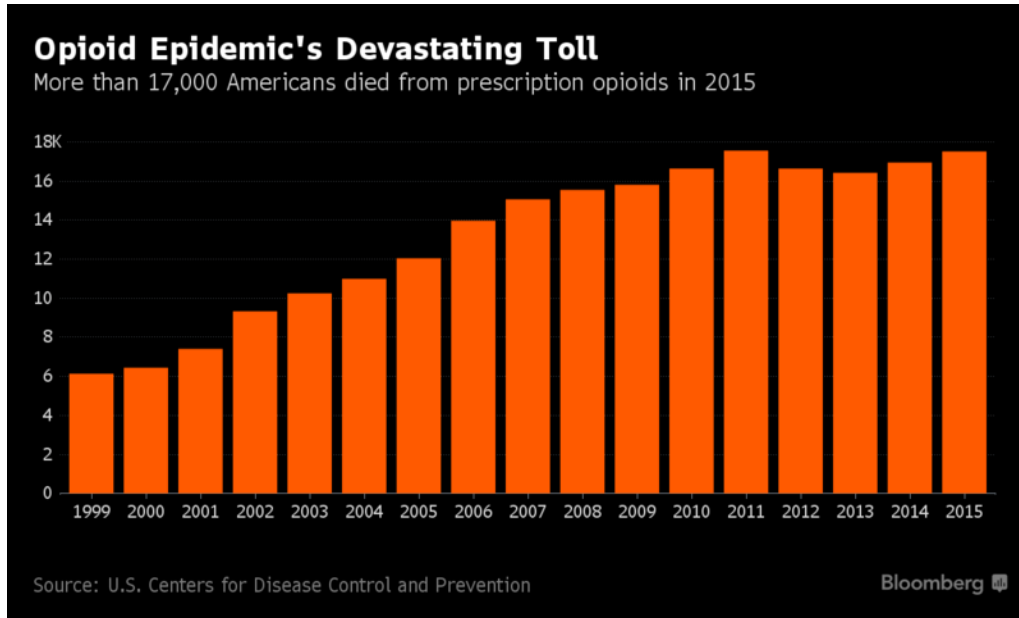


24. According to the U.S. Centers for Disease Control and Prevention (“CDC”), the nation has been swept up in an opioid-induced “public health epidemic.”⁹ According to the CDC, prescription opioid use contributed to 16,651 overdose deaths nationally in 2010; 16,917 in 2011; and 16,007 in 2012. One Defendant’s own 2010 internal data shows that it knew that the use of prescription opioids gave rise to 40% of drug-related emergency department visits in 2010 and 40% of drug poisoning deaths in 2008, and that the trend of opioid poisonings was increasing from 1999-2008. For every death, more than 30 individuals are treated in emergency rooms.

8. *The Prescription Opioid and Heroin Crisis: A Public Health Approach to an Epidemic of Addiction*, Annu. Rev. Public Health 2015, accessed at <http://www.annualreviews.org/doi/pdf/10.1146/annurev-publhealth-031914-122957>

9. CDC, *Examining the Growing Problems of Prescription Drug and Heroin Abuse* (Apr. 29, 2014), <http://www.cdc.gov/washington/testimony/2014/t20140429.htm> (accessed May 30, 2017)

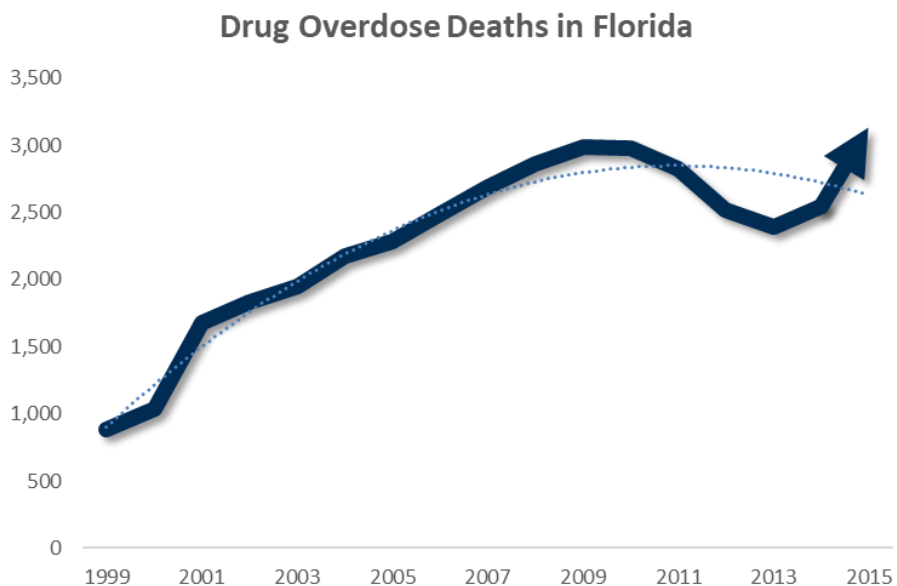
25. As a direct result of the opioid and eventual heroin epidemic more than 17,000 Americans died from prescription opioids in 2015 and the number continues to steadily grow, specifically in places such as the County of Cuyahoga, Ohio.¹⁰



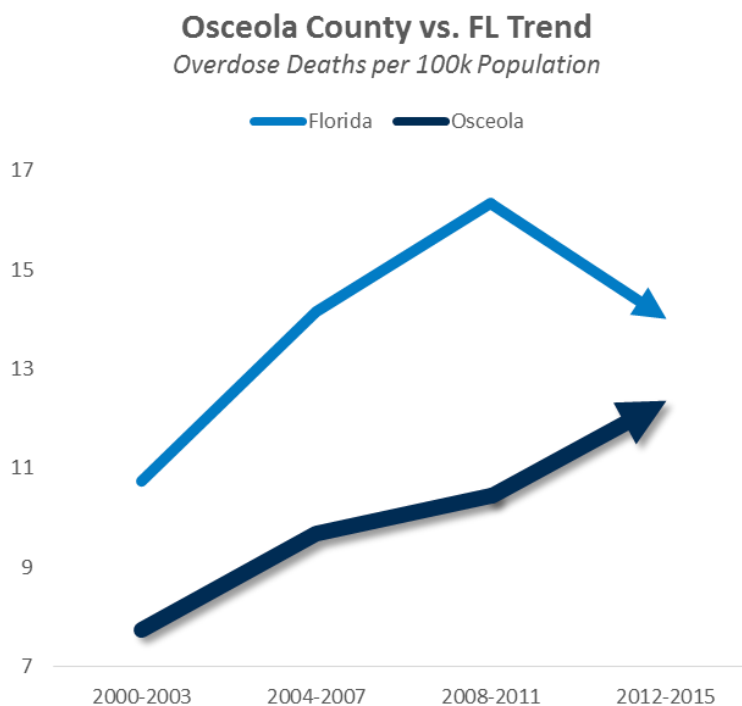
26. The state of Florida has been affected as much as any state in the nation due to the opioid epidemic. Drug overdose death rates have skyrocketed over the past two decades¹¹:

10. <https://www.bloomberg.com/news/articles/2017-06-28/life-after-opioids-drugmakers-scramble-to-concoct-alternatives>

11. *Centers for Disease Control and Prevention, National Center for Health Statistics. Underlying Cause of Death 1999-2015 on CDC WONDER Online Database, released December, 2016. Data are from the Multiple Cause of Death Files, 1999-2015, as compiled from data provided by the 57 vital statistics jurisdictions through the Vital Statistics Cooperative Program. Accessed at <http://wonder.cdc.gov/ucd-icd10.html> on Jul 26, 2017. ICD-10 Codes: X40-X44, X60-X64, X85, and Y10-Y14



27. Despite a decrease in overdose deaths per 100,000 population in Florida over recent years, Osceola County's rate has continued to rise¹²:



12. *Id.*

28. In the first half of 2015, Osceola County led the state of Florida in fentanyl related deaths (along with Orange County).¹³

29. The Osceola-Orange County Medical Examiner's office has seen a dramatically increased burden on its resources due to the incredible rise in overdoses. The staff has even resorted to carry naloxone to protect themselves from the effects of these drugs.¹⁴

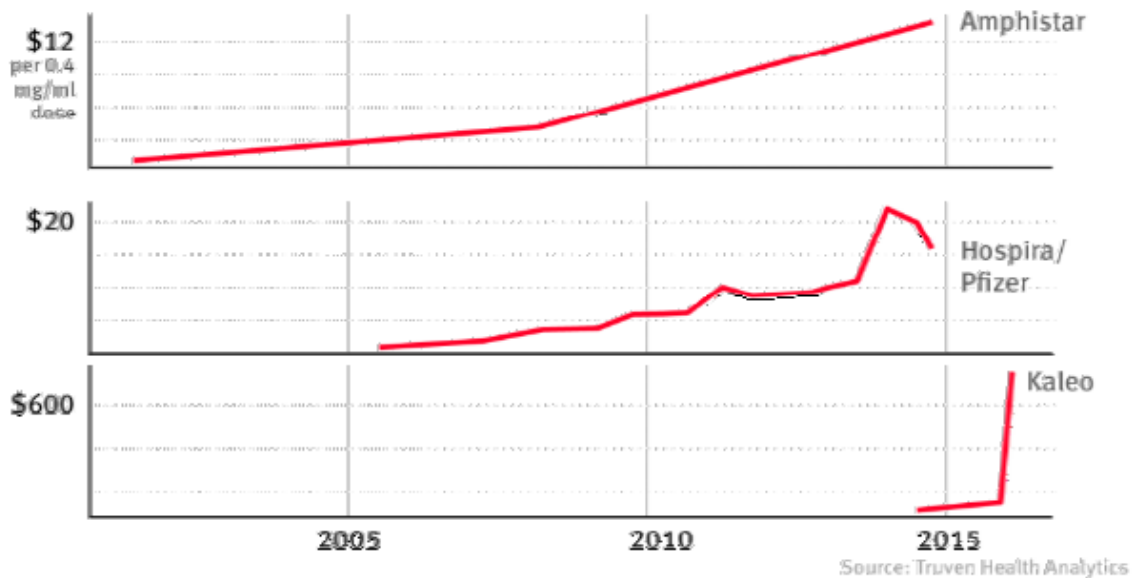
30. Due to the continued rise of the opioid epidemic and deaths, Osceola County has taken steps and will continue to take steps to fight the use of opioids and save lives. For example, the County has provided funding to supply first responders with the drug naloxone, an overdose reversal drug. Again, all of the efforts undertaken by the County of Osceola create a financial burden on the County.

31. Due to the increased demand and market for the drug Naloxone, the drug used to reverse the effects of opioid overdoses, pharmaceutical companies have begun drastically increasing the price:

13. <http://www.orlandosentinel.com/health/addiction-recovery/os-addiction-recovery-drug-deaths-orlando-20160504-story.html> (accessed November 16th, 2017).

14. <http://www.orlandosentinel.com/health/addiction-recovery/os-medical-examiner-carries-narcan-for-carfentanil-20161123-story.html> (accessed November 16th, 2017)

Between 2005 - 2015 pharmaceutical companies have drastically increased prices for naloxone products. Prices continue to rise today.



32. In sum, Osceola County has experienced economic costs directly related to the opioid epidemic, including Medicaid costs, law enforcement, judicial, foster care, Narcan costs, loss of productivity, and various other costs directly caused by the actions of the defendants.

33. Opioids have become the most serious drug problem for the Osceola County Law Enforcement. The commission of criminal acts to obtain opioids is an inevitable consequence of opioid addiction. For example, recently Osceola County law enforcement arrested five individuals who ran a major drug ring in Osceola County.¹⁵ Police say they sold more than \$120,000 in heroin in a week and that there was a “resurgence of heroin” in Central Florida”.

34. The efforts taken by Osceola, which have been necessitated by the opioid epidemic, are all the at the expense of the county.

35. But even these alarming statistics do not fully communicate the toll of prescription opioid abuse on patients and their families.

15. <http://www.orlandosentinel.com/news/breaking-news/os-operation-drug-emporium-bust-osceola-20150513-story.html>

36. The dramatic increase in opioid prescriptions to treat common chronic pain conditions has resulted in a population of addicts who seek drugs from doctors. When turned down by one physician, many of these addicts deploy increasingly desperate tactics—including doctor-shopping, use of aliases, and criminal means—to satisfy their cravings.

37. Efforts by doctors to reverse course for a chronic pain patient already on opioids long-term include managing the physical suffering and psychological distress a patient endures while withdrawing from the drugs. This process is often thwarted by a secondary criminal market well-stocked by a pipeline of drugs that is diverted to supply them. Even though they never would have prescribed opioids in the first place, many doctors feel compelled to continue prescribing opioids to patients who have become dependent on them.

38. According to the CDC, more than 12 million Americans age 12 or older have used prescription painkillers without a prescription in 2010¹⁶, and adolescents are abusing opioids in alarming numbers.

39. Opioid abuse has not displaced heroin, but rather triggered a resurgence in its use, imposing additional burdens on the County and local agencies that address heroin use and addiction. According to the CDC, the percentage of heroin users who also use opioid pain relievers rose from 20.7% in 2002-2004 to 45.2% in 2011-2013. Heroin produces a very similar high to prescription opioids, but is often cheaper. While a single opioid pill may cost \$10-\$15 on the street, users can obtain a bag of heroin, with multiple highs, for the same price. It is hard to imagine the powerful pull that would cause a law-abiding, middle-aged person who started on prescription opioids for a back injury to turn to buying, snorting, or injecting heroin, but that is the dark side of opioid abuse and addiction.

40. Dr. Robert DuPont, former director of the National Institute on Drug Abuse, opines that opioids are more destructive than crack cocaine:

16. CDC, *Prescription Painkiller Overdoses in the US* (Nov. 2011), <https://www.cdc.gov/vitalsigns/painkilleroverdoses/> (accessed May 30, 2017).

[Opioid abuse] is building more slowly, but it's much larger. And the potential[] for death, in particular, [is] way beyond anything we saw then. . . . [F]or pain medicine, a one-day dose can be sold on the black market for \$100. And a single dose can [be] lethal to a non-patient. There is no other medicine that has those characteristics. And if you think about that combination and the millions of people who are using these medicines, you get some idea of the exposure of the society to the prescription drug problem.¹⁷

41. The inability of opioid users to continue to obtain opioid pain medications directly caused the resurgence of heroin. Around the same time that Prescription Drug Monitoring Programs were created and increased legislation regulating these drugs, a dramatically increased supply of heroin from Afghanistan, Mexico and Central Mexico was seen. This was no coincidence but simply filling a new demand. Officials estimate that Mexico's opium production rose an estimated 50% in 2014, while the poppy fields in Afghanistan expanded by over a third in the year prior. Global opium poppy production reached a peak not seen since the 1930s, and shows no sign of stopping due to the rapidly intensifying demand for heroin.¹⁸

42. Countless County residents suffer from chronic pain, which takes an enormous toll on their health, their lives, and their families. These residents deserve both appropriate care and the ability to make decisions based on accurate and complete information about treatment risks and benefits. But Defendants' deceptive and unfair marketing practices deprived County residents and their doctors of the ability to make informed medical decisions and, instead, caused important, sometimes life-or-death decisions to be made based not on science, but on hype. Defendants deprived patients, their doctors,

17/ Transcript, *Use and Abuse of Prescription Painkillers*, The Diane Rehm Show (Apr. 21, 2011), <http://thedianerehmshow.org/shows/2011-04-21/use-and-abuse-prescription-painkillers/transcript> (accessed May 30, 2017).

18. Katharine Q. Seelye (2015). The Numbers Behind America's Heroin Epidemic: A guide to the drug's spread and impact. New York Times, October 30, 2015.

and health care payors of the chance to exercise informed judgment and subjected them to enormous costs and suffering.

43. Defendants' actions are not permitted or excused by the fact that their labels (with the exception of Cephalon's labels for Fentora and Actiq) may have allowed, or did not exclude, the use of opioids for chronic non-cancer pain. The FDA's approval did not give Defendants license to misrepresent the risks, benefits, or superiority of opioids. Indeed, what makes Defendants' efforts particularly nefarious — and dangerous — is that, unlike other prescription drugs marketed unlawfully in the past, opioids are highly addictive controlled substances. Defendants deceptively and unfairly engaged a patient base that — physically and psychologically — could not turn away from their drugs, many of whom were not helped by the drugs or were profoundly damaged by them.

44. Nor is Defendants' causal role broken by the involvement of doctors. Defendants' marketing efforts were both ubiquitous and highly persuasive; their deceptive messages tainted virtually every source doctors could rely on for information and prevented them from making informed treatment decisions. Defendants targeted not only pain specialists, but also primary care physicians (PCPs), nurse practitioners, physician assistants, and other non-pain specialists who were even less likely to be able to assess the companies' misleading statements. Defendants were also able to callously manipulate what doctors wanted to believe—namely, that opioids represented a means of relieving their patients' suffering and of practicing medicine more compassionately.

45. By 2014, nearly two million Americans were either abusing opioid medications or were dependent on opioids.¹⁹ According to the CDC, opioids have created a “public health epidemic” as of 2016.²⁰

19. CDC, Injury Prevention & Control: Opioid Overdose, Prescription Opioids, Addiction and Overdose. Available at <http://www.cdc.gov/drugoverdose/opioids/prescribed.html> (accessed May 30, 2017).

20. CDC, *Examining the Growing Problems of Prescription Drug and Heroin Abuse*, (Apr. 29, 2014), <http://www.cdc.gov/washington/testimony/2014/ts0140429.htm> (accessed May 30, 2017).

46. Defendants' marketing campaign has been extremely harmful and has cost American lives – including lives of residents of the County of Osceola. Deaths from prescription opioids have quadrupled since 1999. From 2000 to 2014 nearly 500,000 people died from such overdoses; seventy-eight Americans die everyday from opioid overdoses.²¹

47. It is estimated that, in 2012, 2.1 million people in the United States suffered from substance use disorders related to prescription opioid pain relievers.²² Between 30% and 40% of long-term users of opioids experience problems with opioid use disorders.²³

48. The National Institutes of Health ("NIH") not only recognizes the opioid abuse problem, but also identifies Defendants' "aggressive marketing" as a major cause: "Several factors are likely to have contributed to the severity of the current prescription drug abuse problem. They include drastic increases in the number of prescriptions written and dispensed, greater social acceptability for using medications for different purposes, and *aggressive marketing by pharmaceutical companies.*"²⁴ As shown below, the "drastic increases in the number of prescriptions written and dispensed" and the "greater social acceptability for using medications for different purposes " are not really independent causative factors but are in fact the direct result of "the aggressive marketing by pharmaceutical companies."

49. The rising numbers of persons addicted to opioids have led not only to an increase in health care costs to the County, and specifically the Plaintiff, but also a major increase in issues such as

21. CDC, Injury Prevention & Control: Opioid Overdose, Understanding the Epidemic.

22 Substance Abuse and Mental Health Services Administration, *Results from the 2012 National Survey on Drug Use and Health: Summary of National Findings*, NSDUH Series H- 46, HHS Publication No. (SMA) 13-4795. Rockville, MD: Substance Abuse and Mental Health Services Administration, 2013.

23. J. Boscarino et al., Risk factors for drug dependence among out-patients on opioid therapy in a large US health-care system, 105(10) *Addiction* 1776 (2010); J. Boscarino et al., Prevalence of Prescription Opioid-Use Disorder Among Chronic Pain Patients: Comparison of the DSM-5 vs. DSM-4 Diagnostic Criteria, 30(3) *Journal of Addictive Diseases* 185 (2011).

24. America's Addiction to Opioids: Heroin and Prescription Drug Abuse. Available at http://www.drugabuse.gov/about-nida/legislative-activities/testimony-to-congress/2015/americas-addiction-to-opioids-heroin-prescription-drug-abuse#_ftn2 (accessed May 30, 2017) (emphasis added).

drug abuse, diversion,²⁵ and crimes related to obtaining opioid medications. The County of Osceola has been severely and negatively impacted due to the fraudulent misrepresentations and omissions by Defendants regarding the use and risk related to opioids. In fact, upon information and belief, Defendants have been and continue to be aware of the high levels of diversion of their product.

50. As a direct and foreseeable consequence of Defendants' wrongful conduct, Plaintiff has been required to spend millions of dollars each year in its efforts to combat the public nuisance created by Defendants' deceptive marketing campaign. Plaintiff has incurred and continues to incur costs related to opioid addiction and abuse, including, but not limited to, health care costs, criminal justice and victimization costs, social costs, and lost productivity costs. Defendants' misrepresentations regarding the safety and efficacy of long-term opioid use proximately caused injury to Plaintiff and its residents.

JURISDICTION AND VENUE

51. This Court has jurisdiction over this action pursuant to the provisions of Florida Statute § 48.193 in that Defendants, by and through their authorized agents, servants and employees, regularly transacted business in Florida, manufactured, supplied, and distributed opioids in Florida and further through their acts and omissions tortuously caused injuries in Florida by engaging in a persistent course of conduct in Florida which violated Florida law. Defendants derived substantial revenue as the result of the opioids which were distributed to Florida physicians, patients, and others and later consumed by persons then residing in Florida.

52. Venue is proper in Osceola County pursuant to Florida Statutes §§ 47.011, 47.041, and 47.051 in that the Defendants committed tortious acts, omissions, and/or injuries in Osceola County. Further, Defendants transacted substantial business in Osceola County.

²⁵ The CDC defines using or obtaining opioids illegally as "diversion."

53. This action is non-removable because there is incomplete diversity of residents and no substantial federal question is presented.

PARTIES

A. Plaintiff.

54. Osceola County is a political subdivision of the State of Florida with approximately 323,000 residents. Plaintiff provides a wide range of services on behalf of its residents, including but not limited to services for families and children, public health, public assistance, law enforcement, and emergency care. As mentioned above, Plaintiff also partially funds a health insurance plan for its employees.

B. Defendants.

55. Purdue Pharma L.P. is a limited partnership organized under the laws of Delaware with its principal place of business in Stamford Connecticut. Purdue Pharma Inc. is a New York corporation with its principal place of business in Stamford, Connecticut, and The Purdue Frederick Company, Inc. is a New York corporation with its principal place of business in Stamford, Connecticut (collectively, “Purdue”).

56. Purdue is primarily engaged in the manufacture, promotion, sale, and distribution of opioids nationally and in Osceola County, including the following:

- a. OxyContin (oxycodone hydrochloride extended release) is a Schedule II opioid agonist²⁶ tablet first approved in 1995 and indicated for the “management of pain severe enough to require daily, around-the-clock, long-term opioid treatment and for which alternative treatment options are inadequate.” Prior to

²⁶ An opioid agonist is a drug that activates certain opioid receptors in the brain. An antagonist, by contrast, blocks the receptor and can also be used in pain relief or to counter the effect of an opioid overdose.

April 2014,²⁷ OxyContin was indicated for the “management of moderate to severe pain when a continuous, around-the-clock opioid analgesic is needed for an extended period of time.”

- b. MS Contin (morphine sulfate extended release) is a Schedule II opioid agonist tablet first approved in 1987 and indicated for the “management of pain severe enough to require daily, around-the-clock, long-term opioid treatment and for which alternative treatment options are inadequate.” Prior to April 2014, MS Contin was indicated for the “management of moderate to severe pain when a continuous, around-the-clock opioid analgesic is needed for an extended period of time.”
- c. Dilaudid (hydromorphone hydrochloride) is a Schedule II opioid agonist first approved in 1984 (injection) and 1992 (oral solution and tablet) and indicated for the “management of pain in patients where an opioid analgesic is appropriate.”
- d. Dilaudid-HP (hydromorphone hydrochloride) is a Schedule II opioid agonist injection first approved in 1984 and indicated for the “relief of moderate-to-severe pain in opioid-tolerant patients who require larger than usual doses of opioids to provide adequate pain relief.”
- e. Butrans (buprenorphine) is a Schedule III opioid partial agonist transdermal patch first approved in 2010 and indicated for the “management of pain severe

27 The labels for OxyContin and other long-acting opioids were amended in response to a 2012 citizens’ petition by doctors. The changes were intended to clarify the existing obligation to “make an individualized assessment of patient needs.” The petitioners also successfully urged that the revised labels heighten the requirements for boxed label warnings related to addiction, abuse, and misuse by changing “Monitor for signs of misuse, abuse, and addiction” to “[Drug name] exposes users to risks of addiction, abuse, and misuse, which can lead to overdose and death.” Letter from Bob Rappaport, Dir. Ctr. for Drug Evaluations & Res., *Labeling Supplement and PMR [Post-Marketing Research] Required* (Sept. 10, 2013), <http://www.fda.gov/downloads/Drugs/DrugSafety/InformationbyDrugClass/UCM367697.pdf> (accessed May 30, 2017).

enough to require daily, around-the-clock, long-term opioid treatment and for which alternative treatment options are inadequate.” Prior to April 2014, Butrans was indicated for the “management of moderate to severe pain when a continuous, around-the-clock opioid analgesic is needed for an extended period of time.”

- f. Hysingla ER (hydrocodone bitrate) is a Schedule II opioid agonist tablet first approved in 2014 and indicated for the management of pain severe enough to require daily, around-the-clock, long-term opioid treatment and for which alternative treatment options are inadequate.
- g. Targiniq ER (oxycodone hydrochloride and naloxone hydrochloride) is a Schedule II combination product of oxycodone, an opioid agonist, and naloxone, an opioid antagonist, first approved in 2014 and indicated for the management of pain severe enough to require daily, around-the-clock, long-term opioid treatment and for which alternative treatment options are inadequate.

57. OxyContin is Purdue’s largest-selling opioid. Since 2009, Purdue’s national annual sales of OxyContin have fluctuated between \$2.47 billion and \$2.99 billion, up four-fold from 2006 sales of \$800 million. OxyContin constitutes roughly 30% of the entire market for analgesic drugs (*i.e.*, painkillers).

58. In 2007, Purdue settled criminal and civil charges against it for misbranding OxyContin and agreed to pay the United States \$635 million—at the time one of the largest settlements with a drug company for marketing misconduct.²⁸ Pursuant to its settlement, Purdue operated under a Corporate Integrity Agreement with the Office of Inspector General of the U.S. Department of Health

²⁸ <https://oig.hhs.gov/publications/docs/press/2007/SemiannualRelFall2007E.pdf> (accessed May 30, 2017).

and Human Services, which required the company, *inter alia*, to ensure that its marketing was fair and accurate, and to monitor and report on its compliance with the Agreement.

59. Defendant Teva Pharmaceuticals USA, Inc. (“Teva USA”) is a Delaware corporation with its principal place of business in North Wales, Pennsylvania. Teva USA is a wholly owned subsidiary of Teva Pharmaceutical Industries, Ltd. (“Teva Ltd.”), an Israeli corporation.

60. Defendant Cephalon, Inc. is a Delaware corporation with its principal place of business in Frazer, Pennsylvania. In 2011, Teva Ltd. acquired Cephalon, Inc.

61. Teva USA and Cephalon, Inc. work together closely to market, manufacture, distribute and sell Cephalon products in the United States. Teva USA conducts Teva Ltd.’s sales and marketing activities for Cephalon in the United States and has done so since Teva Ltd.’s October 2011 acquisition of Cephalon. Teva USA holds out Actiq and Fentora as Teva products to the public. Teva USA sells all former Cephalon branded products through its “specialty medicines” division. The FDA approved prescribing information and medication guide, which is distributed with Cephalon opioids marketed and sold in Osceola County, discloses that the guide was submitted by Teva USA, and directs physicians to contact Teva USA to report adverse events. (Teva USA and Cephalon, Inc. collectively are referred to herein as “Cephalon.”)

62. Cephalon has been in the business of manufacturing, selling, and distributing the following opioids, nationally and in Osceola County:

- a. Actiq (fentanyl citrate) is a Schedule II opioid agonist lozenge (lollipop) first approved in 1998 and indicated for the “management of breakthrough cancer pain in patients 16 years of age and older who are already receiving and who are tolerant to opioid therapy for their underlying persistent cancer pain.”
- b. Fentora (fentanyl citrate) is a Schedule II opioid agonist buccal tablet (similar to plugs of smokeless tobacco) first approved in 2006 and indicated for the

“management of breakthrough pain in cancer patients 18 years of age and older who are already receiving and who are tolerant to around-the-clock opioid therapy for their underlying persistent cancer pain.”

63. In November 1998, the FDA granted restricted marketing approval for Actiq, limiting its lawful promotion to cancer patients experiencing pain. The FDA specified that Actiq should not be marketed for off-label uses, stating that the drug must be prescribed solely to cancer patients. In 2008, Cephalon pleaded guilty to a criminal violation of the Federal Food, Drug and Cosmetic Act for its misleading promotion of Actiq and two other drugs, and agreed to pay \$425 million in fines, damages, and penalties.

64. The FDA requested that Endo remove Cephalon’s Opana ER from the market in June 2017. The FDA relied on postmarketing data in reaching its conclusion based on the concern that the benefits of the drug may no longer outweigh its risk of abuse.²⁹

65. Teva USA was in the business of selling generic opioids, including a generic form of OxyContin from 2005 through 2009 nationally and within the County of Osceola .

66. On September 29, 2008, Cephalon entered into a five-year Corporate Integrity Agreement with the Office of Inspector General of the U.S. Department of Health and Human Services.³⁰ The agreement, *inter alia*, required Cephalon to send doctors a letter advising them of the settlement terms and gave them a means to report questionable conduct of its sales representatives; disclose payments to doctors on its web site; and regularly certify that the company has an effective compliance program.

67. Janssen Pharmaceuticals, Inc. is a Pennsylvania corporation with its principal place of business in Titusville, New Jersey, and is a wholly owned subsidiary of Johnson & Johnson, a New

29 FDA requests removal of OPANA ER for risks related to abuse. Available at: <https://www.fda.gov/newsevents/newsroom/pressannouncements/ucm562401.htm> (accessed August 17, 2017).

30 <https://www.justice.gov/archive/opa/pr/2008/September/08-civ-860.html> (accessed May 30, 2017).

Jersey corporation with its principal place of business in New Brunswick, New Jersey. Janssen Pharmaceuticals, Inc. was formerly known as (“f/k/a”) Ortho-McNeil- Janssen Pharmaceuticals, Inc., which in turn was formerly known as Janssen Pharmaceutica Inc. Defendant Ortho-McNeil-Janssen Pharmaceuticals, Inc., now known as Janssen Pharmaceuticals, Inc., is a Pennsylvania corporation with its principal place of business in Titusville, New Jersey. Janssen Pharmaceutica, Inc., now known as Janssen Pharmaceuticals, Inc., is a Pennsylvania corporation with its principal place of business in Titusville, New Jersey. Johnson & Johnson is the only company that owns more than 10% of Janssen Pharmaceuticals, Inc.’s stock, and it corresponds with the FDA regarding Janssen’s products. Upon information and belief, Johnson & Johnson controls the sale and development of Janssen Pharmaceutical’s drugs, and Janssen Pharmaceuticals, Inc.’s profits inure to Johnson & Johnson’s benefit. (Janssen Pharmaceuticals, Inc., Ortho-McNeil-Janssen Pharmaceuticals, Inc., Janssen Pharmaceutica, Inc., and Johnson & Johnson collectively are referred to herein as “Janssen.”)

68. Janssen manufactures, sells, and distributes a range of medical devices and pharmaceutical drugs in Osceola County and the rest of the nation, including Duragesic (fentanyl), which is a Schedule II opioid agonist transdermal patch first approved in 1990 and indicated for the “management of pain in opioid-tolerant patients, severe enough to require daily, around-the-clock, long-term opioid treatment and for which alternative treatment options are inadequate.”

69. Until January 2015, Janssen also developed, marketed, and sold Nucynta and Nucynta ER:

- a. Nucynta ER (tapentadol extended release) is a Schedule II opioid agonist tablet first approved in 2011 and indicated for the “management of pain severe enough to require daily, around-the-clock, long-term opioid treatment and for which alternative treatment options are inadequate.” Prior to April 2014, Nucynta ER was indicated for the “management of moderate to severe chronic

pain in adults [and] neuropathic pain associated with diabetic peripheral neuropathy (DPN) in adults.” The DPN indication was added in August 2012.

- b. Nucynta (tapentadol) is a Schedule II opioid agonist tablet and oral solution first approved in 2008 and indicated for the “relief of moderate to severe acute pain in patients 18 years of age or older.”

70. Together, Nucynta and Nucynta ER accounted for \$172 million in sales in 2014.³¹

Prior to 2009, Duragesic accounted for at least \$1 billion in annual sales.

71. Endo Health Solutions Inc. is a Delaware corporation with its principal place of business in Malvern, Pennsylvania. Endo Pharmaceuticals, Inc. is a wholly-owned subsidiary of Endo Health Solutions Inc. and is a Delaware corporation with its principal place of business in Malvern, Pennsylvania. (Endo Health Solutions Inc. and Endo Pharmaceuticals, Inc. collectively are referred to herein as “Endo.”)

72. Endo develops, markets, and sells prescription drugs, including the following opioids, in Osceola County and nationally:

- a. Opana ER (oxymorphone hydrochloride extended release) is a Schedule II opioid agonist tablet first approved in 2006 and indicated for the “management of pain severe enough to require daily, around-the-clock, long-term opioid treatment and for which alternative treatment options are inadequate.” Prior to April 2014, Opana ER was indicated for the “relief of moderate to severe pain in patients requiring continuous, around-the-clock opioid treatment for an extended period of time.” On June 8, 2017, the FDA requested that Endo

³¹ <http://www.prnewswire.com/news-releases/depomed-announces-closing-of-acquisition-of-us-rights-to-nucynta-tapentadol-nucynta-er-tapentadol-extended-release-tablets-and-nucynta-tapentadol-oral-solution-from-janssen-pharmaceuticals-inc-for-105-billion-300060453.html> (accessed May 30, 2017)

Pharmaceuticals remove its opioid medication, reformulated Opana ER (oxymorphone hydrochloride), from the market.³²

- b. Opana (oxymorphone hydrochloride) is a Schedule II opioid agonist tablet first approved in 2006 and indicated for the “relief of moderate to severe acute pain where the use of an opioid is appropriate.”
- c. Percodan (oxycodone hydrochloride and aspirin) is a Schedule II opioid agonist tablet first approved in 1950 and first marketed by Endo in 2004 and indicated for the “management of moderate to moderately severe pain.”
- d. Percocet (oxycodone hydrochloride and acetaminophen) is a Schedule II opioid agonist tablet first approved in 1999 and first marketed by Endo in 2006 and indicated for the “relief of moderate to moderately severe pain.”³³

73. Opioids made up roughly \$403 million of Endo’s overall revenues of \$3 billion in 2012. Opana ER yielded revenue of \$1.15 billion from 2010 to 2013, and alone accounted for 10% of Endo’s total revenue in 2012. Endo also manufactures and sells generic opioids nationally and in Osceola County, both itself and through its subsidiary, Qualitest Pharmaceuticals, Inc., including generic oxycodone, oxymorphone, hydromorphone, and hydrocodone products.

74. Allergan plc is a public limited company incorporated in Ireland with its principal place of business in Dublin, Ireland. Actavis plc acquired Allergan plc in March 2015, and the combined company changed its name to Allergan plc in March 2015. Prior to that, Watson Pharmaceuticals, Inc. acquired Actavis, Inc. in October 2012; the combined company changed its name to Actavis, Inc. in January 2013 and then to Actavis plc in October 2013. Watson Laboratories, Inc. is a Nevada

32. *FDA Requests Removal of Opana ER for Risks Related to Abuse.* <https://www.fda.gov/NewsEvents/Newsroom/PressAnnouncements/ucm562401.htm>.

33. In addition, Endo marketed Zydene (hydrocodone bitartrate and acetaminophen), a Schedule III opioid agonist tablet indicated for the “relief of moderate to moderately severe pain,” from 1998 through 2013. The FDA’s website indicates this product is currently discontinued, but it appears on Endo’s own website.

corporation with its principal place of business in Corona, California, and is a wholly owned subsidiary of Allergan plc (f/k/a Actavis, Inc., f/k/a Watson Pharmaceuticals, Inc.). Actavis Pharma, Inc. (f/k/a Actavis, Inc.) is a Delaware corporation with its principal place of business in New Jersey, and was formerly known as Watson Pharma, Inc. Actavis LLC is a Delaware limited liability company with its principal place of business in Parsippany, New Jersey. Each of these defendants is owned by Allergan plc, which uses them to market and sell its drugs in the United States. Upon information and belief, Allergan plc exercises control over these marketing and sales efforts, and profits from the sale of Allergan/Actavis products ultimately inure to its benefit. (Allergan plc, Actavis plc, Actavis, Inc., Actavis LLC, Actavis Pharma, Inc., Watson Pharmaceuticals, Inc., Watson Pharma, Inc., and Watson Laboratories, Inc. hereinafter collectively are referred to as “Actavis.”)

75. Actavis engages in the business of marketing and selling opioids in Osceola County and across the country, including the branded drugs Kadian and Norco, a generic version of Kadian, and generic versions of Duragesic and Opana. Kadian (morphine sulfate extended release) is a Schedule II opioid agonist capsule first approved in 1996 and indicated for the “management of pain severe enough to require daily, around-the-clock, long-term opioid treatment and for which alternative treatment options are inadequate.” Prior to April 2014, Kadian was indicated for the “management of moderate to severe pain when a continuous, around-the-clock opioid analgesic is needed for an extended period of time.” Actavis acquired the rights to Kadian from King Pharmaceuticals, Inc., on December 30, 2008 and began marketing Kadian in 2009.

76. Insys Therapeutics, Inc. (“Insys”) is a Delaware corporation with its principal place of business in Chandler, Arizona.

77. Insys develops, markets, and sells prescription drugs, including Subsys, a sublingual spray of fentanyl, in Osceola County and nationally.

78. Defendant McKesson Corporation (“McKesson”) is a Delaware corporation with its principal place of business in San Francisco, California.

79. Defendant McKesson had a net income in excess of \$1.5 Billion in 2015.

80. Defendant McKesson distributes pharmaceuticals to retail pharmacies and institutional providers to customers in all 50 states, including Florida State and the County of Osceola .

81. Upon information and belief, defendant McKesson is a pharmaceutical distributor licensed to do business in Florida

82. Defendant McKesson is the largest pharmaceutical distributor in North America.

83. Upon information and belief, McKesson delivers one-third of all pharmaceuticals used in North America.

84. Defendant McKesson does substantial business in the State of Florida and Osceola County.

85. Defendant Cardinal Health Inc. (“Cardinal”) is an Ohio Corporation with its principal place of business in Dublin, Ohio.

86. Defendant Cardinal distributes pharmaceuticals to retail pharmacies and institutional providers to customers in all 50 states, including Florida and Osceola County.

87. Upon information and belief, defendant Cardinal is a pharmaceutical distributor licensed to do business in Florida State.

88. Defendant Cardinal does substantial business in the State of Florida and Osceola County.

89. Upon information and belief, defendant Cardinal is one of the largest distributors of opioid pain medications in Osceola Country, including Florida State and the County of Osceola.

90. Upon information and belief, Defendant AmerisourceBergen Drug Corporation (“Amerisource”) is a Delaware Corporation with its principal place of business in Chesterbrook, Pennsylvania.

91. Defendant Amerisource does substantial business in the State of Florida and Osceola County.

92. Upon information and belief, defendant Amerisource is a pharmaceutical distributor licensed to do business in Florida.

93. Defendant Amerisource distributes pharmaceuticals to retail pharmacies and institutional providers to customers in all 50 states, including Florida and in Osceola County.

94. Upon information and belief, defendant Amerisource is one of the largest distributors of opioid pain medications in the Country, including the State of Florida.

95. Upon information and belief, Defendant Anda, Inc. (“Anda”) is a Florida Corporation with its principal place of business in Weston, Florida.

96. Defendant Anda does substantial business in the State of Florida and Osceola County.

97. Upon information and belief, defendant Anda is a wholly owned subsidiary of co-defendant Teva.

98. Upon information and belief, defendant Anda is licensed to do business in the state of Florida.

99. Defendant Anda distributes pharmaceuticals to retail pharmacies and institutional providers to customers in all 50 states, including Florida and in Osceola County.

100. The Distributor Defendants are the largest opioid distributors in Osceola County.

101. The Distributor Defendants purchased opioids from manufacturers, such as the named defendants herein, and sold them to pharmacies throughout Osceola County.

102. The Distributor Defendants played an integral role in the chain of opioids being distributed throughout Osceola County.

103. Russell Portenoy, M.D., is an individual residing in New York. Defendant Dr. Portenoy is a physician licensed to practice medicine in the state of New York. Dr. Portenoy was instrumental in promoting opioids for sale and distribution nationally and in Osceola County.

104. Perry Fine, M.D., is an individual residing in Utah. Dr. Fine was instrumental in promoting opioids for sale and distribution nationally and in Osceola County.

105. Scott Fishman, M.D., is an individual residing in California. Dr. Fishman was instrumental in promoting opioids for sale and distribution nationally and in Osceola County.

106. Lynn Webster, M.D., is an individual residing in Utah. Dr. Webster was instrumental in promoting opioids for sale and distribution nationally and in Osceola County.

FACTS RELEVANT TO ALL CAUSES OF ACTION

A. Background on Pain Medicine.

1. Safe and Effective Treatment of Chronic Pain Centers on Informed Risk Management.

107. The practice of medicine centers on informed risk management. Prescribers must weigh the potential risks and benefits of each treatment option, as well as the risk of non-treatment.

108. Accordingly, the safe and effective treatment of chronic pain requires that a physician be able to weigh the relative risks of prescribing opioids against both (a) the relative benefits that may be expected during the course of opioid treatment and (b) the risks and benefits of alternatives.

109. This bedrock principle of full disclosure is particularly important in the context of chronic opioid therapy because of the risk that patients will become physically and psychologically dependent on the drugs, finding it difficult to manage or terminate their use.

110. The FDA-approved drug labels on each of Defendants' opioids do not attempt to advise physicians how to maximize the benefits and minimize the risks for patients on long-term chronic opioid therapy. The labels contain no dosing cap above which it would be unsafe for any doctor to prescribe to any patient. Nor do any of the labels provide a duration limit, after which the risks to a patient might increase. Thus, doctors and patients rely more heavily on educational materials such as treatment guidelines, CMEs, and scientific and patient education articles and websites to inform their treatment decisions.

2. Opioid Use Is Associated with Known and Substantial Risks.

111. Opium has been recognized as a tool to relieve pain for millennia; so has the magnitude of its potential for abuse, addiction and its dangers. Opioids are related to illegal drugs like opium and heroin. In fact, types of fentanyl, a widely-distributed opioid in the United States, have now been made illegal in China.

112. During the Civil War, opioids, then known as "tinctures of laudanum," gained popularity among doctors and pharmacists for their ability to reduce anxiety and relieve pain – particularly on the battlefield – and they were popularly used in a wide variety of commercial products ranging from pain elixirs to cough suppressants and beverages. By 1900, an estimated 300,000 people were addicted to opioids in the United States.³⁴ Many doctors prescribed opioids solely to avoid patients' withdrawal. Both the numbers of opioid addicts and the difficulty in weaning patients from opioids made clear their highly addictive nature.

113. Due to concerns about their addictive properties, opioids have been regulated at the federal level as controlled substances by the U.S. Drug Enforcement Administration ("DEA") since

34. Substance Abuse and Mental Health Services Administration, Medication-Assisted Treatment for Opioid Addiction in Opioid Treatment Programs, Treatment Improvement Protocol (TIP Services), No. 43 (2005).

1970. The labels for scheduled opioid drugs carry black box warnings of potential addiction and “[s]erious, life-threatening, or fatal respiratory depression,” as the result of an excessive dose.

114. Studies and articles from the 1970s and 1980s also made the reasons to avoid opioids clear. Scientists observed negative outcomes from long-term opioid therapy in pain management programs; opioids’ mixed record in reducing pain long-term and failure to improve patients’ function; greater pain complaints as most patients developed tolerance to opioids; opioid patients’ diminished ability to perform basic tasks; their inability to make use of complementary treatments like physical therapy due to the side effects of opioids; and addiction. Leading authorities discouraged, and even prohibited, the use of opioid therapy for chronic pain.

115. Discontinuing opioids after more than just a few weeks of therapy will cause most patients to experience withdrawal symptoms. These withdrawal symptoms include: severe anxiety, nausea, vomiting, headaches, agitation, insomnia, tremors, hallucinations, delirium, pain, and other serious symptoms, which may persist for months after a complete withdrawal from opioids, depending on how long the patient had been using opioids.

116. When under the continuous influence of opioids over time, patients grow tolerant to their analgesic effects. As tolerance increases, a patient typically requires progressively higher doses to obtain the same levels of pain reduction to which he or she has become accustomed – up to and including doses that are “frighteningly high.”³⁵ At higher doses, the effects of withdrawal are more substantial, thus leaving a patient at a much higher risk of addiction. A patient can take the opioids at the continuously escalating dosages to match pain tolerance and still overdose at recommended levels.

117. Dr. Andrew Kolodny, Chief Medical Officer for Phoenix House, a national addiction treatment program, has explained the effect of opioids as akin to “hijack[ing] the brain’s reward

35. M. Katz, Long-term Opioid Treatment of Nonmalignant Pain: A Believer Loses His Faith, 170(16) Archives of Internal Med. 1422 (2010).

system,” which in turn convinces a user that “the drug is needed to stay alive.”³⁶ A patient’s fear of the unpleasant effects of discontinuing opioids combined with the negative reinforcement during a period of actual withdrawal can drive a patient to seek further opioid treatment—even where ineffective or detrimental to quality of life—simply to avoid the deeply unpleasant effects of withdrawal.

118. Patients that receive high doses of opioids as part of long-term opioid therapy are three to nine times more likely to suffer an overdose from opioid-related causes than those on low doses. As compared to available alternative pain remedies, scholars have suggested that tolerance to the respiratory depressive effects of opioids develops at a slower rate than tolerance to analgesic effects. Accordingly, the practice of continuously escalating doses to match pain tolerance can, in fact, lead to an overdose even when opioids are taken as recommended.

119. Further, “a potential side effect from chronic use [of opioids] can be abuse and addiction [i]n fact, correct use and abuse of these agents are not polar opposites—they are complex, inter-related phenomena.”³⁷ It is very difficult to tell whether a patient is physically dependent, psychologically dependent, or addicted. Drug-seeking behaviors, which are signs of addiction, will exist and emerge when opioids are suddenly not available, the dose is no longer effective, or tapering of a dose is undertaken too quickly.

120. Studies have shown that between 30% and 40% of long-term users of opioids experience problems with opioid use disorders.³⁸

121. Each of these risks and adverse effects—dependence, tolerance, and addiction—is fully disclosed in the labels for each of Defendants’ opioids (though, as described below, not in Defendants’

36. David Montero, *Actor’s Death Sows Doubt Among O.C.’s Recovering Opioid Addicts*, The Orange Cnty. Reg. (Feb. 3, 2014), <http://www.ocregister.com/articles/heroin-600148-shaffer-hoffman.html> (accessed May 30, 2017).

37. Wilson M. Compton & Nora D. Volkow, *Major Increases in Opioid Analgesic Abuse in the United States: Concerns and Strategies*, 81(2) Drug & Alcohol Dependence 103, 106 (2006).

38. Joseph A. Boscarino et al., *Risk factors for drug dependence among out-patients on opioid therapy in a large US health-care system*, 105(10) Addiction 1776 (2010); Joseph A. Boscarino et al., *Prevalence of Prescription Opioid-Use Disorder Among Chronic Pain Patients: Comparison of the DSM-5 vs. DSM-4 Diagnostic Criteria*, 30(3) Journal of Addictive Diseases 185 (2011).

marketing).³⁹ Prior to Defendants' deceptive marketing scheme, each of these risks was well-recognized by doctors and seen as a reason to use opioids to treat chronic pain sparingly and only after other treatments had failed.

122. Opioids vary by duration. Long-acting opioids, such as Purdue's OxyContin and MS Contin, Janssen's Nucynta ER and Duragesic, Endo's Opana ER, and Actavis's Kadian, are designed to be taken once or twice daily and are purported to provide continuous opioid therapy for, in general, 12 hours. Short-acting opioids, such as Cephalon's Actiq and Fentora, are designed to be taken in addition to long-acting opioids to address "episodic pain" and provide fast-acting, supplemental opioid therapy lasting approximately 4 to 6 hours.

123. Defendants promoted the idea that pain should be treated by taking long-acting opioids continuously and supplementing them with short-acting, rapid-onset opioids for episodic pain.

124. Defendant Purdue was aware that its drug OxyContin did not provide pain relief for up to 12 hours. Purdue was also aware of the risk that patients would then take additional pain medications, beyond what was prescribed, to make up for that gap in time. Despite this knowledge, Purdue continued to market OxyContin as lasting for 12 hours.

125. While it was once thought that long-acting opioids would not be as susceptible to abuse and addiction as short-acting ones, this view has been discredited. OxyContin's label now states, as do all labels of Schedule II long-acting opioids, that the drug "exposes users to risks of addiction, abuse, and misuse, which can lead to overdose and death." The FDA has required extended release and long-acting opioids to adopt "Risk Evaluation Mitigation Strateg[ies]" on the basis that they present "a serious public health crisis of addiction, overdose, and death."⁴⁰

39. For example, Purdue's OxyContin label (October 5, 2011) states: "Physical dependence and tolerance are not unusual during chronic opioid therapy."

40. FDA, *Risk Evaluation and Mitigation Strategy (REMS) for Extended-Release and Long-Acting Opioids* (last updated Oct. 9, 2014), <http://www.fda.gov/Drugs/DrugSafety/InformationbyDrugClass/ucm163647.htm> (accessed May 30, 2017).

126. In 2013, in response to a petition to restrict the labels of long-acting opioid products, the FDA noted the “grave risks” of opioids, “the most well-known of which include addiction, overdose, and even death.”⁴¹ The FDA further warned that “[e]ven proper use of opioids under medical supervision can result in life-threatening respiratory depression, coma, and death.”⁴² The FDA required that—going forward—opioid makers of long-acting formulations clearly communicate these risks in their labels. Thus, the FDA confirmed what had previously been accepted practice in the treatment of pain— that the adverse outcomes from opioid use include “addiction, unintentional overdose, and death” and that long-acting or extended release opioids “should be used *only when alternative treatments are inadequate*.”⁴³

127. Notably, in reaching its conclusion, the FDA did not rely on new or otherwise previously unavailable scientific studies regarding the properties or effects of opioids.

128. The FDA-approved labels on each of Defendant’s opioids do not attempt to advise physicians on how to maximize the benefits and minimize the risks for patients on long term opioid therapy. The labels contain no dosage cap above which it would be unsafe to prescribe to any patient. Nor do they provide a duration limit. Doctors and patients rely heavily on education materials, such as treatment guidelines, CMEs, and scientific and patient education articles and websites, to inform their treatment decisions.

129. On July 25, 2012, the Physician For Responsible Opioid Prescribing (“PROP”), a non-profit organization made up of doctors and other health care professionals, petitioned the FDA to change the labeling of opioid medications. The petition was signed by thirty-seven physicians located nationwide. In its letter to the FDA, the group stated that “an increasing body of medical literature

41. Letter from Janet Woodcock, M.D., Dir., Ctr. for Drug Eval. & Res., to Andrew Kolodny, M.D., Pres. Physicians for Responsible Opioid Prescribing, Re Docket No. FDA-2012-P-0818 (Sept. 10, 2013).

42. *Id.*

43. *Id.* at 7 (emphasis in original).

suggests that long term-use of opioids may be neither safe nor effective for many patients, especially when prescribed in high doses.”⁴⁴

130. In its petition, PROP also stated that “many clinicians are under the false impression that chronic opioid therapy (COT) is an evidence-based treatment for chronic non-cancer pain” and that “these misconceptions lead to overprescribing and high dose prescribing.” It was also their opinion that “the current label on opioid analgesics does not comply with [FDA law]”.

131. As the basis for its petition, PROP provided “Statements of Scientific Basis for Petition” which provided a list of detailed reports and studies proving the risks of opioid medications, the high risk of addiction, the exaggerated and false benefits, and further medically backed reasons to change the labelling of opioid medications to reduce prescribing.

132. In 2013, in response to a petition to require manufacturers to strengthen warnings on the labels of long-acting opioid products, the FDA warned of the “grave risks” of opioids, including “addiction, overdose, and even death.” The FDA further warned, “[e]ven proper use of opioids under medical supervision can result in life- threatening respiratory depression, coma, and death.” Because of those grave risks, the FDA said that long-acting or extended release opioids “should be used only when alternative treatments are inadequate.”⁴⁵ The FDA required that – going forward – opioid makers of long-acting formulations clearly communicate these risks on their labels.

133. In 2016, the FDA expanded its warnings for immediate-release opioid pain medications, requiring similar changes to the labeling of immediate-release for opioid pain medications as it had for extended release opioids in 2013. The FDA also required several additional safety-labeling

44. July 25, 2012 letter from PROP to FDA, accessed at <http://www.citizen.org/documents/2048.pdf> on May 30, 2017.

45. Letter from Janet Woodcock, M.D., Dir., Ctr. For Drug Eval. & Res., to Andrew Kolodny, M.D., Pres. *Physicians for Responsible Opioid Prescribing*, Re Docket No. FDA-2012-P-0818 (Sept. 10, 2013) (emphasis in original).

changes across all prescription opioid products to include additional information on the risk of these medications.⁴⁶

134. The facts on which the FDA relied in 2013 and 2016 were well known to Defendants for many years since they began marketing these drugs.

3. Long-Term Opioid Use Benefits Are Unproven and Contradicted.

135. Despite the fact that opioids are now routinely prescribed, there has never been evidence of their safety and efficacy for long-term use.

136. Defendants have always been aware of these gaps in knowledge. While promoting opioids to treat chronic pain, Defendants have failed to disclose the lack of evidence to support their long-term use and have failed to disclose the contradictory evidence that chronic opioid therapy actually makes patients sicker.

137. There are no controlled studies of the use of opioids beyond 16 weeks, and no evidence that opioids improve patients' pain and function long-term. The first random, placebo-controlled studies appeared in the 1990s, and revealed evidence only for short-term efficacy and only in a minority of patients.⁴⁷

138. A 2004 report reviewed 213 randomized, controlled trials of treatments for cancer pain and showed that, while opioids had short-term efficacy, the data was insufficient to establish long-term effectiveness. Subsequent reviews of the use of opioids for cancer and non-cancer pain consistently note the lack of data to assess long-term outcomes. For example, a 2007 systematic review of opioids for back pain concluded that opioids have limited, if any, efficacy for back pain and that evidence did

46. FDA announces enhanced warnings for immediate-release opioid pain medications related to risks of misuse, abuse, addiction, overdose and death. Available at <http://www.fda.gov/newsevents/newsroom/pressannouncements/ucm491739.htm> (accessed May 30, 2017).

47. Nathaniel Katz, *Opioids: After Thousands of Years, Still Getting to Know You*, 23(4) Clin J. Pain 303 (2007); Roger Chou et al., *Research Gaps on Use of Opioids for Chronic Noncancer Pain*, 10(2) J. Pain 147 (2009).

not allow judgments regarding long-term use. Similarly, a 2011 systematic review of studies for non-cancer pain found that evidence of long-term efficacy is poor. One year later, a similar review reported poor evidence of long-term efficacy for morphine, tramadol, and oxycodone, and fair evidence for transdermal fentanyl (approved only for use for cancer pain).

139. On the contrary, evidence exists to show that opioid drugs are not effective to treat chronic pain, and may worsen patients' health. A 2006 study-of-studies found that opioids as a class did not demonstrate improvement in functional outcomes over other non-addicting treatments. Most notably, it stated: "For functional outcomes, the other analgesics were significantly more effective than were opioids."⁴⁸ Another review of evidence relating to the use of opioids for chronic pain found that up to 22.9% of patients in opioid trials dropped out before the study began because of the intolerable effects of opioids, and that the evidence of pain relief over time was weak.

140. Endo's own research shows that patients taking opioids, as opposed to other prescription pain medicines, report higher rates of obesity (30% to 39%); insomnia (9% to 22%); and self-described fair or poor health (24% to 34%).

141. Increasing duration of opioid use is strongly associated with an increasing prevalence of mental health conditions (depression, anxiety, post-traumatic stress disorder, or substance abuse), increased psychological distress, and greater health care utilization.

142. As a pain specialist noted in an article titled *Are We Making Pain Patients Worse?*, "[O]pioids may work acceptably well for a while, but over the long term, function generally declines, as

48. Andrea D. Furlan et al., *Opioids for chronic noncancer pain: a meta-analysis of effectiveness and side effects*, 174(11) Can. Med. Ass'n J. 1589 (2006). This same study revealed that efficacy studies do not typically include data on opioid addiction. In many cases, patients who may be more prone to addiction are pre-screened out of the study pool. This does not reflect how doctors actually prescribe the drugs, because even patients who have past or active substance use disorders tend to receive higher doses of opioids. Karen H. Seal, *Association of Mental Health Disorders With Prescription Opioids and High-Risk Opioids in US Veterans of Iraq and Afghanistan*, 307(9) J. Am. Med. Ass'n 940 (2012).

does general health, mental health, and social functioning. Over time, even high doses of potent opioids often fail to control pain, and these patients are unable to function normally.”⁴⁹

143. This is true both generally and for specific pain-related conditions. Studies of the use of opioids long-term for chronic lower back pain have been unable to demonstrate an improvement in patients’ function. Conversely, research consistently shows that long-term opioid therapy for patients who have lower back injuries does not help patients return to work or to physical activity. This is due partly to addiction and other side effects.

144. As many as 30% of patients who suffer from migraines have been prescribed opioids to treat their headaches. Users of opioids had the highest increase in the number of headache days per month, scored significantly higher on the Migraine Disability Assessment (MIDAS), and had higher rates of depression, compared to non-opioid users. A survey by the National Headache Foundation found that migraine patients who used opioids were more likely to experience sleepiness, confusion, and rebound headaches, and reported a lower quality of life than patients taking other medications.

145. The lack of evidence for the efficacy of opioid use long-term has been well-documented nationally in the context of workers’ compensation claims, where some of the most detailed data exists. Claims involving workers who take opioids are almost four times as likely to reach costs of over \$100,000 than claims without opioids, as these patients suffer greater side effects and are slower to return to work. Even adjusting for injury severity and self-reported pain score, taking an opioid for more than seven days and receiving more than one opioid prescription increased the risk that the patient would be on work disability one year later. A prescription for opioids, as the first treatment for a workplace injury, doubled the average length of the claim.

49 Andrea Rubenstein, *Are we making pain patients worse?*, Sonoma Medicine (Fall 2009).

4. Defendants' Impact on the Perception and Prescribing of Opioids.

146. Before Defendants began the marketing campaign complained of herein, generally accepted standards of medical practice dictated that opioids should only be used short-term, for instance, for acute pain, pain relating to recovery from surgery, or for cancer or palliative care. In those instances, the risks of addiction are low or of little significance.

147. In 1986, the World Health Organization ("WHO") published an "analgesic ladder" for the treatment of cancer pain.⁵⁰ The WHO recommended treatment with over-the-counter or prescription acetaminophen or non-steroidal anti-inflammatory drugs ("NSAIDs") first, and then the use of unscheduled or combination opioids, and then stronger (Schedule II or III) opioids if pain persisted. The WHO ladder pertained only to the treatment of cancer pain, and did not contemplate the use of narcotic opioids for chronic pain—because the use of opioids for chronic pain was not considered appropriate medical practice at the time.

148. Studies and articles from the 1970s and 1980s made the reasons to avoid opioids clear. Scientists observed negative outcomes from long-term opioid therapy in pain management programs: opioids' mixed record in reducing pain long-term and failure to improve patients' function; greater pain complaints as most patients developed tolerance to opioids; opioid patients' diminished ability to perform basic tasks; their inability to make use of complementary treatments like physical therapy due to the side effects of opioids; and addiction. Leading authorities discouraged, or even prohibited, the use of opioid therapy for chronic pain.

149. In 1986, Defendant Dr. Russell Portenoy, who later became Chairman of the Department of Pain Medicine and Palliative Care at Beth Israel Medical Center in New York, while at the same time serving as a top spokesperson for drug companies, published an article reporting that

50. http://apps.who.int/iris/bitstream/10665/43944/1/9241561009_eng.pdf (accessed May 30, 2017)

“[f]ew substantial gains in employment or social function could be attributed to the institution of opioid therapy.”⁵¹

150. Writing in 1994, Dr. Portenoy described the prevailing attitudes regarding the dangers of long-term use of opioids:

The traditional approach to chronic nonmalignant pain does not accept the long-term administration of opioid drugs. This perspective has been justified by the perceived likelihood of tolerance, which would attenuate any beneficial effects over time, and the potential for side effects, worsening disability, and addiction. According to conventional thinking, the initial response to an opioid drug may appear favorable, with partial analgesia and salutary mood changes, but adverse effects inevitably occur thereafter. It is assumed that the motivation to improve function will cease as mental clouding occurs and the belief takes hold that the drug can, by itself, return the patient to a normal life. *Serious management problems are anticipated, including difficulty in discontinuing a problematic therapy and the development of drug seeking behavior induced by the desire to maintain analgesic effects, avoid withdrawal, and perpetuate reinforcing psychic effects. There is an implicit assumption that little separates these outcomes from the highly aberrant behaviors associated with addiction.*⁵²

According to Portenoy, these problems could constitute “compelling reasons to reject long term opioid administration as a therapeutic strategy in all but the most desperate cases of chronic nonmalignant pain.”⁵³

151. For the reasons outlined by Dr. Portenoy, and in the words of one researcher from the Harvard Medical School, “it did not enter [doctors’] minds that there could be a significant number of chronic pain patients who were successfully managed with opioids.”⁵⁴ Defendants changed that perception.

B. Defendants Promoted Their Branded Products Through Direct Marketing to Prescribers and Consumers.

51. Russell K. Portenoy & Kathleen M. Foley, *Chronic Use of Opioid Analgesics in Non-Malignant Pain: Report of 38 cases*, 25(2) Pain 171 (1986).

52. Russell K. Portenoy, *Opioid Therapy for Chronic Nonmalignant Pain: Current Status*, 1 Progress in Pain Res. & Mgmt. 247 (1994) (emphasis added).

53. *Id.*

54. Igor Kissin, *Long-term opioid treatment of chronic nonmalignant pain: unproven efficacy and neglected safety?*, 6 J. Pain Research 513, 514 (2013) (quoting Loeser JD, *Five crises in pain management*, 20(1) Pain Clinical Updates 1-4 (2012)).

152. Defendants' direct marketing proceeded on two tracks, serving two related purposes. First, Defendants worked through branded and unbranded marketing to build confidence in long-term opioid use by overstating its benefits and downplaying its risks, thereby expanding the chronic pain market. In addition, Defendants worked through their own staffs of sales representatives, physician speakers whom those representatives recruited, and advertising in medical journals to claim their share of that broader market. Defendants directed all of this activity through carefully designed marketing plans that were based on extensive research into prescriber habits and the efficacy of particular sales approaches and messages.

1. Defendants Relied Upon Branded Advertisements.

153. Defendants engaged in widespread advertising campaigns touting the benefits of their branded drugs. Defendants published print advertisements in a broad array of medical journals, ranging from those aimed at specialists, such as the *Journal of Pain* and *Clinical Journal of Pain*, to journals with wider medical audiences, such as the *Journal of the American Medical Association*. Defendants' advertising budgets peaked in 2011, when they collectively spent more than \$14 million on the medical journal advertising of opioids, nearly triple what they spent in 2001. The 2011 total includes \$8.3 million by Purdue, \$4.9 million by Janssen, and \$1.1 million by Endo.⁵⁵

154. A number of these branded advertisements deceptively portrayed the benefits of opioid therapy for chronic pain. As just one example, a 2005 Purdue advertisement for OxyContin that ran in the *Journal of Pain* touted the drug as an "around-the-clock analgesic . . . for an extended period of time." The advertisement featured a man and boy fishing and proclaimed that "There Can Be Life With Relief." This depiction falsely implied that OxyContin provides both effective long-term pain

55. In 2011, Actavis spent less than \$100,000 on such advertising, and Cephalon spent nothing. These companies' medical journal advertising peaked earlier, with Actavis spending \$11.7 million in 2005, and Cephalon spending about \$2 million in each of 2007 and 2008.

relief and functional improvement, claims that, as described below, are unsubstantiated and contradicted in medical literature.

2. Defendants Relied Upon Their Sales Forces and Recruited Physician Speakers.

155. Each Defendant promoted the use of opioids for chronic pain through “detailers”—sales representatives who visited individual physicians and their staff in their offices—and small group speaker programs. By establishing close relationships with doctors, Defendants’ sales representatives were able to disseminate their misrepresentations in targeted, one-on-one settings that allowed them to differentiate their opioids and to address individual prescribers’ concerns about prescribing opioids for chronic pain. Representatives were trained on techniques to build these relationships, with Actavis even rolling out an “Own the Nurse” kit as a “door opener” to time with doctors.

156. Defendants developed sophisticated plans to select prescribers for sales visits based on their specialties and prescribing habits. In accordance with common industry practice, Defendants purchase and closely analyze prescription sales data from IMS Health. This data allows them to precisely track the rates of initial prescribing and renewal by individual doctors, which in turn allows them to target, tailor, and monitor the impact of their appeals.

157. Defendants, in particular, relied upon “influence mapping,” *i.e.*, using decile rankings or similar breakdowns to identify the high-volume prescribers on whom detailing would have the greatest sales impact. Endo, for example, identified prescribers representing 30% of its nationwide sales volume and planned to visit these physicians three times per month. Defendants also closely monitored doctors’ prescribing after a sales representative’s visit to allow them to refine their planning and messaging and to evaluate and compensate their detailers.

158. Defendants’ sales representatives have visited hundreds of thousands of doctors, including thousands of visits to Osceola County prescribers, and as described herein, spread misinformation regarding the risks, benefits, and superiority of opioids for the treatment of chronic

pain. This misinformation includes deceptive and unfair claims regarding the risks of opioids for chronic pain, particularly the risks of addiction, withdrawal, and high doses, as well as the benefits.

159. Each Defendant carefully trained its sales representatives to deliver company-approved messages designed to generate prescriptions of that company's drugs specifically, and opioids in general. Pharmaceutical companies exactly direct and monitor their sales representatives—through detailed action plans, trainings, tests, scripts, role-plays, supervisor tag-alongs, and other means—to ensure that individual detailers actually deliver the desired messages and do not veer off-script. Pharmaceutical companies likewise require their detailers to deploy sales aids reviewed, approved, and supplied by the company and forbid them to use, in industry parlance, “homemade bread”—*i.e.*, promotional materials not approved by the company's marketing and compliance departments. Sales representatives' adherence to their corporate training is typically included in their work agreements. Departing from their company's approved messaging can, and does, lead to severe consequences including termination of employment.

160. Besides carefully training their sales representatives, Defendants used surveys of physicians—conducted by third-party research firms — to assess how well their core messages came across to prescribers.

161. In addition to making sales calls, Defendants' detailers also identified doctors to serve, for payment, on Defendants' speakers' bureaus and to attend programs with speakers and meals paid for by Defendants. Defendants almost always selected physicians who were “product loyalists,” as they were sure to be asked whether they prescribe the drug themselves. Endo, for instance, sought to use specialists in pain medicine—including high prescribers of its drugs—as local “thought leaders” to market Opana ER to primary care doctors. Such invitations are lucrative to the physicians selected for these bureaus; honorarium rates range from \$800 to \$2,000 per program, depending on the type of event, speaker training is typically compensated at \$500 per hour.

162. These speaker programs and associated speaker trainings serve three purposes: they provide an incentive to doctors to prescribe, or increase their prescriptions of, a particular drug; a forum in which to further market to the speaker him or herself; and an opportunity to market to the speaker's peers. Defendants grade their speakers and future opportunities are based on speaking performance, post-program sales, and product usage. Defendants also track the prescribing of event attendees, with Endo noting that "physicians who came into our speaker programs wrote more prescriptions for Opana ER after attending than before." It would make little sense for Defendants to devote significant resources to programs that did not increase their sales.

163. Like the sales representatives who select them, speakers are expected to stay "on message" — indeed, they agree in writing to follow the slide decks provided to them. Endo's speaker rules, for example, provide that "all slides must be presented in their entirety and without alterations . . . and in sequence." This is important because the FDA regards promotional talks as part of product labeling, and requires their submission for review. Speakers thus give the appearance of providing independent, unbiased presentations on opioids, when in fact they are presenting a script prepared by Defendants' marketing departments. Although these meal-based speaker events are more expensive to host, and typically have lower attendance than CMEs, they are subject to less professional scrutiny and thus afford Defendants greater freedom in the messages they present.

164. Defendants devoted massive resources to these direct sales contacts with prescribers. In 2014, Defendants collectively spent \$168 million on detailing branded opioids to physicians nationwide. This figure includes \$108 million spent by Purdue, \$34 million by Janssen, \$13 million by Cephalon, \$10 million by Endo, and \$2 million by Actavis. The total figure is more than double Defendants' collective spending on detailing in 2000. Detailers' role in Defendants' overall promotional efforts was also carefully calibrated; Endo, for example, found that devoting 61% of its

marketing budget to sales representatives reflected an “[a]ppropriate combination of personal . . . and non-personal . . . selling initiatives.”

165. Defendants have spent hundreds of millions of dollars promoting their opioids through their respective sales forces because they understand that detailers’ sales pitches are effective. Numerous studies indicate that marketing can and does impact doctors’ prescribing habits,⁵⁶ and face-to-face detailing has the highest influence on intent to prescribe. Defendants could see this phenomenon at work not only in the aggregate, as their sales climbed with their promotional spending, but also at the level of individual prescribers whom they targeted for detailing, and who responded by prescribing more of Defendants’ drugs.

3. Defendants Directed These Promotional Efforts Through Detailed Marketing Plans.

166. Defendants guided their efforts to expand opioid prescribing through comprehensive marketing and business plans for each drug. These documents, based on the companies’ extensive market research, laid out ambitious plans to bring in new prescribers and increase overall prescribing of Defendants’ opioids.

a. Targeting categories of prescribers

167. Defendants targeted, by zip codes and other local boundaries, individual health care providers for detailing. Defendants chose their targets based on the potential for persuading a provider to prescribe, ease of in-person access, and the likelihood of higher numbers of prescriptions at higher doses, with no correlation to demonstrated need or demand for opioid therapy, or to risk of abuse.

56. See, e.g., Puneet Manchanda & Pradeep K. Chintagunta, *Responsiveness of Physician Prescription Behavior to Salesforce Effort: An Individual Level Analysis*, 15 (2-3) Mktg. Letters 129 (2004) (detailing has a positive impact on prescriptions written); Ian Larkin, *Restrictions on Pharmaceutical Detailing Reduced Off-Label Prescribing of Antidepressants and Antipsychotics in Children*, 33(6) Health Affairs 1014 (2014) (finding academic medical centers that restricted direct promotion by pharmaceutical sales representatives resulted in a 34% decline in on-label use of promoted drugs); see also Art Van Zee, *The Promotion and Marketing of OxyContin: Commercial Triumph, Public Health Tragedy*, 99(2) Am J. Pub. Health 221 (2009) (correlating an increase of OxyContin prescriptions from 670,000 annually in 1997 to 6.2 million in 2002 to a doubling of Purdue’s sales force and trebling of annual sales calls).

168. Collectively, Defendants' marketing plans evince dual strategies, which often operated parallel to one another. Defendants' sales representatives continued to focus their detailing efforts on pain specialists and anesthesiologists, the highest-volume prescribers of opioids and, as a group, more educated than other practitioners about opioids' risks and benefits. Seeking to develop market share and expand sales, however, Defendants also targeted increasing numbers and types of prescribers for marketing.

169. This expanded market of prescribers was, as a group, less informed about opioids and, as market research concluded, more susceptible to Defendants' marketing messages. These prescribers included nurse practitioners and physician assistants who, a 2012 Endo business plan noted, were "share acquisition" opportunities because they were "3x times more responsive than MDs to details" and wrote "96% of [their] prescriptions . . . without physician consult."

170. The expanded market also included internists and general practitioners who were low- to mid-volume prescribers. Actavis, for example, rolled out a plan in 2008 to move beyond "Kadian loyalists" to an "expanded audience" of "low morphine writers."

b. Increasing "direct to consumer" marketing

171. Defendants knew that physicians were more likely to prescribe their branded medications when patients asked for those medications. Endo's research, for example, found that such communications resulted in greater patient "brand loyalty," with longer durations of Opana ER therapy and fewer discontinuations. Defendants thus increasingly took their opioid sales campaigns directly to consumers, including through patient-focused "education and support" materials. These took the form of pamphlets, videos, or other publications that patients could view in their physician's office, as well as employer and workers' compensation plan initiatives to, as Endo put it, "[d]rive demand for access through the employer audience by highlighting cost of disease and productivity loss."

172. Defendants also knew that one of the largest obstacles to patients starting and remaining on their branded opioids—including by switching from a competitor’s drug—was out-of-pocket cost. They recognized they could overcome this obstacle by providing patients financial assistance with their insurance co-payments, and each of the Defendants did so through vouchers and coupons distributed during detailing visits with prescribers. A 2008 Actavis business review, for example, highlighted co-pay assistance, good for up to \$600 per patient per year, as a way to drive conversions to Kadian from competitor drugs like Avinza and MS Contin. In 2012, Janssen planned to distribute 1.5 million savings cards worth \$25 each.

c. Differentiating each brand

173. Purdue’s OxyContin was the clear market leader in prescription opioid therapy, with 30% of the market for analgesic drugs in 2012. However, by 2010, Defendants had begun facing increasing pushback from the medical community and regulators based on the growing problems of opioid addiction and abuse. Both market conditions prompted Defendants to pursue product differentiation strategies—particularly an emphasis on their products being less subject to diversion, abuse, and addiction—as a means of grabbing market share from Purdue and other competitors.

174. Endo, for example, tracked in detail prescriber “switching” from OxyContin to Opana ER. Actavis and Janssen did the same for switches to Kadian and Nucynta ER, respectively. Pressure to stand out among other drugs resulted in Defendants identifying marketing themes that thereafter were reflected in Defendants’ deceptive and harmful messages to physicians and consumers. A 2008 Janssen plan emphasized “value” messaging in support of Nucynta ER, including claims of less dose escalation, lower toxicity, fewer withdrawal symptoms, and less dependence, and a 2009 Opana ER market research report focused on greater potency and lower abuse potential of Opana ER vis-à-vis OxyContin.

d. Moving beyond office visits

175. Defendants sought to reach additional prescribers by expanding beyond traditional sales calls and speaker events to new channels for their messages. For their sales forces, these included marketing to prescribers through voice mail, postcards, and email—so-called “e-detailing.” Defendants also created new platforms for their speakers by implementing “peer to peer” programs such as teleconferences and webinars that were available to prescribers nationally. These programs allowed Defendants to use this more seemingly credible vehicle to market to, among other hard-to-reach audiences, prescribers at hospitals, academic centers, and other locations that limit or prohibit in-person detailing. Employing these new approaches, each Defendant relied heavily on speakers to promote its drugs.

4. Defendants Marketed Opioids in Osceola County Using the Same Strategies and Messages They Employed Nationwide.

176. Defendants employed the same marketing plans and strategies and deployed the same messages in Osceola County as they did nationwide.

177. Across the pharmaceutical industry, “core message” development is funded and overseen on a national basis by corporate headquarters. This comprehensive approach ensures that Defendants’ messages are accurately and consistently delivered across marketing channels—including detailing visits, speaker events, and advertising — and in each sales territory. Defendants consider this high level of coordination and uniformity crucial to successfully marketing their drugs.

178. Defendants ensure marketing consistency nationwide through national and regional sales representative training; national training of local medical liaisons, the company employees who respond to physician inquiries; centralized speaker training; single sets of visual aids, speaker slide decks, and sales training materials; and nationally coordinated advertising. Defendants’ sales representatives and physician speakers were required to stick to prescribed talking points, sales

messages, and slide desks, and supervisors traveled with them periodically to check on both their performance and compliance.

179. As they did nationwide, Defendants extensively tracked the prescribing behavior of County-area health care providers and used that data to target their detailing and speaker- recruiting efforts. Top prescribers were profiled at the city, region, zip code, and sometimes facility levels, with information about their specialty, prescribing patterns (including product and dose), product loyalty and refill history. Providers' prescribing volume was ranked and sorted into deciles.

180. As described herein, misrepresentations and deceptions regarding the risks, benefits, and superiority of opioid use to treat chronic pain were part and parcel of Defendants' marketing campaigns in Osceola County.

C. Defendants Used "Unbranded" Marketing to Evade Regulations and Consumer Protection Laws.

181. In addition to their direct marketing efforts, Defendants used unbranded, third- party marketing, which they deployed as part of their national marketing strategies for their branded drugs. Each Defendant executed these strategies through a network of third-party KOLs and Front Groups, with which it acted in concert by funding, assisting, encouraging, and directing their efforts. At the same time, Defendants exercised substantial control over the content of the messages third parties generated and disseminated, and distributed certain of those materials themselves. As with their other marketing strategies, Defendants' unbranded marketing created, and relied upon, an appearance of independence and credibility that was undeserved but central to its effectiveness. Unlike their direct promotional activities, Defendants' unbranded marketing allowed them to evade the oversight of federal regulators and gave them greater freedom to expand their deceptive messages.

1. Regulations Governing Branded Promotion Require that it Be Truthful, Balanced, and Supported by Substantial Evidence.

182. Drug companies that make, market, and distribute opioids are subject to generally applicable rules requiring truthful marketing of prescription drugs. A drug company's branded marketing, which identifies and promotes a specific drug, must: (a) be consistent with its label and supported by substantial scientific evidence; (b) not include false or misleading statements or material omissions; and (c) fairly balance the drug's benefits and risks.⁵⁷ The regulatory framework governing the marketing of specific drugs reflects a public policy designed to ensure that drug companies, which are best suited to understand the properties and effects of their drugs, are responsible for providing prescribers with the information they need to accurately assess the risks and benefits of drugs for their patients.

183. Further, the Federal Food, Drug, and Cosmetic Act ("FDCA") prohibits the sale in interstate commerce of drugs that are "misbranded." A drug is "misbranded" if it lacks "adequate directions for use" or if the label is false or misleading "in any particular."⁵⁸ "Adequate directions for use" are directions "under which the layman can use a drug safely and for the purposes for which it is intended."⁵⁹ "Labeling" includes more than the drug's physical label; it also includes "all . . . other written, printed, or graphic matter . . . accompanying" the drug, including promotional material.⁶⁰ "The term 'accompanying' is interpreted broadly to include promotional materials — posters, websites, brochures, books, and the like — disseminated by or on behalf of the manufacturer of the drug."⁶¹ Thus, Defendants' promotional materials are part of their drugs' labels and are required to be accurate, balanced, and not misleading.

184. Labeling is misleading if it is not based on substantial evidence, if it materially misrepresents the benefits of the drug, or if it omits material information about or minimizes the

57. 21 U.S.C. § 352(a); 21 C.F.R. §§ 1.21(a), 202.1(e)(3), 202.1(e)(6).

58. 21 U.S.C. §§ 352.

59. 21 C.F.R. § 201.5.

60. 21 U.S.C. § 321(m).

61. *See id.*

frequency or severity of a product's risks. "The most serious risks set forth in a product's labeling are generally material to *any* presentation of efficacy." The FDA notes that "[b]ecause people expect to see risk information, there is no reason for them to imagine that the product has important risks that have been omitted . . . especially if some risks are included."⁶² Promotion that fails to present the most important risks of the drug as prominently as its benefits lacks fair balance and is therefore deceptive.

185. It is also illegal for drug companies to distribute materials that exclude contrary evidence or information about the drug's safety or efficacy or present conclusions that "clearly cannot be supported by the results of the study."⁶³ Further, drug companies must not make comparisons between their drugs and other drugs that represent or suggest that "a drug is safer or more effective than another drug in some particular when it has not been demonstrated to be safer or more effective in such particular by substantial evidence or substantial clinical experience."⁶⁴

186. While the FDA must approve a drug's label, it is the drug company's responsibility to ensure that the material in its label is accurate and complete and is updated to reflect any new information.⁶⁵ Promotional materials also must be submitted to the FDA when they are first used or disseminated. The FDA does not have to approve these materials in advance; if, upon review, the FDA determines that materials marketing a drug are misleading, it can issue an untitled letter or warning letter. The FDA uses untitled letters for violations such as overstating the effectiveness of the drug or making claims without context or balanced information. Warning letters address promotions involving safety or health risks and indicate the FDA may take further enforcement action.

2. Defendants Deployed Front Groups and Doctors to Disseminate Unbranded Information on Their Behalf.

62. FDA, *Draft Guidance for Industry, Presenting Risk Information in Prescription Drug and Medical Device Promotion*, May 2009, at 14.

63. 21 C.F.R. § 99.101(a)(4).

64. 21 C.F.R. § 202.1(e)(6)(ii).

65. See 21 C.F.R. § 201.56 (providing general requirements for prescription drug labeling); see also *Wyeth v. Levine*, 555 U.S. 555 (2009) (holding that a drug company bears responsibility for the content of its drug labels at all times); 21 C.F.R. § 314.70(c)(6) (iii)(A-C) (allowing manufacturers to make changes that "strengthen . . . a warning, precaution, or adverse reaction" or "strengthen a statement about drug abuse, dependence, psychological effect, or overdosage").

187. Drug companies market both directly and indirectly, using third party validators (such as scientists, physicians, patient or professional organizations) that appear to be independent and therefore more credible. The FDA has made clear that its promotional requirements apply to both forms of marketing:

FDA's regulation of prescription drug product promotion extends both to promotional activities that are carried out by the firm itself, and to promotion conducted on the firm's behalf.

....

Therefore, a firm is responsible for the content generated by its employees or any agents acting on behalf of the firm who promote the firm's product. For example, if an employee or agent of a firm, such as a medical science liaison or paid speaker (e.g., a key opinion leader) acting on the firm's behalf, comments on a third-party site about the firm's product, the firm is responsible for the content its employee or agent provides. A firm is also responsible for the content on a blogger's site if the blogger is acting on behalf of the firm.⁶⁶

188. In addition to being carried out directly or through third parties, drug companies' promotional activity can be branded or unbranded; unbranded marketing refers not to a specific drug, but more generally to a disease state or treatment. By using unbranded communications, drug companies can sidestep the extensive regulatory framework governing branded communications.

189. Defendants disseminated many of their false, misleading, imbalanced, and unsupported statements indirectly, through KOLs and Front Groups, and in unbranded marketing materials. These KOLs and Front Groups were important elements of Defendants' marketing plans, which specifically contemplated their use, because they seemed independent and therefore outside FDA oversight. Through unbranded materials, Defendants, with their own knowledge of the risks, benefits and advantages of opioids, presented information and instructions concerning opioids generally that were

66. FDA, *Draft Guidance for Industry on Fulfilling Regulatory Requirements for Postmarketing Submissions of Interactive Promotional Media for Prescription Human and Animal Drugs and Biologics*, January 2014, at 1, 4, <http://www.fda.gov/downloads/drugs/guidancecomplianceregulatoryinformation/guidances/ucm381352.pdf> (accessed May 30, 2017).

contrary to, or at best, inconsistent with information and instructions listed on Defendants' branded marketing materials and drug labels. Defendants did so knowing that unbranded materials typically are not submitted to or reviewed by the FDA.

190. Even where such unbranded messages were channeled through third-party vehicles, Defendants adopted these messages as their own when they cited to, edited, approved, and distributed such materials knowing they were false, misleading, unsubstantiated, unbalanced, and incomplete. Unbranded brochures and other materials that are "disseminated by or on behalf of [the] manufacturer" constitute drug "labeling" that may not be false or misleading in any particular. *See* 21. C.F.R. 202.1(e)(7)(l)(2).⁶⁷ Defendants' sales representatives distributed third-party marketing material that was deceptive to Defendants' target audiences. Defendants are responsible for these materials.

191. Moreover, Defendants took an active role in guiding, reviewing, and approving many of the misleading statements issued by these third parties, ensuring that Defendants were consistently aware of their content. By funding, directing, editing, and distributing these materials, Defendants exercised control over their deceptive messages and acted in concert⁶⁸ with these third parties to fraudulently promote the use of opioids for the treatment of chronic pain.

192. For example, drug companies have been admonished for making functional claims in FDA-reviewed branded materials if there is no evidence for such claims. Thus, drug companies were put on notice that the FDA would not allow such claims in branded materials. Defendants instead

67. This regulation provides: "Brochures, booklets, mailing pieces, detailing pieces, file cards, bulletins, calendars, price lists, catalogs, house organs, letters, motion picture films, film strips, lantern slides, sound recordings, exhibits, literature, and reprints and similar pieces of printed, audio, or visual matter descriptive of a drug and the references published . . . containing drug information supplied by the manufacturer, packer, or distributor of the drug and which are disseminated by or on behalf of its manufacturer, packer, or distributor are hereby determined to be labeling, as defined in section 201(m) of the act." As labeling, such third party-created content distributed by a drug company may not be misleading and must meet the accuracy, substantiation, and fair balance requirements in the FDCA.

68. As used in this Complaint, the allegation that Defendants "acted in concert" with third parties is intended to mean *both* that they conspired with these third parties to achieve some end and that they aided and abetted these third parties in the commission of acts necessary to achieve it.

created and disseminated these same unsupported claims—that opioids allow patients to sleep, return to work, or walk more easily—through *unbranded* marketing materials.

193. The third-party publications Defendants assisted in creating and distributing did not include the warnings and instructions mandated by their FDA-required drug labels and consistent with the risks and benefits known to Defendants. For example, these publications either did not disclose the risks of addiction, abuse, misuse, and overdose, or affirmatively denied that patients faced a serious risk of addiction.

194. By acting through third parties, Defendants were able to both avoid FDA scrutiny and give the false appearance that the messages reflected the views of independent third parties. Later, Defendants would cite to these sources as “independent” corroboration of their own statements. As one physician adviser to Defendants noted, third-party documents not only had greater credibility, but broader distribution as doctors did not “push back” at having materials from, for example, the non-profit American Pain Foundation (“APF”) on display in their offices, as they might with first party, drug company pieces. Nevertheless, the independence of these materials was a ruse—Defendants were in close contact with these third parties, paid for and were aware of the misleading information they were disseminating about the use of opioids to treat chronic pain, and regularly helped them to tailor and distribute their misleading, pro-opioid messaging.

195. As part of a strategic marketing scheme, Defendants spread and validated their deceptive messages through the following vehicles: (a) KOLs, who could be counted upon to write favorable journal articles and deliver supportive CMEs; (b) a body of biased and unsupported scientific literature; (c) treatment guidelines; (d) CMEs; (e) unbranded patient education materials; and (f) Front Group patient-advocacy and professional organizations, which exercised their influence both directly and through Defendant-controlled KOLs who served in leadership roles in those organizations.

a. Defendants’ Use of KOLs

196. Defendants cultivated a small circle of doctors who, upon information and belief, were selected and sponsored by Defendants solely because they favored the aggressive treatment of chronic pain with opioids. Defendants' support helped these doctors become respected industry experts. In return, these doctors repaid Defendants by touting the benefits of opioids to treat chronic pain.

197. Pro-opioid doctors have been at the hub of Defendants' promotional efforts, presenting the appearance of unbiased and reliable medical research supporting the broad use of opioid therapy for chronic pain. KOLs have written, consulted on, edited, and lent their names to books and articles, and given speeches and CMEs supportive of chronic opioid therapy. They have served on committees that developed treatment guidelines that strongly encourage the use of opioids to treat chronic pain (even while acknowledging the lack of evidence in support of that position) and on the boards of pro-opioid advocacy groups and professional societies that develop, select, and present CMEs. Defendants were able to exert control of each of these modalities through their KOLs.

198. In return, the KOLs' association with Defendants provided not only money, but prestige, recognition, research funding, and avenues to publish. This positioned them to exert even more influence in the medical community.

199. Although some KOLs initially may have advocated for more permissive opioid prescribing with honest intentions, Defendants cultivated and promoted only those KOLs who could be relied on to help broaden the chronic opioid therapy market. Defendants selected, funded, and elevated those doctors whose public positions were unequivocal and supportive of using opioids to treat chronic pain.⁶⁹ These doctors' professional reputations were then dependent on continuing to promote a pro-opioid message, even in activities that were not directly funded by the drug companies.

69. Opioid-makers were not the first to mask their deceptive marketing efforts in purported science. The tobacco industry also used KOLs in its effort to persuade the public and regulators that tobacco was not addictive or dangerous. For example, the tobacco companies funded a research program at Harvard and chose as its chief researcher a doctor who had expressed views in line with industry's views. He was dropped when he criticized low-tar cigarettes as potentially more dangerous, and later described himself as a pawn in the industry's campaign.

200. Defendants cited and promoted favorable studies or articles by these KOLs. By contrast, Defendants did not support, acknowledge, or disseminate the publications of doctors critical of the use of chronic opioid therapy. Indeed, one prominent KOL sponsored by Defendants, Russell Portenoy, stated that he was told by a drug company that research critical of opioids (and the doctors who published that research) would never obtain funding. Some KOLs have even gone on to become direct employees and executives of Defendants, like Dr. David Haddox, Purdue's Vice President of Risk Management, or Dr. Bradley Galer, Endo's former Chief Medical Officer.

201. Defendants provided substantial opportunities for KOLs to participate in research studies on topics Defendants suggested or chose, with the predictable effect of ensuring that many favorable studies appeared in the academic literature. As described by Dr. Portenoy, drug companies would approach him with a study that was well underway and ask if he would serve as the study's author. Dr. Portenoy regularly agreed.

202. Defendants also paid KOLs to serve as consultants or on their advisory boards and give talks or present CMEs, typically over meals or at conferences. Since 2000, Cephalon, for instance, has paid doctors more than \$4.5 million for programs relating to its opioids.

203. These KOLs were carefully vetted to ensure that they were likely to remain on-message and supportive of a pharmaceutical industry agenda. One measure was a doctor's prior work for trusted Front Groups.

204. Defendants kept close tabs on the content of the misleading materials published by these KOLs. In many instances, they also scripted what these KOLs said — as they did with all their recruited speakers. The KOLs knew, or deliberately ignored, the misleading way in which they portrayed the use of opioids to treat chronic pain to patients and prescribers, but they continued to publish those misstatements to benefit themselves and Defendants, all the while causing harm to County prescribers and patients.

i. *Defendant Russell Portenoy*

205. Defendant Dr. Russell Portenoy, former Chairman of the Department of Pain Medicine and Palliative Care at Beth Israel Medical Center in New York, is one example of a KOL whom Defendants identified and promoted to further their marketing campaign. Dr. Portenoy received research support, consulting fees, and honoraria from Cephalon, Endo, Janssen, and Purdue (among others), and was a paid consultant to Cephalon and Purdue.

206. Defendant Dr. Portenoy was instrumental in opening the door for the regular use of opioids to treat chronic pain. He served on the American Pain Society (“APS”) / American Academy of Pain Medicine (“AAPM”) Guidelines Committees, which endorsed the use of opioids to treat chronic pain, first in 1997 and again in 2009. He was also a member of the board of APF, an advocacy organization almost entirely funded by Defendants.

207. Defendant Dr. Portenoy also made frequent media appearances promoting opioids and spreading misrepresentations. He appeared on *Good Morning America* in 2010 to discuss the use of opioids long-term to treat chronic pain. On this widely watched program, broadcast in Osceola County and across the country, Dr. Portenoy claimed: “Addiction, when treating pain, is distinctly uncommon. If a person does not have a history, a personal history, of substance abuse, and does not have a history in the family of substance abuse, and does not have a very major psychiatric disorder, most doctors can feel very assured that that person is not going to become addicted.”⁷⁰

208. Defendant Dr. Portenoy has recently admitted that he “gave innumerable lectures in the late 1980s and ‘90s about addiction that weren’t true.” These lectures falsely claimed that fewer than 1% of patients would become addicted to opioids. According to Dr. Portenoy, because the primary goal was to “destigmatize” opioids, he and other doctors promoting them overstated their benefits and glossed over their risks. Dr. Portenoy also conceded that “[d]ata about the effectiveness

70. Good Morning America television broadcast, ABC News (Aug. 30, 2010).

of opioids does not exist.”⁷¹ Portenoy candidly stated: “Did I teach about pain management, specifically about opioid therapy, in a way that reflects misinformation? Well, . . . I guess I did.”⁷²

ii. *Defendant Lynn Webster*

209. Another KOL, Defendant Dr. Lynn Webster, was the co-founder and Chief Medical Director of Lifetree Clinical Research, an otherwise unknown pain clinic in Salt Lake City, Utah. Dr. Webster was President in 2013 and is a current board member of AAPM, a front group that ardently supports chronic opioid therapy.⁷³ He is a Senior Editor of *Pain Medicine*, the same journal that published Endo special advertising supplements touting Opana ER. Dr. Webster was the author of numerous CMEs sponsored by Cephalon, Endo, and Purdue. At the same time, Dr. Webster was receiving significant funding from Defendants (including nearly \$2 million from Cephalon).

210. Dr. Webster had been under investigation for overprescribing by the DEA, which raided his clinic in 2010. More than 20 of Dr. Webster’s former patients at the Lifetree Clinic have died of opioid overdoses. Ironically, Dr. Webster created and promoted the Opioid Risk Tool, a five question, one-minute screening tool relying on patient self-reports that purportedly allows doctors to manage the risk that their patients will become addicted to or abuse opioids. The claimed ability to pre-sort patients likely to become addicted is an important tool in giving doctors confidence to prescribe opioids long-term, and for this reason, references to screening appear in various industry-supported guidelines. Versions of Dr. Webster’s Opioid Risk Tool appear on, or are linked to, websites run by Endo, Janssen, and Purdue. In 2011, Dr. Webster presented, via webinar, a program sponsored by Purdue titled, *Managing Patient’s Opioid Use: Balancing the Need and the Risk*. Dr. Webster recommended use of risk screening tools, urine testing, and patient agreements to prevent “overuse of prescriptions” and “overdose deaths.” This webinar was available to and was intended to reach County doctors.

71. Thomas Catan & Evan Perez, *A Pain-Drug Champion Has Second Thoughts*, Wall St. J., Dec. 17, 2012.

72. *Id.*

73. Journal supplements are paid for by drug manufacturers and, although they may be designed to blend into the rest of the journal, are not peer-reviewed and constitute drug company advertising.

211. Dr. Webster also was a leading proponent of the concept of “pseudoaddiction,” the notion that addictive behaviors should be seen not as warnings, but as indications of undertreated pain. In Dr. Webster’s description, the only way to differentiate the two was to *increase* a patient’s dose of opioids. As he and his co-author wrote in a book entitled *Avoiding Opioid Abuse While Managing Pain* (2007), when faced with signs of aberrant behavior, increasing the dose “in most cases . . . should be the clinician’s first response.” Endo distributed this book to doctors. Years later, Dr. Webster reversed himself, acknowledging that “[pseudoaddiction] obviously became too much of an excuse to give patients more medication.”⁷⁴

b. “Research” That Lacked Supporting Evidence

212. Rather than find a way to actually test the safety and efficacy of opioids for long-term use, Defendants led people to believe that they already had. Defendants created a body of false, misleading, and unsupported medical and popular literature about opioids that (a) understated the risks and overstated the benefits of long-term use; (b) appeared to be the result of independent, objective research; and (c) was thus more likely to shape the perceptions of prescribers, patients and payors. This literature was, in fact, marketing material focused on persuading doctors and consumers that the benefits of long-term opioid use outweighed the risks.

213. To accomplish this, Defendants — sometimes through third-party consultants and/or advocacy organizations — commissioned, edited, and arranged for the placement of favorable articles in academic journals. Defendants’ internal documents reveal plans to submit research papers and “studies” to long lists of journals, including back-up options and last resort, “fast-track” application journals, that they could use if the pending paper was rejected everywhere else.

214. Defendants coordinated the timing and publication of manuscripts, abstracts, posters/oral presentations, and educational materials in peer-reviewed journals and other publications

74. John Fauber & Ellen Gabler, *Networking Fuels Painkiller Boom*, Milwaukee Wisc. J. Sentinel (Feb. 19, 2012).

to support the launch and sales of their drugs. The plans for these materials did not originate in the departments within the Defendant organizations that were responsible for research, development or any other area that would have specialized knowledge about the drugs and their effects on patients, but in Defendants' marketing departments and with Defendants' marketing and public relations consultants. Defendants often relied on "data on file" or presented posters, neither of which are subject to peer review. They also published their articles not through a competitive process, but in paid journal supplements, which allowed Defendants to publish, in nationally circulated journals, studies supportive of their drugs.

215. Defendants also made sure that favorable articles were disseminated and cited widely in the medical literature, even where references distorted the significance or meaning of the underlying study. Most notably, Purdue promoted a 1980 reference in the well-respected *New England Journal of Medicine*: J. Porter & H. Jick, *Addiction Rare in Patients Treated with Narcotics*, 302(2) *New Eng. J. Med.* 123 (1980) ("Porter-Jick Letter"). It is cited 856 times in Google Scholar, and 86 times since 2010. It also appears as a reference in two CME programs in 2012 sponsored by Purdue and Endo.⁷⁵ Defendants and those acting on their behalf fail to reveal that this "article" is actually a letter-to-the-editor, not a peer-reviewed study (or any kind of study at all). The Porter-Jick Letter, reproduced in full below, describes a review of the charts of hospitalized patients who had received opioids. (Because it was a 1980 study, standards of care almost certainly would have limited opioids to acute or end-of-life situations, not chronic pain.)

75. AAPM, Safe Opioid Prescribing Course, February 25-26, 2012, sponsored by Purdue and Endo; "Chronic Pain Management and Opioid Use," October 11, 2012, sponsored by Purdue. Each CME is available for online credit, including to prescribers in Osceola County.

**ADDICTION RARE IN PATIENTS TREATED
WITH NARCOTICS**

To the Editor: Recently, we examined our current files to determine the incidence of narcotic addiction in 39,946 hospitalized medical patients¹ who were monitored consecutively. Although there were 11,882 patients who received at least one narcotic preparation, there were only four cases of reasonably well documented addiction in patients who had no history of addiction. The addiction was considered major in only one instance. The drugs implicated were meperidine in two patients,² Percodan in one, and hydromorphone in one. We conclude that despite widespread use of narcotic drugs in hospitals, the development of addiction is rare in medical patients with no history of addiction.

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1. Jick H, Miettinen OS, Shapiro S, Lewis GP, Siskind Y, Slone D. Comprehensive drug surveillance. *JAMA*. 1970; 213:1455-60.
2. Miller RR, Jick H. Clinical effects of meperidine in hospitalized medical patients. *J Clin Pharmacol*. 1978; 18:180-8.

216. The Porter-Jick Letter notes that, when these patients' records were reviewed, it found almost no references to signs of addiction, though there is no indication that caregivers were instructed to assess or document signs of addiction. None of these serious limitations is disclosed when Defendants, or those acting on their behalf, cite the Porter-Jick Letter, typically as the sole scientific support for the proposition that opioids are rarely addictive, even when taken long-term. In fact, Dr. Jick later complained that his letter had been distorted and misused.

217. Defendants worked not only to create or elevate favorable studies in the literature, but to discredit or bury negative information. Defendants' studies and articles often targeted articles that contradicted Defendants' claims or raised concerns about chronic opioid therapy. In order to do so, Defendants — often with the help of third-party consultants — targeted a broad range of media to get their message out, including negative review articles, letters to the editor, commentaries, case-study reports, and newsletters.

218. Defendants' strategies — first, to plant and promote supportive literature and then, to cite the pro-opioid evidence in their promotional materials, while failing to disclose evidence that

contradicts those claims — are in dereliction of their legal obligations. The strategies were intended to, and did, knowingly and intentionally distort the truth regarding the risks, benefits and superiority of opioids for chronic pain relief resulting in distorted prescribing patterns.

c. Treatment Guidelines

219. Treatment guidelines have been particularly important in securing acceptance for chronic opioid therapy. They are relied upon by doctors, especially the general practitioners and family doctors targeted by Defendants, who are otherwise not experts, nor trained, in the treatment of chronic pain. Treatment guidelines not only directly inform doctors' prescribing practices, but are cited throughout the scientific literature and referenced by third-party payors in determining whether they should cover treatments for specific indications. Furthermore, Endo's internal documents indicate that pharmaceutical sales representatives employed by Endo, Actavis, and Purdue discussed treatment guidelines with doctors during individual sales visits.

i. *FSMB*

220. The Federation of State Medical Boards ("FSMB") is a trade organization representing the various state medical boards in the United States. The state boards that comprise the FSMB membership have the power to license doctors, investigate complaints, and discipline physicians. The FSMB finances opioid- and pain-specific programs through grants from Defendants.

221. In 1998, the FSMB developed *Model Guidelines for the Use of Controlled Substances for the Treatment of Pain* ("FSMB Guidelines"), which FSMB admitted was produced "in collaboration with pharmaceutical companies."⁷⁶ The FSMB Guidelines taught not that opioids could be appropriate in limited cases or after other treatments had failed, but that opioids were "essential" for treatment of chronic pain, including as a first prescription option. The FSMB Guidelines failed to mention risks

relating to respiratory depression and overdose, and they discussed addiction only in the sense that “inadequate understandings” of addiction can lead to “inadequate pain control.”

222. A 2004 iteration of the FSMB Guidelines and the 2007 book adapted from the 2004 guidelines, *Responsible Opioid Prescribing*, also make these same claims. These guidelines were posted online and were available to and intended to reach County physicians.

223. The publication of *Responsible Opioid Prescribing* was backed largely by drug manufacturers, including Cephalon, Endo, and Purdue. The FSMB financed the distribution of *Responsible Opioid Prescribing* by its member boards by contracting with drug companies, including Endo and Cephalon, for bulk sales and distribution to sales representatives (for distribution to prescribing doctors).

224. In all, 163,131 copies of *Responsible Opioid Prescribing* were distributed to state medical boards (and through the boards, to practicing doctors), and the FSMB benefitted by earning approximately \$250,000 in revenue and commissions from their sale. The FSMB website describes the book as the “leading continuing medication education (CME) activity for prescribers of opioid medications.”

225. Drug companies relied on FSMB guidelines to convey the message that “under-treatment of pain” would result in official discipline, but no discipline would result if opioids were prescribed as part of an ongoing patient relationship and prescription decisions were documented. FSMB turned doctors’ fear of discipline on its head—doctors, who used to believe that they would be disciplined if their patients became addicted to opioids, were taught that they would be punished instead if they failed to prescribe opioids to their patients with pain.

226. FSMB, more recently, has moderated its stance. Although the 2012 revision of *Responsible Opioid Prescribing* continued to teach that “pseudoaddiction” is real and that opioid addiction risk can be managed through risk screening, it no longer recommended chronic opioid therapy as a

first choice after the failure of over-the-counter medication and has heightened its addiction and risk warnings.

ii. *AAPM/APS Guidelines*

227. AAPM and the APS are professional medical societies, each of which received substantial funding from Defendants from 2009 to 2013 (with AAPM receiving over \$2 million).

228. They issued a consensus statement in 1997, *The Use of Opioids for the Treatment of Chronic Pain*, which endorsed opioids to treat chronic pain and claimed that the risk that patients would become addicted to opioids was low.⁷⁷ The co-author of the statement, Dr. Haddox, was, at the time, a paid speaker for Purdue. Dr. Portenoy was the sole consultant. The consensus statement, which also formed the foundation of the FSMB Guidelines, remained on AAPM's website until 2011. The statement was taken down from AAPM's website only after a doctor complained, though it lingers on the internet elsewhere.⁷⁸

229. AAPM and APS issued their own guidelines in 2009 ("AAPM/APS Guidelines" or "Consensus Recommendation") and continued to recommend the use of opioids to treat chronic pain.⁷⁹ Fourteen of the 21 panel members who drafted the AAPM/APS Guidelines, including KOLs Dr. Portenoy and Dr. Perry Fine of the University of Utah, received support from Janssen, Cephalon, Endo, and Purdue.

230. The 2009 Guidelines promote opioids as "safe and effective" for treating chronic pain, despite acknowledging limited evidence, and conclude that the risk of addiction is manageable for patients regardless of past abuse histories. One panel member, Dr. Joel Saper, Clinical Professor of Neurology at Michigan State University and founder of the Michigan Headache & Neurological

77. Consensus statement, *The Use of Opioids for the Treatment of Chronic Pain*, APS & AAPM (1997), available at <http://opi.areastematicas.com/generalidades/OPIOIDES.DOLORCRONICO.pdf> (accessed May 30, 2017).

78 *Id.*

79 Roger Chou et al., *Clinical Guidelines for the Use of Chronic Opioid Therapy in Chronic Noncancer Pain*, 10(2) The Journal of Pain: Official Journal of the American Pain Society 113-130 (2009)

Institute, resigned from the panel because of his concerns that the 2009 Guidelines were influenced by contributions that drug companies, including Defendants, made to the sponsoring organizations and committee members. These AAPM/APS Guidelines have been a particularly effective channel of deception and have influenced not only treating physicians, but also the body of scientific evidence on opioids; the Guidelines have been cited 732 times in academic literature, were disseminated in Osceola County during the relevant time period, are still available online, and were reprinted in the *Journal of Pain*.

231. Defendants widely referenced and promoted the 2009 Guidelines without disclosing the acknowledged lack of evidence to support them.

iii. *American Geriatrics Society*

232. The American Geriatrics Society (“AGS”), a nonprofit organization serving health care professionals who work with the elderly, disseminated guidelines regarding the use of opioids for chronic pain in 2002 (*The Management of Persistent Pain in Older Persons*, hereinafter “2002 AGS Guidelines”) and 2009 (*Pharmacological Management of Persistent Pain in Older Persons*, hereinafter “2009 AGS Guidelines”). The 2009 AGS Guidelines included the following recommendations: “All patients with moderate to severe pain . . . should be considered for opioid therapy (low quality of evidence, strong recommendation),” and “the risks [of addiction] are exceedingly low in older patients with no current or past history of substance abuse.”⁸⁰ These recommendations, which continue to appear on AGS’s website, are not supported by any study or other reliable scientific evidence. Nevertheless, they have been cited 278 times in Google Scholar since their 2009 publication.

233. AGS contracted with Defendants Endo, Purdue, and Janssen to disseminate the 2009 Guidelines, and to sponsor CMEs based on them. These Defendants were aware of the content of the 2009 Guidelines when they agreed to provide funding for these projects. The 2009 Guidelines were

80. *Pharmacological Management of Persistent Pain in Older Persons*, 57 J. Am. Geriatrics Soc’y 1331, 1339, 1342 (2009), available at <http://onlinelibrary.wiley.com/doi/10.1111/j.1526-4637.2009.00699.x/full> (accessed May 30, 2017).

first published online on July 2, 2009. AGS submitted grant requests to Defendants including Endo and Purdue beginning July 15, 2009. Internal AGS discussions in August 2009 reveal that it did not want to receive up-front funding from drug companies, which would suggest drug company influence, but would instead accept commercial support to disseminate the publication. However, by drafting the guidelines knowing that pharmaceutical company funding would be needed, and allowing these companies to determine whether to provide support only after they had approved the message, AGS ceded significant control to these companies. Endo, Janssen, and Purdue all agreed to provide support to distribute the guidelines.

234. According to one news report, AGS has received \$344,000 in funding from opioid makers since 2009.⁸¹ Five of 10 of the experts on the guidelines panel disclosed financial ties to Defendants, including serving as paid speakers and consultants, presenting CMEs sponsored by Defendants, receiving grants from Defendants, and investing in Defendants' stock. The Institute of Medicine recommends that, to ensure an unbiased result, fewer than 50% of the members of a guidelines committee should have financial relationships with drug companies.

iv. *Guidelines That Did Not Receive Defendants' Support*

235. The extent of Defendants' influence on treatment guidelines is demonstrated by the fact that independent guidelines — the authors of which did not accept drug company funding — reached very different conclusions. The 2012 *Guidelines for Responsible Opioid Prescribing in Chronic Non-Cancer Pain*, issued by the American Society of Interventional Pain Physicians ("ASIPP"), warned that "[t]he recent revelation that the pharmaceutical industry was involved in the development of opioid guidelines as well as the bias observed in the development of many of these guidelines illustrate that the model guidelines are not a model for curtailing controlled substance abuse and may, in fact, be facilitating it." ASIPP's Guidelines further advise that "therapeutic opioid use, specifically in high

81. John Fauber & Ellen Gabler, *Narcotic Painkiller Use Booming Among Elderly*, Milwaukee J. Sentinel, May 30, 2012.

doses over long periods of time in chronic non-cancer pain starting with acute pain, not only lacks scientific evidence, but is in fact associated with serious health risks including multiple fatalities, and is based on emotional and political propaganda under the guise of improving the treatment of chronic pain.” ASIPP recommends long-acting opioids in high doses only “in specific circumstances with severe intractable pain” and only when coupled with “continuous adherence monitoring, in well-selected populations, in conjunction with or after failure of other modalities of treatments with improvement in physical and functional status and minimal adverse effects.”⁸²

236. Similarly, the 2011 *Guidelines for the Chronic Use of Opioids*, issued by the American College of Occupational and Environmental Medicine, recommend against the “routine use of opioids in the management of patients with chronic pain,” finding “at least moderate evidence that harms and costs exceed benefits based on limited evidence,” while conceding there may be patients for whom opioid therapy is appropriate.⁸³

237. The *Clinical Guidelines on Management of Opioid Therapy for Chronic Pain*, issued by the U.S. Department of Veterans Affairs (“VA”) and Department of Defense (“DOD”) in 2010, notes that their review:

revealed the lack of solid evidence based research on the efficacy of long-term opioid therapy. Almost all of the randomized trials of opioids for chronic non-cancer pain were short-term efficacy studies. Critical research gaps . . . include: lack of effectiveness studies on long-term benefits and harms of opioids . . . ; insufficient evidence to draw strong conclusions about optimal approaches to risk stratification . . . ; lack of evidence on the utility of informed consent and opioid management plans . . . ; and treatment of patients with chronic non-cancer pain at higher risk for drug abuse or misuse.⁸⁴

82. Laxmaiah Manchikanti, et al., American Society of Interventional Pain Physicians (ASIPP) *Guidelines for Responsible Opioid Prescribing in Chronic Non-Cancer Pain: Part 1, Evidence Assessment*, 15 Pain Physician (Special Issue) S1-S66; *Part 2 – Guidance*, 15 Pain Physician (Special Issue) S67-S116 (2012).

83. *American College of Occupational and Environmental Medicine’s Guidelines for the Chronic Use of Opioids*, (2011), available at: <https://www.nhms.org/sites/default/files/PdFs/ACOEM%202011-Chronic%20Pain%20Opioid%20.pdf> (accessed May 30, 2017).

84. Management of Opioid Therapy for Chronic Pain Working Group, VA/DoD Clinical Practice Guideline for Management of Opioid Therapy for Chronic Pain (May 2010), available at http://www.healthquality.va.gov/guidelines/Pain/cot/COT_312_Full-er.pdf (accessed May 30, 2017).

d. Continuing Medical Education

238. CMEs are ongoing professional education programs provided to doctors. Doctors are required to attend a certain number and, often, type of CME programs each year as a condition of their licensure. These programs are delivered in person, often in connection with professional organizations' conferences, online, or through written publications. Doctors rely on CMEs not only to satisfy licensing requirements, but to get information on new developments in medicine or to deepen their knowledge in specific areas of practice. Because CMEs are typically delivered by KOLs who are highly respected in their fields, and are thought to reflect these physicians' medical expertise, they can be especially influential with doctors.

239. The countless doctors and other health care professionals who participate in accredited CMEs constitute an enormously important audience for opioid reeducation. As one target, Defendants aimed to reach general practitioners, whose broad area of focus and lack of specialized training in pain management made them particularly dependent upon CMEs and, as a result, especially susceptible to Defendants' deceptions.

240. In all, Defendants sponsored CMEs that were delivered thousands of times, promoting chronic opioid therapy and supporting and disseminating the deceptive and biased messages described in this Complaint. These CMEs, while often generically titled to relate to the treatment of chronic pain, focused on opioids to the exclusion of alternative treatments, inflated the benefits of opioids, and frequently omitted or downplayed their risks and adverse effects.

241. The American Medical Association ("AMA") has recognized that support from drug companies with a financial interest in the content being promoted "creates conditions in which external interests could influence the availability and/or content" of the programs and urges that

“[w]hen possible, CME[s] should be provided without such support or the participation of individuals who have financial interests in the educational subject matter.”⁸⁵

242. Dozens of CMEs that were available to and attended or reviewed by County doctors during the relevant time period did not live up to the AMA’s standards.

243. The influence of Defendants’ funding on the content of these CMEs is clear. One study by a Georgetown University Medical Center professor compared the messages retained by medical students who reviewed an industry-funded CME article on opioids versus another group who reviewed a non-industry-funded CME article. The industry-funded CME did not mention opioid-related death once; the non-industry-funded CME mentioned opioid-related death 26 times. Students who read the industry-funded article more frequently noted the impression that opioids were underused in treating chronic pain. The “take-aways” of those reading the non-industry-funded CME mentioned the risks of death and addiction much more frequently than the other group. Neither group could accurately identify whether the article they read was industry-funded, making clear the difficulty health care providers have in screening and accounting for source bias.⁸⁶

244. By sponsoring CME programs presented by Front Groups like APF, AAPM, and others, Defendants could expect messages to be favorable to them, as these organizations were otherwise dependent on Defendants for other projects. The sponsoring organizations honored this principle by hiring pro-opioid KOLs to give talks that supported chronic opioid therapy. Defendant-driven content in these CMEs had a direct and immediate effect on prescribers’ views on opioids. Producers of CMEs and Defendants measured the effects of CMEs on prescribers’ views on opioids and their absorption of specific messages, confirming the strategic marketing purpose in supporting them.

85. Opinion 9.0115, *Financial Relationships with Industry in CME*, Am. Med. Ass’n (Nov. 2011), available at http://eo2.commpartners.com/users/ama/downloads/120328_Opinion_E-9_0115.pdf (accessed May 30, 2017).

86. Adriane Fugh-Berman, *Marketing Messages in Industry-Funded CME*, PharmedOut (June 25, 2010), available at pharmedout.galacticrealms.com/Fugh-BermanPrescriptionforConflict6-25-10.pdf.

e. Unbranded Patient Education

245. Pharmaceutical industry marketing experts see patient-focused advertising, including direct-to-consumer marketing, as particularly valuable in “increas[ing] market share . . . by bringing awareness to a particular disease that the drug treats.”⁸⁷ Evidence also demonstrates that physicians are willing to acquiesce to patient demands for a particular drug— even for opioids and for conditions for which they are not generally recommended.⁸⁸ An Actavis marketing plan, for example, noted that “[d]irect-to-consumer marketing affects prescribing decisions.” Recognizing this fact, Defendants put their relationships with Front Groups to work to engage in largely unbranded patient education about opioid treatment for chronic pain.

246. The drug companies expect that they will recoup their investment in direct-to-consumer advertisements by capturing at least some of any additional prescriptions that result from patients “asking their doctor” about drugs that can treat their pain. Doctors also may review direct-to-consumer materials sales representatives give them to distribute to patients.

f. Defendants’ Use of Front Groups

247. As noted above, Defendants Cephalon, Endo, Janssen, and Purdue entered into arrangements with numerous organizations to promote opioids. These organizations depend upon Defendants for significant funding and, in some cases, for their survival. They were involved not only in generating materials and programs for doctors and patients that supported chronic opioid therapy, but also in assisting Defendants’ marketing in other ways — for example, responding to negative articles and advocating against regulatory changes that would constrain opioid prescribing. They developed and disseminated pro-opioid treatment guidelines; conducted outreach to groups targeted

87 Kanika Johar, *An Insider’s Perspective: Defense of the Pharmaceutical Industry’s Marketing Practices*, 76 Albany L. Rev. 299, 308 (2013).

88. Prescribers often accede to patient requests. According to one study, nearly 20% of sciatica patients requesting oxycodone would receive a prescription for it, compared with 1% making no request. More than half of patients requesting a strong opioid received one. J.B. McKinlay et al., *Effects of Patient Medication Requests on Physician Prescribing Behavior*, 52(2) Med. Care 294 (2014).

by Defendants, such as veterans and the elderly; and developed and sponsored CMEs that focused exclusively on use of opioids to treat chronic pain. Defendants funded these Front Groups in order to ensure supportive messages from these seemingly neutral and credible third parties, and their funding did, in fact, ensure such supportive messages.

248. Several representative examples of such Front Groups are highlighted below, but there are others, too, such as APS, AGS, FSMB, American Chronic Pain Association (“ACPA”), AAPM, American Society of Pain Educators (“ASPE”), NPF, and PPSG.

i. *American Pain Foundation*

249. The most prominent of Defendants’ Front Groups was APF, which received more than \$10 million in funding from opioid manufacturers from 2007 until it closed its doors in May 2012. Endo alone provided more than half of that funding; Purdue was next, at \$1.7 million.

250. APF issued education guides for patients, reporters, and policymakers that touted the benefits of opioids for chronic pain and trivialized their risks, particularly the risk of addiction. APF also launched a campaign to promote opioids for returning veterans, which has contributed to high rates of addiction and other adverse outcomes — including death — among returning soldiers. APF also engaged in a significant multimedia campaign — through radio, television and the internet — to educate patients about their “right” to pain treatment, namely opioids. All of the programs and materials were available nationally and were intended to reach County residents.

251. In addition to Perry Fine, Russell Portenoy, and Scott Fishman, who served on APF’s Board and reviewed its publications, another board member, Lisa Weiss, was an employee of a public relations firm that worked for both Purdue and APF.

252. In 2009 and 2010, more than 80% of APF’s operating budget came from pharmaceutical industry sources. Including industry grants for specific projects, APF received about \$2.3 million from industry sources out of total income of about \$2.85 million in 2009; its budget for

2010 projected receipts of roughly \$2.9 million from drug companies out of total income of about \$3.5 million. By 2011, APF was entirely dependent on incoming grants from defendants Purdue, Cephalon, Endo, and others to avoid using its line of credit. As one of its board members, Russell Portenoy, explained, the lack of funding diversity was one of the biggest problems at APF.

253. APF held itself out as an independent patient advocacy organization. It often engaged in grassroots lobbying against various legislative initiatives that might limit opioid prescribing, and thus the profitability of its sponsors. It was often called upon to provide “patient representatives” for Defendants’ promotional activities, including for Purdue’s *Partners Against Pain* and Janssen’s *Let’s Talk Pain*. As laid out below, APF functioned largely as an advocate for the interests of Defendants, not patients. Indeed, as early as 2001, Purdue told APF that the basis of a grant was Purdue’s desire to “strategically align its investments in nonprofit organizations that share [its] business interests.”

254. In practice, APF operated in close collaboration with opioid makers. On several occasions, representatives of the drug companies, often at informal meetings at Front Group conferences, suggested activities and publications APF could pursue. APF then submitted grant proposals seeking to fund these activities and publications, knowing that drug companies would support projects conceived as a result of these communications.

255. APF assisted in other marketing projects for drug companies. One project funded by another drug company — *APF Reporter’s Guide: Covering Pain and Its Management* (2008)⁸⁹ — recycled text that was originally created as part of the company’s training document.

256. The same drug company made general grants, but even then, it directed how APF used them. In response to an APF request for funding to address a potentially damaging state Medicaid decision related to pain medications generally, the company representative responded, “I provided an

89. <https://assets.documentcloud.org/documents/277606/apf-reporters-guide.pdf> (accessed May 30, 2017)

advocacy grant to APF this year — this would be a very good issue on which to use some of that. How does that work?”

257. The close relationship between APF and the drug company was not unique, but in fact mirrors the relationships between APF and Defendants. APF’s clear lack of independence — in its finances, management, and mission — and its willingness to allow Defendants to control its activities and messages, support an inference that each Defendant that worked with APF was able to exercise editorial control over its publications.

258. Indeed, the U.S. Senate Finance Committee began looking into APF in May 2012 to determine the links, financial and otherwise, between the organization and the manufacturers of opioid painkillers. The investigation caused considerable damage to APF’s credibility as an objective and neutral third party and Defendants stopped funding it. Within days of being targeted by Senate investigation, APF’s board voted to dissolve the organization “due to irreparable economic circumstances.” APF “cease[d] to exist, effective immediately.”⁹⁰

ii. *The American Academy of Pain Medicine*

259. The American Academy of Pain Medicine, with the assistance, prompting, involvement, and funding of Defendants, issued treatment guidelines and sponsored and hosted medical education programs essential to Defendants’ deceptive marketing of chronic opioid therapy.

260. AAPM has received over \$2.2 million in funding since 2009 from opioid manufacturers. AAPM maintains a corporate relations council, whose members pay \$25,000 per year (on top of other funding) to participate. The benefits include allowing members to present educational programs at off-site dinner symposia in connection with AAPM’s marquee event—its annual meeting held in Palm Springs, California, or other resort locations. AAPM describes the annual event as an “exclusive venue” for offering education programs to doctors.

90. <http://www.painfoundation.org> (last visited May 30, 2017).

261. Membership in the corporate relations council also allows drug company executives and marketing staff to meet with AAPM executive committee members in small settings. Defendants Endo, Purdue, Cephalon and Actavis were members of the council and presented deceptive programs to doctors who attended this annual event.

262. AAPM is viewed internally by Endo as “industry friendly,” with Endo advisors and speakers among its active members. Endo attended AAPM conferences, funded its CMEs, and distributed its publications. The conferences sponsored by AAPM heavily emphasized sessions on opioids — 37 out of roughly 40 at one conference alone. AAPM’s presidents have included top industry-supported KOLs Perry Fine, Russell Portenoy, and Lynn Webster. Dr. Webster was even elected president of AAPM while under a DEA investigation. Another past AAPM president, Dr. Scott Fishman, stated that he would place the organization “at the forefront” of teaching that “the risks of addiction are . . . small and can be managed.”⁹¹

263. AAPM’s staff understood that they and their industry funders were engaged in a common practice. Defendants were able to influence AAPM through both their significant and regular funding, and the leadership of pro-opioid KOLs within the organization.

3. Defendants Acted in Concert with KOLs and Front Groups in the Creation, Promotion, and Control of Unbranded Marketing.

264. Like cigarette manufacturers, which engaged in an industry-wide effort to misrepresent the safety and risks of smoking, Defendants worked with each other and with the Front Groups and KOLs they funded and directed to carry out a common scheme to deceptively present the risks, benefits, and superiority of opioids to treat chronic pain.

265. Defendants acted through and with the same network of Front Groups, funded the same KOLs, and often used the very same language and format to disseminate the same deceptive

91. Interview by Paula Moyer with Scott M. Fishman, M.D., Professor of Anesthesiology and Pain Medicine, Chief of the Division of Pain Medicine, Univ. of Cal., Davis (2005), <http://www.medscape.org/viewarticle/500829> (accessed May 30, 2017).

messages. These KOLs have worked reciprocally with Defendants to promote misleading messaging regarding the appropriate use of opioids to treat chronic pain. Although participants knew this information was false and misleading, these misstatements were nevertheless disseminated to Osceola County prescribers and patients.

266. One vehicle for their collective collaboration was Pain Care Forum (“PCF”). PCF began in 2004 as an APF project with the stated goals of offering “a setting where multiple organizations can share information” and to “promote and support taking collaborative action regarding federal pain policy issues.” APF President Will Rowe described the Forum as “a deliberate effort to positively merge the capacities of industry, professional associations, and patient organizations.”

267. PCF is comprised of representatives from opioid manufacturers and distributors (including Cephalon, Endo, Janssen, and Purdue); doctors and nurses in the field of pain care; professional organizations (*e.g.*, American Academy of Pain Management, APS, and American Society of Pain Educators); patient advocacy groups (*e.g.*, APF and ACPA); and other like-minded organizations (*e.g.*, FSMB and Wisconsin Pain & Policy Studies Group), almost all of which received substantial funding from Defendants.

268. PCF, for example, developed and disseminated “consensus recommendations” for a Risk Evaluation and Mitigation Strategy (“REMS”) for long-acting opioids that the FDA mandated in 2009 to communicate the risks of opioids to prescribers and patients.⁹² This was critical as a REMS that went too far in narrowing the uses or benefits, or highlighting the risks of chronic opioid therapy, would deflate Defendants’ marketing efforts. The recommendations — drafted by Will Rowe of APF — claimed that opioids were “essential” to the management of pain, and that the REMS “should acknowledge the importance of opioids in the management of pain and should not introduce new

92. The FDA can require a drug maker to develop a REMS—which could entail (as in this case) an education requirement or distribution limitation—to manage serious risks associated with a drug.

barriers.”⁹³ Defendants worked with PCF members to limit the reach and manage the message of the REMS, which enabled them to maintain, and not undermine, their deceptive marketing of opioids for chronic pain.

4. Defendants Targeted Vulnerable and Lucrative Populations.

a. The Elderly

269. Elderly patients taking opioids have been found to be exposed to elevated fracture risks, a greater risk for hospitalizations, and increased vulnerability to adverse drug effects and interactions, such as respiratory depression, which, as Defendants acknowledge in their labels (but not in their marketing), occurs more frequently in elderly patients. A 2010 paper in the Archives of Internal Medicine reported that elderly patients who used opioids had a significantly higher rate of death, heart attacks, and strokes than users of NSAIDs. Defendants’ targeted marketing to the elderly and the absence of cautionary language in their promotional materials flies in the face of scientific evidence and their own labels, and creates a heightened risk of serious injury to elderly patients.

270. Defendants also promoted the notion — also without adequate scientific foundation — that the elderly are particularly unlikely to become addicted to opioids. AGS’s 2009 Guidelines, for example, which Purdue, Endo, and Janssen publicized, described the risk of addiction as “exceedingly low in older patients with no current or past history of substance abuse.” Yet, a 2010 study examining overdoses among long-term opioid users found that patients 65 or older were among those with the largest number of serious overdoses.

271. Defendants’ efforts have paid off. Since 2007, prescriptions for the elderly have grown at twice the rate of prescriptions for adults between the ages of 40 and 59.

93. Defendants also agreed that short-acting opioids should also be included in REMS as not to disadvantage the long-acting, branded drugs.

b. Veterans

272. Veterans, too, are suffering greatly from the effects of Defendants' targeted marketing. A 2008 survey showed that prescription drug abuse among military personnel doubled from 2002 to 2005, and then nearly tripled again over the next three years. In 2009, military doctors wrote 3.8 million prescriptions for narcotic pain pills—four times as many as they did in 2001. Further, one-third of veterans prescribed opioids as of 2012 remained on take-home opioids for more than 90 days. Although many of these veterans are returning from service with traumatic injuries, the increase in opioid prescribing is disproportionate to the population and, in far too many cases, unsuited for their treatment. Among former service members receiving VA services nationally in a single year (2005), 1,013 had died of accidental drug overdoses — double the rate of the civilian population.

273. The County has a substantial population of veterans who must cope with the consequences of overprescribing opioids.

274. Opioids are particularly dangerous to veterans. According to a study published in the 2013 *Journal of American Medicine*, veterans returning from Iraq and Afghanistan who were prescribed opioids have a higher incidence of adverse clinical outcomes, such as overdoses and self-inflicted and accidental injuries; 40% of veterans with post-traumatic stress disorder received opioids and benzodiazepines (anti-anxiety drugs) that, when mixed with alcohol, can cause respiratory depression and death. According to a VA Office of Inspector General Report, despite the risks, 92.6% of veterans who were prescribed opioid drugs were also prescribed benzodiazepines.⁹⁴ Again, as with elderly patients, Defendants both purposefully sought to increase opioid prescribing to this vulnerable group and omitted from their promotional materials the known, serious risks opioids pose to them.

275. *Exit Wounds*, a 2009 publication sponsored by Purdue, distributed by APF with grants from Janssen and Endo, and written as a personal narrative of one veteran, describes opioids as

94. <https://www.va.gov/oig/pubs/VAOIG-14-00895-163.pdf> (accessed May 30, 2017)

“underused” and the “gold standard of pain medications” and fails to disclose the risk of addiction, overdose, or injury. It notes that opioid medications “increase a person’s level of functioning” and that “[l]ong experience with opioids shows that people who are not predisposed to addiction are unlikely to become addicted to opioid pain medications.” The book also asserts that “[d]enying a person opioid pain medication because he or she has a history of substance abuse or addiction is contrary to the model guidelines for prescribing opioids, published by the U.S. Federation of State Medical Boards.” As laid out above, the FSMB itself received support from Defendants during the time it created and published its guidelines.

276. *Exit Wounds* minimizes the risks of chronic opioid therapy and does not disclose the risk that opioids may have fatal interactions with benzodiazepines, which were taken by a significant number of veterans.⁹⁵ It is not the unbiased narrative of a returning war veteran. It is pure marketing, sponsored by Purdue, Endo, and Janssen. The American Pain Foundation’s name is prominently marked on the book’s spine. Dr. Scott Fishman, then-chair of the APF, wrote the book’s preface, which touted the APF as “an organization that raises public awareness, provides education, promotes research, and advocates for improved access to effective pain management – answering the unmet needs of our active military and veterans in pain.”

277. Janssen, for example, supported the *Exit Wounds* marketing effort, advocacy of “improved access to effective pain management,” and the book’s insufficient disclosures, despite acknowledging on the label for its opioid Duragesic that its use with benzodiazepines “may cause respiratory depression, hypotension, and profound sedation or potentially result in coma.” A similar warning is found on the labels of other Defendants’ opioids.

95. FDA guidance states that materials designed to target a particular audience should disclose risks particular to that audience. *See* FDA Notice, Guidance for Industry, “Brief Summary and Adequate Directions for Use: Disclosing Risk Information in Consumer-Directed Print Advertisements and Promotional Labeling for Prescription Drugs,” August 6, 2015.

278. The deceptive nature of *Exit Wounds* is obvious in comparing it to guidance on opioids published by the VA and DOD in 2010 and 2011. The VA's *Taking Opioids Responsibly* describes opioids as "dangerous." It cautions against taking extra doses and mentions the risk of overdose and the dangers of interactions with alcohol. The list of side effects from opioids includes decreased hormones, sleep apnea, hyperalgesia, addiction, immune system changes, birth defects and death—none of which is disclosed in *Exit Wounds*.

D. Why Defendants' Marketing Messages Are Misleading and Unfair

279. Defendants' marketing of opioids for long-term use to treat chronic pain, both directly and with and through third parties, included information that was false, misleading, contrary to credible scientific evidence and their own labels, and lacked balance and substantiation. Their marketing materials omitted material information about the risks of opioids, and overstated their benefits. Moreover, Defendants inaccurately suggested that chronic opioid therapy was supported by evidence, and failed to disclose the lack of evidence in support of treating chronic pain with opioids.

280. There are seven primary misleading and unfounded representations. Defendants and the third parties with which they teamed:

- misrepresented that opioids improve function;
- concealed the link between long-term use of opioids and addiction;
- misrepresented that addiction risk can be managed;
- masked the signs of addiction by calling them "pseudoaddiction";
- falsely claimed withdrawal is easily managed;
- misrepresented or omitted the greater dangers from higher doses of opioids; and
- deceptively minimized the adverse effects of opioids and overstated the risks of NSAIDs.

281. In addition to these misstatements, Purdue purveyed an eighth deception that OxyContin provides a full 12 hours of pain relief.

282. Exacerbating each of these misrepresentations and deceptions was the collective effort of Defendants and third parties to hide from the medical community the fact that the FDA “is not aware of adequate and well-controlled studies of opioid use longer than 12 weeks.”⁹⁶

1. Defendants and Their Third-Party Allies Misrepresented that Opioids Improve Function

283. Each of the following materials was created with the expectation that, by instructing patients and prescribers that opioids would improve patients’ function and quality of life, patients would demand opioids and doctors would prescribe them. These claims also encouraged doctors to continue opioid therapy in the belief that failure to improve pain, function, or quality of life, could be overcome by increasing doses or prescribing supplemental short-acting opioids to take on an as-needed basis for breakthrough pain.

284. However, not only is there no evidence of improvement in long-term functioning, a 2006 study-of-studies found that “[f]or functional outcomes . . . other analgesics were significantly more effective than were opioids.”⁹⁷ Studies of the use of opioids in chronic conditions for which they are commonly prescribed, such as low back pain, corroborate this conclusion and have failed to demonstrate an improvement in patients’ function. Instead, research consistently shows that long-term opioid therapy for patients who have lower back injuries does not cause patients to return to work or physical activity.⁹⁸ Indeed, one Defendant’s own internal marketing plans characterized functional

96. Letter from Janet Woodcock, M.D., Dir., Ctr. for Drug Eval. & Res., to Andrew Kolodny, M.D., Pres. Physicians for Responsible Opioid Prescribing, Re Docket No. FDA-2012-P-0818 (Sept. 10, 2013).

97. Andrea D. Furlan et al., *Opioids for chronic noncancer pain: a meta-analysis of effectiveness and side effects*, 174(11) Can. Med. Ass’n J. 1589-1594 (2006). This study revealed that efficacy studies do not typically include data on opioid addiction, such that, if anything, the data overstate effectiveness.

98. Moreover, users of opioids had the highest increase in the number of headache days per month, scored significantly higher on the Migraine Disability Assessment (MIDAS), and had higher rates of depression, compared to non-opioid users. They also were more likely to experience sleepiness, confusion, and rebound headaches, and reported a lower quality of life than patients taking other medications.

improvement claims as “aspirational.” Another acknowledged in 2012 that “[s]ignificant investment in clinical data [was] needed” to establish opioids’ effect on mitigating quality of life issues, like social isolation.

285. The long-term use of opioids carries a host of serious side effects, including addiction, mental clouding and confusion, sleepiness, hyperalgesia, and immune-system and hormonal dysfunction that degrade, rather than improve, patients’ ability to function. Defendants often omitted these adverse effects as well as certain risks of drug interactions from their publications.

286. Yet each of the following statements by Defendants, suggests that the long-term use of opioids improve patients’ function and quality of life, and that scientific evidence supports this claim.

<p>Actavis</p>	<ul style="list-style-type: none"> a. Documents from a 2010 sales training indicate that Actavis trained its sales force to instruct prescribers that “most chronic benign pain patients do have markedly improved ability to function when maintained on chronic opioid therapy.” (Emphasis added.) b. Documents from a 2010 sales training indicate that Actavis trained its sales force that increasing and restoring function is an expected outcome of chronic Kadian therapy, including physical, social, vocational, and recreational function. c. Actavis distributed a product advertisement that claimed that use of Kadian to treat chronic pain would allow patients to return to work, relieve “stress on your body and your mental health,” and cause patients to enjoy their lives. The FDA warned Actavis that such claims were misleading, writing: “We are not aware of substantial evidence or substantial clinical experience demonstrating that the magnitude of the effect of the drug has in alleviating pain, taken together with any drug-related side effects patients may experience . . . results in any overall positive impact on a patient’s work, physical and mental functioning, daily activities, or enjoyment of life.”⁹⁹ d. Actavis sales representatives told Osceola County prescribers that prescribing Actavis’s opioids would improve their patients’ ability to function and improve their quality of life.
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⁹⁹ Warning Letter from Thomas Abrams, Dir., FDA Div. of Mktg., Adver., & Commc’ns, to Doug Boothe, CEO, Actavis Elizabeth LLC (Feb. 18, 2010), *available at* <http://www.fda.gov/Drugs/GuidanceComplianceRegulatoryInformation/EnforcementActivitiesbyFDA/WarningLettersandNoticeofViolationLetterstoPharmaceuticalCompanies/ucm259240.htm>.

Cephalon	<p>e. Cephalon sponsored the FSMB’s Responsible Opioid Prescribing (2007), which taught that relief of pain itself improved patients’ function. <i>Responsible Opioid Prescribing</i> explicitly describes functional improvement as the goal of a “long-term therapeutic treatment course.” Cephalon also spent \$150,000 to purchase copies of the book in bulk and distributed the book through its pain sales force to 10,000 prescribers and 5,000 pharmacists.</p> <p>f. Cephalon sponsored the American Pain Foundation’s <i>Treatment Options: A Guide for People Living with Pain</i> (2007), which taught patients that opioids, when used properly “give [pain patients] a quality of life we deserve.” The <i>Treatment Options</i> guide notes that non-steroidal anti-inflammatory drugs have greater risks associated with prolonged duration of use, but there was no similar warning for opioids. APF distributed 17,200 copies in one year alone, according to its 2007 annual report. The publication is also currently available online.</p> <p>g. Cephalon sponsored a CME written by key opinion leader Dr. Lynn Webster, titled <i>Optimizing Opioid Treatment for Breakthrough Pain</i>, which was offered online by Medscape, LLC from September 28, 2007, to December 15, 2008. The CME taught that Cephalon’s Actiq and Fentora improve patients’ quality of life and allow for more activities when taken in conjunction with long- acting opioids.</p> <p>h. Cephalon sales representatives told Osceola County prescribers that opioids would increase patients’ ability to function and improve their quality of life.</p>
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Endo	<p>i. Endo sponsored a website, painknowledge.com, through APF and NIPC, which, in 2009, claimed that with opioids, “your level of function should improve; you may find you are now able to participate in activities of daily living, such as work and hobbies, that you were not able to enjoy when your pain was worse.” Endo continued to provide funding for this website through 2012, and closely tracked unique visitors to it.</p> <p>j. A CME sponsored by Endo, titled <i>Persistent Pain in the Older Patient</i>, taught that chronic opioid therapy has been “shown to reduce pain and improve depressive symptoms and cognitive functioning.”</p> <p>k. Endo distributed handouts to prescribers that claimed that use of Opana ER to treat chronic pain would allow patients to perform work as a chef. This flyer also emphasized Opana ER’s indication without including equally prominent disclosure of the “moderate to severe pain” qualification.¹⁰⁰</p> <p>l. Endo’s sales force distributed FSMB’s <i>Responsible Opioid Prescribing</i> (2007), which taught that relief of pain itself improved patients’ function. <i>Responsible Opioid</i></p>
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100 FDA regulations require that warnings or limitations be given equal prominence in disclosure, and failure to do so constitutes “misbranding” of the product. 21 C.F.R. § 202.1(e)(3); *see also* 21 U.S.C. §331(a).

	<p><i>Prescribing</i> explicitly describes functional improvement as the goal of a “long-term therapeutic treatment course.”</p> <p>m. Endo provided grants to APF to distribute <i>Exit Wounds</i> to veterans, which taught that opioid medications “<i>increase</i> your level of functioning” (emphasis in the original). <i>Exit Wounds</i> also omits warnings of the risk of interactions between opioids and benzodiazepines, which would increase fatality risk. Benzodiazepines are frequently prescribed to veterans diagnosed with post-traumatic stress disorder.</p> <p>n. Endo sales representatives told Osceola County prescribers that opioids would increase patients’ ability to function and improve their quality of life by helping them become more physically active and return to work.</p>
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Janssen	<p>o. Janssen sponsored a patient education guide titled <i>Finding Relief: Pain Management for Older Adults</i> (2009), which its personnel reviewed and approved, and its sales force distributed. This guide features a man playing golf on the cover and lists examples of expected functional improvement from opioids, like sleeping through the night, returning to work, recreation, sex, walking, and climbing stairs. The guide states as a “fact” that “opioids may make it <i>easier</i> for people to live normally” (emphasis in the original). The myth/fact structure implies authoritative backing for the claims that does not exist. The targeting of older adults also ignored heightened opioid risks in this population.</p> <p>p. Janssen sponsored, developed, and approved content of a website, <i>Let’s Talk Pain</i> in 2009, acting in conjunction with the APF, AAPM, and ASPMN, whose participation in <i>Let’s Talk Pain</i> Janssen financed and orchestrated. This website featured an interview, which was edited by Janssen personnel, claiming that opioids were what allowed a patient to “continue to function,” inaccurately implying her experience would be representative.</p> <p>q. Janssen provided grants to APF to distribute <i>Exit Wounds</i> to veterans, which taught that opioid medications “<i>increase</i> your level of functioning” (emphasis in the original). <i>Exit Wounds</i> also omits warnings of the risk of interactions between opioids and benzodiazepines, which would increase fatality risk. Benzodiazepines are frequently prescribed to veterans diagnosed with post-traumatic stress disorder.</p> <p>r. Janssen sales representatives told Osceola County prescribers that opioids would increase patients’ ability to function and improve their quality of life by helping them become more physically active and return to work.</p>
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Purdue	<ul style="list-style-type: none"> s. Purdue ran a series of advertisements for OxyContin in 2012 in medical journals titled “Pain vignettes,” which were case studies featuring patients, each with pain conditions persisting over several months, recommending OxyContin for each. One such patient, “Paul,” is described as a “54-year- old writer with osteoarthritis of the hands,” and the vignettes imply that an OxyContin prescription will help him work more effectively. t. Purdue sponsored APF’s <i>A Policymaker’s Guide to Understanding Pain & Its Management</i>, which inaccurately claimed that “multiple clinical studies” had shown that opioids are effective in improving daily function, psychological health, and health-related quality of life for chronic pain patients.” The sole reference for the functional improvement claim noted the absence of long-term studies and actually stated: “For functional outcomes, the other analgesics were significantly more effective than were opioids.” The <i>Policymaker’s Guide</i> is still available online. u. Purdue sponsored APF’s <i>Treatment Options: A Guide for People Living with Pain</i> (2007), which counseled patients that opioids, when used properly, “give [pain patients] a quality of life we deserve.” APF distributed 17,200 copies in one year alone, according to its 2007 annual report. The guide is currently available online. v. Purdue sponsored APF’s <i>Exit Wounds</i> (2009), which taught veterans that opioid medications “increase your level of functioning.” <i>Exit Wounds</i> also omits warnings of the risk of interactions between opioids and benzodiazepines, which would increase fatality risk. Benzodiazepines are frequently prescribed to veterans diagnosed with post-traumatic stress disorder. w. Purdue sponsored the FSMB’s <i>Responsible Opioid Prescribing</i> (2007), which taught that relief of pain itself improved patients’ function. <i>Responsible Opioid Prescribing</i> explicitly describes functional improvement as the goal of a “long-term therapeutic treatment course.” Purdue also spent over \$100,000 to support distribution of the book. x. Purdue sales representatives told Osceola County prescribers that opioids would increase patients’ ability to function and improve their quality of life.
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2. Defendants and Their Third-Party Allies Concealed the Truth About the Risk of Addiction from Long-Term Opioid Use

287. The fraudulent representation that opioids are rarely addictive is central to Defendants’ scheme. To reach chronic pain patients Defendants, and the Front Groups and KOLs that they

directed, assisted, and collaborated with, had to overcome doctors' legitimate fears that opioids would addict their patients. The risk of addiction is an extremely weighty risk—condemning patients to, among other things, dependence, compulsive use, haziness, a lifetime of battling relapse, and a dramatically heightened risk of serious injury or death. But for Defendants' campaign to convince doctors otherwise, finding benefits from opioid use for common chronic pain conditions sufficient to justify that risk would have, and previously had, posed a nearly insurmountable challenge.

288. Through their well-funded, comprehensive marketing efforts, Defendants and their KOLs and Front Groups were able to change prescriber perceptions despite the well-settled historical understanding and clear evidence that opioids taken long-term are often addictive. Defendants and their third-party partners: (a) brazenly maintained that the risk of addiction for patients who take opioids long-term was low; and (b) omitted the risk of addiction and abuse from the list of adverse outcomes associated with chronic opioid use, even though the frequency and magnitude of the risk — and Defendants' own labels — compelled disclosure.

289. Further, in addition to falsely claiming opioids had low addiction risk or omitting disclosure of the risk of addiction altogether, Defendants employed language that conveyed to prescribers that the drugs had lower potential for abuse and addiction. Further, in addition to making outright misrepresentations about the risk of addiction, or failing to disclose that serious risk at all, Defendants used code words that conveyed to prescribers that their opioid was less prone to abuse and addiction. For instance, sales representatives for Actavis, Endo, Janssen, and Purdue promoted their drugs as having “steady-state” properties with the intent and expectation that prescribers would understand this to mean that their drugs caused less of a rush or a feeling of euphoria, which can trigger abuse and addiction. Further, Endo actively promoted its reformulated Opana ER on the basis that it was “designed to be crush-resistant,” suggesting both (a) that Endo had succeeded in making the drug harder to adulterate, and (b) that it was less addictive, in consequence. In fact, however, Endo

knew that “the clinical significance of INTAC Technology or its impact on abuse/misuse has not been established for Opana ER” and that Opana ER could still be ground and cut into small pieces by those looking to abuse the drug. In the same vein, Janssen denied that Nucynta ER was an opioid and claimed that it was not addictive, and Purdue claimed that its opioids were not favored by addicts and did not produce a buzz, all of which falsely suggested that its opioids were less likely to be abused or addictive.

290. Each of the following was created with the expectation that, by instructing patients and prescribers that addiction rates are low and that addiction is unlikely when opioids are prescribed for pain, doctors would prescribe opioids to more patients. For example, one publication sponsored exclusively by Purdue — APF’s 2011 *A Policymaker’s Guide to Understanding Pain & Its Management* — claimed that opioids are not prescribed often enough because of “misconceptions about opioid addiction.”¹⁰¹

291. Acting directly or with and through third parties, each of the Defendants claimed that the potential for addiction from its drugs was relatively small, or non-existent, even though there was no scientific evidence to support those claims, and the available research contradicted them. A recent literature survey found that while ranges of “problematic use” of opioids ranged from <1% to 81%,¹⁰² abuse averages between 21% and 29% and addiction between 8% and 12%.¹⁰³ These estimates are well in line with Purdue’s own studies, showing that between 8% and 13% of OxyContin patients became addicted, but on which Purdue chose not to rely, instead citing the Porter-Jick letter.

292. The FDA has found that 20% of opioid patients use two or more pharmacies, 26% obtain opioids from two or more prescribers, and 16.5% seek early refills—all potential “red flags” for

101 <http://s3.documentcloud.org/documents/277603/apf-policymakers-guide.pdf> (accessed May 30, 2017)

102 Cited for the low end of that range was the 1980 Porter-Jick letter in the *New England Journal of Medicine*.

103 Kevin Vowels et al., *Rates of opioid misuse, abuse, and addiction in chronic pain: a systematic review and data synthesis*, 156 PAIN 569-76 (April 2015).

abuse or addiction.¹⁰⁴ The FDA in fact has ordered manufacturers of long-acting opioids to “[c]onduct one or more studies to provide quantitative estimates of the serious risks of misuse, abuse, addiction, overdose and death associated with long-term use of opioid analgesics for management of chronic pain,” in recognition of the fact that it found “high rates of addiction” in the medical literature.¹⁰⁵

293. Of course, the significant (and growing) incidence of abuse, misuse, and addiction to opioids is also powerful evidence that Defendants’ statements regarding the low risk of addiction were, and are, untrue. This was well-known to Defendants who had access to sales data and reports, adverse event reports, federal abuse and addiction-related surveillance data, and other sources that demonstrated the widening epidemic of opioid abuse and addiction.

294. Acting directly or through and with third parties, each of the Defendants claimed that the potential for addiction even from long-term use of its drugs was relatively small, or non- existent, despite the fact that the contention was false and there was no scientific evidence to support it. Examples of these misrepresentations are laid out below:

Actavis	<ol style="list-style-type: none"> a. Documents from a 2010 sales training indicate that Actavis trained its sales force that long-acting opioids were less likely to produce addiction than short-acting opioids, although there is no evidence that either form of opioid is less addictive or that any opioids can be taken long-term without the risk of addiction. b. Actavis had a patient education brochure distributed in 2007 that claimed addiction is possible, but it is “less likely if you have never had an addiction problem.” Although the term “less likely” is not defined, the overall presentation suggests the risk is so low as not to be a worry.
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104 Len Paulozzi, M.D., “Abuse of Marketed Analgesics and Its Contribution to the National Problem of Drug Abuse,” *available at* <http://www.fda.gov/downloads/AdvisoryCommittees/CommitteesMeetingMaterials/Drugs/AnestheticAndLifeSupportDrugsAdvisoryCommittee/UCM233244.pdf> (accessed May 30, 2017)

105 September 10, 2013 letter from Bob Rappaport, M.D., to NDA applicants of ER/LA opioid analgesics, *available at* <http://www.fda.gov/downloads/Drugs/DrugSafety/InformationbyDrugClass/UCM367697.pdf> (accessed May 30, 2017).; Letter from Janet Woodcock, M.D., Dir., Ctr. for Drug Eval. & Res., to Andrew Kolodny, M.D., Pres. Physicians for Responsible Opioid Prescribing, Re Docket No. FDA-2012-P-0818 (Sept. 10, 2013).

	<ul style="list-style-type: none"> c. Kadian sales representatives told Osceola County prescribers that Kadian was “steady state” and had extended release mechanisms, the implication of which was that it did not produce a rush or euphoric effect, and therefore was less addictive and less likely to be abused. d. Kadian sales representatives told Osceola County prescribers that the contents of Kadian could not be dissolved in water if the capsule was opened, implying that Kadian was less likely to be abused—and thereby less addictive—than other opioids. e. Kadian sales representatives omitted any discussion of addiction risks related to Actavis’s drugs to County prescribers.
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Cephalon	<ul style="list-style-type: none"> f. Cephalon sponsored and facilitated the development of a guidebook, <i>Opioid Medications and REMS: A Patient’s Guide</i>, which claims, among other things, that “patients without a history of abuse or a family history of abuse do not commonly become addicted to opioids.” g. Cephalon sponsored APF’s <i>Treatment Options: A Guide for People Living with Pain</i> (2007), which taught that addiction is rare and limited to extreme cases of unauthorized dose escalations, obtaining opioids from multiple sources, or theft. h. Cephalon sales representatives omitted any discussion of addiction risks related to Cephalon’s drugs to County prescribers.
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<p>Endo</p>	<ul style="list-style-type: none"> i. Endo trained its sales force in 2012 that use of long-acting opioids resulted in increased patient compliance, without any supporting evidence. j. Endo's advertisements for the 2012 reformulation of Opana ER claimed it was <i>designed to be crush resistant</i>, in a way that conveyed that it was less likely to be abused. This claim was false; the FDA warned in a May 10, 2013 letter that there was no evidence Endo's design "would provide a reduction in oral, intranasal or intravenous abuse" and Endo's "post-marketing data submitted are insufficient to support any conclusion about the overall or route-specific rates of abuse." Further, Endo instructed its sales representatives to repeat this claim about "design," with the intention of conveying Opana ER was less subject to abuse. k. Endo sponsored a website, painknowledge.com, through APF and NIPC, which, in 2009, claimed that: "[p]eople who take opioids as prescribed usually do not become addicted." Although the term "usually" is not defined, the overall presentation suggests the risk is so low as not to be a concern. The language also implies that, as long as a prescription is given, opioid use will not become problematic. Endo continued to provide funding for this website through 2012, and closely tracked unique visitors to it. l. Endo sponsored a website, PainAction.com, which stated "Did you know? Most chronic pain patients do not become addicted to the opioid medications that are prescribed for them." m. Endo sponsored CMEs published by APF's NIPC, of which Endo was the sole funder, titled <i>Persistent Pain in the Older Adult</i> and <i>Persistent Pain in the Older Patient</i>. These CMEs claimed that opioids used by elderly patients present "possibly less potential for abuse than in younger patients[.]" which lacks evidentiary support and deceptively minimizes the risk of addiction for elderly patients. n. Endo distributed an education pamphlet with the Endo logo titled <i>Living with Someone with Chronic Pain</i>, which inaccurately minimized the risk of addiction: "Most health care providers who treat people with pain agree that most people do not develop an addiction problem." o. Endo distributed a patient education pamphlet edited by key opinion leader Dr. Russell Portenoy titled <i>Understanding Your Pain: Taking Oral Opioid Analgesics</i>. It claimed that "[a]ddicts take opioids for other reasons [than pain relief], such as unbearable emotional problems." This implies that pain patients prescribed opioids will not become addicted, which is unsupported and untrue.
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	<p>p. Endo contracted with AGS to produce a CME promoting the 2009 guidelines for the Pharmacological Management of Persistent Pain in Older Persons. These guidelines falsely claim that “the risks [of addiction] are exceedingly low in older patients with no current or past history of substance abuse.” None of the references in the guidelines corroborates the claim that elderly patients are less likely to become addicted to opioids, and there is no such evidence. Endo was aware of the AGS guidelines’ content when it agreed to provide this funding, and AGS drafted the guidelines with the expectation it would seek drug company funding to promote them after their completion.</p> <p>q. Endo sales representatives told Osceola County prescribers that its drugs were “steady state,” the implications of which was that they did not produce a rush or euphoric effect, and therefore were less addictive and less likely to be abused.</p> <p>r. Endo provided grants to APF to distribute Exit Wounds (2009) to veterans, which taught that “[l]ong experience with opioids shows that people who are not predisposed to addiction are very unlikely to become addicted to opioid pain medications.” Although the term “very unlikely” is not defined, the overall presentation suggests that the risk is so low as not to be a concern.</p> <p>s. Endo sales representatives omitted discussion of addiction risks related to Endo’s drugs.</p>
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Janssen	<p>t. Janssen sponsored a patient education guide titled <i>Finding Relief: Pain Management for Older Adults</i> (2009), which its personnel reviewed and approved and which its sales force distributed. This guide described a “myth” that opioids are addictive, and asserts as fact that “[m]any studies show that opioids are <i>rarely</i> addictive when used properly for the management of chronic pain.” Although the term “rarely” is not defined, the overall presentation suggests the risk is so low as not to be a concern. The language also implies that as long as a prescription is given, opioid use is not a problem.</p> <p>u. Janssen contracted with AGS to produce a CME promoting the 2009 guidelines for the <i>Pharmacological Management of Persistent Pain in Older Persons</i>. These guidelines falsely claim that “the risks [of addiction] are exceedingly low in older patients with no current or past history of substance abuse.” The study supporting this assertion does not analyze addiction rates by age and, as already noted, addiction remains a significant risk for elderly patients. Janssen was aware of the AGS guidelines’ content when it agreed to provide this funding, and AGS drafted the guidelines with the expectation it would seek drug company funding to promote them after their completion.</p>
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	<p>v. Janssen provided grants to APF to distribute <i>Exit Wounds</i> (2009) to veterans, which taught that “[l]ong experience with opioids shows that people who are not predisposed to addiction are very unlikely to become addicted to opioid pain medications.” Although the term “very unlikely” is not defined, the overall presentation suggests the risk is so low as not to be a concern.</p> <p>w. Janssen currently runs a website, <i>Prescriberresponsibly.com</i> (last modified July 2, 2015), which claims that concerns about opioid addiction are “overstated.”</p> <p>x. A June 2009 Nucynta Training module warns Janssen’s sales force that physicians are reluctant to prescribe controlled substances like Nucynta, but this reluctance is unfounded because “the risks . . . are much smaller than commonly believed.”</p> <p>y. Janssen sales representatives told Osceola County prescribers that its drugs were “steady state,” the implication of which was that they did not produce a rush or euphoric effect, and therefore were less addictive and less likely to be abused.</p> <p>z. Janssen sales representatives told Osceola County prescribers that Nucynta and Nucynta ER were “not opioids,” implying that the risks of addiction and other adverse outcomes associated with opioids were not applicable to Janssen’s drugs. In truth, however, as set out in Nucynta’s FDA-mandated label, Nucynta “contains tapentadol, an opioid agonist and Schedule II substance with abuse liability similar to other opioid agonists, legal or illicit.”</p> <p>aa. Janssen sales representatives falsely told prescribers that Duragesic had anti abuse properties when it had none.</p> <p>bb. Janssen’s sales representatives told Osceola County prescribers that Nucynta’s unique properties eliminated the risk of addiction associated with the drug.</p> <p>cc. Janssen sales representatives omitted discussion of addiction risks related to Janssen’s drugs.</p>
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Purdue	<p>dd. Purdue published a prescriber and law enforcement education pamphlet in 2011 entitled <i>Providing Relief, Preventing Abuse</i>, which under the heading, “Indications of Possible Drug Abuse,” shows pictures of the stigmata of injecting or snorting opioids—skin popping, track marks, and perforated nasal septa. In fact, opioid addicts who resort to these extremes are uncommon; the far more typical reality is patients who become dependent and addicted through oral use.¹⁰⁶ Thus, these misrepresentations wrongly reassure doctors that, as long as they do not observe those signs, they need not be concerned that their patients are abusing or addicted to opioids.</p> <p>ee. Purdue sponsored APF’s <i>A Policymaker’s Guide to Understanding Pain & Its Management</i>, which inaccurately claimed that less than 1% of children prescribed opioids will become addicted. This publication is still available online. This publication also asserted that pain is undertreated due to “misconceptions about opioid addiction.”</p> <p>ff. Purdue sponsored APF’s <i>Treatment Options: A Guide for People Living with Pain</i> (2007), which asserted that addiction is rare and limited to extreme cases of unauthorized dose escalations, obtaining opioids from multiple sources, or theft.</p> <p>gg. A Purdue-funded study with a Purdue co-author claimed that “evidence that the risk of psychological dependence or addiction is low in the absence of a history of substance abuse.”¹⁰⁷ The study relied only on the Porter-Jick letter to the editor concerning a chart review of hospitalized patients, not patients taking Purdue’s long-acting, take-home opioid. Although the term “low” is not defined, the overall presentation suggests the risk is so low as not to be a concern.</p> <p>hh. Purdue contracted with AGS to produce a CME promoting the 2009 guidelines for the <i>Pharmacological Management of Persistent Pain in Older Persons</i>. These guidelines falsely claim that “the risks [of addiction] are exceedingly low in older patients with no current or past history of substance abuse.” None of the references in the guidelines corroborates the claim that elderly patients are less likely to become addicted to opioids and the claim is, in fact, untrue. Purdue was aware of the AGS guidelines’ content when it agreed to provide this funding, and AGS drafted the guidelines with the expectation it would seek drug company funding to promote them after their completion.</p>
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	<p>ii. Purdue sponsored APF’s <i>Exit Wounds</i> (2009), which counseled veterans that “[l]ong experience with opioids shows that people who are not</p>
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106 Purdue itself submitted briefing materials in October 2010 to a meeting of the FDA’s Joint Meeting of the Anesthetic and Life Support Drugs Advisory Committee and the Drug Safety and Risk Management Advisory Committee in which it stated that OxyContin was used non-medically by injection 4-17% of the time.

107 C. Peter N. Watson et al., *Controlled-release oxycodone relieves neuropathic pain: a randomized controlled trial I painful diabetic neuropathy*, 105 Pain 71 (2003).

	<p>predisposed to addiction are very unlikely to become addicted to opioid pain medications.” Although the term “very unlikely” is not defined, the overall presentation suggests it is so low as not to be a worry.</p> <p>jj. Purdue sales representatives told Osceola County prescribers that its drugs were “steady state,” the implication of which was that they did not produce a rush or euphoric effect, and therefore were less addictive and less likely to be abused.</p> <p>kk. Purdue sales representatives told Osceola County prescribers that Butrans has a lower abuse potential than other drugs because it was essentially tamper-proof and, after a certain point, patients no longer experience a “buzz” from increased dosage.</p> <p>ll. Advertisements that Purdue sent to Osceola County prescribers stated that OxyContin ER was less likely to be favored by addicts, and, therefore, less likely to be abused or diverted, or result in addiction.</p> <p>mm. Purdue sales representatives omitted discussion of addiction risk related to Purdue’s drugs.</p>
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295. In addition to denying or minimizing the risk of addiction and abuse generally, Defendants also falsely claimed that their particular drugs were safer, less addictive, and less likely to be abused or diverted than their competitors’ or predecessor drugs. In making these claims, Defendants said or implied that because their drug had a “steady-state” and did not produce peaks and valleys, which cause drug-seeking behavior — either to obtain the high or avoid the low—it was less likely to be abused or addicting. Endo also asserted in particular that, because a reformulation of Opana ER was (or was designed to be) abuse-deterrent or tamper-resistant, patients were less likely to become addicted to it. Defendants had no evidence to support any of these claims, which, by FDA regulation, must be based on head-to-head trials;¹⁰⁸ the claims also were false and misleading in that they misrepresented the risks of both the particular drug and opioids as a class.

¹⁰⁸ See *Guidance for Industry*, “Abuse-Deterrent Opioids—Evaluation and Labeling,” April 2015 (describing requirements for premarket and postmarket studies).

296. Further, rather than honestly disclose the risk of addiction, Defendants, and the third parties they directed and assisted and whose materials they distributed, attempted to portray those who were concerned about addiction as unfairly denying treatment to needy patients. To increase pressure on doctors to prescribe chronic opioid therapy, Defendants turned the tables; it was doctors who fail to treat their patients' chronic pains with opioids — not doctors who cause their patients to become addicted to opioids — who are failing their patients (and subject to discipline). Defendants and their third-party allies claimed that purportedly overblown worries about addiction cause pain to be under-treated and opioids to be over-regulated and under-prescribed. This mantra of under-treated pain and under-used drugs reinforced Defendants' messages that the risks of addiction and abuse were not significant and were overblown.

297. For example, Janssen's website, *Let's Talk Pain*, warns in a video posted online that "strict regulatory control has made many physicians reluctant to prescribe opioids. The unfortunate casualty in all of this is the patient, who is often undertreated and forced to suffer in silence." The program goes on to say: "Because of the potential for abusive and/or addictive behavior, many healthcare professionals have been reluctant to prescribe opioids for their patients This prescribing environment is one of many barriers that may contribute to the undertreatment of pain, a serious problem in the United States."

298. In the same vein, a Purdue website called *In the Face of Pain* complains, under the heading of "Protecting Access," that, through at least mid-2013, policy governing the prescribing of opioids was "at odds with" best medical practices by "unduly restricting the amounts that can be prescribed and dispensed"; "restricting access to patients with pain who also have a history of substance abuse"; and "requiring special government-issued prescription forms only for the medications that are capable of relieving pain that is severe." This unsupported and untrue rhetoric

aims to portray doctors who do not prescribe opioids as uncaring, converting their desire to relieve patients' suffering into a mandate to prescribe opioids.

3. Defendants and Their Third-Party Allies Misrepresented that Addiction Risk Can Be Avoided or Managed

299. To this day, defendants each continue to maintain that most patients can safely take opioids long-term for chronic pain without becoming addicted. Presumably only to explain why doctors encounter so many patients addicted to opioids, Defendants and their third-party allies have come to admit that some patients could become addicted, but that doctors can avoid or manage that risk by using screening tools or questionnaires. These tools, they say, identify those with higher addiction risks (stemming from personal or family histories of substance abuse, mental illness, or abuse) so that doctors can more closely monitor patients at greater risk of addiction.

300. There are three fundamental flaws in these assurances that doctors can identify and manage the risk of addiction. First, there is no reliable scientific evidence that screening works to accurately predict risk or reduce rates of addiction. Second, there is no reliable scientific evidence that high-risk or addicted patients can take opioids long-term without triggering addiction, even with enhanced monitoring and precautions. Third, there is no reliable scientific evidence that patients without these red flags are necessarily free of addiction risk.

301. Addiction is difficult to predict on a patient-by-patient basis, and there are no reliable, validated tools to do so. A recent Evidence Report by the Agency for Healthcare Research and Quality ("AHRQ"), which "systematically review[ed] the current evidence on long-term opioid therapy for chronic pain" identified "[n]o study" that had "evaluated the effectiveness of risk mitigation strategies, such as use of risk assessment instruments, opioid management plans, patient education, urine drug screening, prescription drug monitoring program data, monitoring instruments, more frequent monitoring intervals, pill counts, or abuse- deterrent formulations on outcomes related to overdose,

addiction, abuse or misuse.”¹⁰⁹ Furthermore, attempts to treat high-risk patients, such as those who have a documented predisposition to substance abuse, by resorting to patient contracts, more frequent refills, or urine drug screening are not proven to work in the real world, if busy doctors even in fact attempt them.

302. Most disturbingly, despite the widespread use of screening tools, patients with past substance use disorders—which every tool rates as a risk factor—receive, on average, higher doses of opioids.

303. Each Defendant claimed that the risk of addiction could be avoided or managed, claims that are deceptive and without scientific support:

Actavis	a. Documents from a 2010 sales training indicate that Actavis trained its sales force that prescribers can use risk screening tools to limit the development of addiction.
Cephalon	b. Cephalon sponsored APF’s <i>Treatment Options: A Guide for People Living with Pain</i> (2007), which taught patients that “opioid agreements” between doctors and patients can “ensure that you take the opioid as prescribed.”
Endo	c. Endo paid for a 2007 supplement ¹¹⁰ available for continuing education credit in the Journal of Family Practice. This publication, titled Pain Management Dilemmas in Primary Care: Use of Opioids, recommended screening patients using tools like the Opioid Risk Tool or the Screener and Opioid Assessment for Patients with Pain, and advised that patients at high risk of addiction could safely (e.g., without becoming addicted) receive chronic opioid therapy using a “maximally structured approach” involving toxicology screens and pill counts.
Purdue	d. Purdue’s unbranded website, In the Face of Pain (inthefaceofpain.com) states that policies that “restrict[] access to patients with pain who also have a history of substance abuse” and “requiring special government-issued prescription forms for the only medications that are capable of relieving pain that is severe” are “at odds with” best medical practices. ¹¹¹ e. Purdue sponsored a 2012 CME program taught by a KOL titled Chronic Pain

109 *The Effectiveness and Risks of Long-term Opioid Treatment of Chronic Pain*, Agency for Healthcare Res. & Quality (September 19, 2014).

110 The Medical Journal, *The Lancet* found that all of the supplement papers it received failed peer-review. Editorial, “The Perils of Journal and Supplement Publishing,” 375 *The Lancet* 9712 (347) 2010.

111 See *In the Face of Pain Fact Sheet: Protecting Access to Pain Treatment*, Purdue Pharma L.P. (Resources verified Mar. 2012), www.inthefaceofpain.com/content/uploads/2011/12/factsheet_ProtectingAccess.pdf (accessed May 30, 2017).

	<p>Management and Opioid Use: Easing Fears, Managing Risks, and Improving Outcomes. This presentation recommended that use of screening tools, more frequent refills, and switching opioids could treat a high-risk patient showing signs of potentially addictive behavior.</p> <p>f. Purdue sponsored a 2011 webinar taught by Dr. Lynn Webster, titled Managing Patient's Opioid Use: Balancing the Need and Risk. This publication taught prescribers that screening tools, urine tests, and patient agreements have the effect of preventing "overuse of prescriptions" and "overdose deaths."</p> <p>g. Purdue sales representatives told Osceola County prescribers that screening tools can be used to select patients appropriate for opioid therapy and to manage the risks of addiction.</p>
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4. Defendants and Their Third-Party Allies Created Confusion By Promoting the Misleading Term "Pseudoaddiction."

304. Defendants and their third-party allies developed and disseminated each of the following misrepresentations with the intent and expectation that, by instructing patients and prescribers that signs of addiction are actually the product of untreated pain, doctors would prescribe opioids to more patients and continue to prescribing them, and patients would continue to use opioids despite signs that the patient was addicted. The concept of "pseudoaddiction" was coined by Dr. David Haddox, who went to work for Purdue, and popularized by Dr. Russell Portenoy, who consulted for Cephalon, Endo, Janssen, and Purdue. Much of the same language appears in other Defendants' treatment of this issue, highlighting the contrast between "undertreated pain" and "true addiction," as if patients could not experience both. As KOL Dr. Lynn Webster wrote: "[Pseudoaddiction] obviously became too much of an excuse to give patients more medication. . . . It led us down a path that caused harm. It is already something we are debunking as a concept."¹¹²

¹¹² John Fauber & Ellen Gabler, *Networking Fuels Painkiller Boom*, Milwaukee Wisc. J. Sentinel (Feb.19, 2012).

305. Each of the publications and statements below falsely states or suggests that the concept of “pseudoaddiction” is substantiated by scientific evidence and accurately describes the condition of patients who only need, and should be treated with, more opioids:

Actavis	a. Documents from a 2010 sales training indicate that Actavis trained its sales force to instruct physicians that aberrant behaviors like self-escalation of doses constituted “pseudoaddiction.”
Cephalon	b. Cephalon sponsored FSMB’s <i>Responsible Opioid Prescribing</i> (2007), which taught that behaviors such as “requesting drugs by name,” “demanding or manipulative behavior,” seeing more than one doctor to obtain opioids, and hoarding are all signs of “pseudoaddiction.” Cephalon also spent \$150,000 to purchase copies of the book in bulk and distributed it through its pain sales force to 10,000 prescribers and 5,000 pharmacists.
Endo	<p>c. Endo distributed copies of a book by KOL Dr. Lynn Webster entitled <i>Avoiding Opioid Abuse While Managing Pain</i> (2007). Endo’s internal planning documents describe the purpose of distributing this book as to “[i]ncrease the breadth and depth of the Opana ER prescriber base.” The book claims that when faced with signs of aberrant behavior, the doctor should regard it as “pseudoaddiction” and thus, increasing the dose <i>in most cases . . . should be the clinician’s first response.</i>” (emphasis added).</p> <p>d. Endo spent \$246,620 to buy copies of FSMB’s <i>Responsible Opioid Prescribing</i> (2007), which was distributed by Endo’s sales force. This book asserted that behaviors such as “requesting drugs by name,” “demanding or manipulative behavior,” seeing more than one doctor to obtain opioids, and hoarding, are all signs of “pseudoaddiction.”</p>
Janssen	e. From 2009 to 2011 Janssen’s website, <i>Let’s Talk Pain</i> , stated that “pseudoaddiction . . . refers to patient behaviors that may occur when pain is under-treated” and that “[p]seudoaddiction is different from true addiction because such behaviors can be resolved with effective pain management.” (emphasis added).

Purdue	<p>f. Purdue published a prescriber and law enforcement education pamphlet in 2011 entitled <i>Providing Relief, Preventing Abuse</i>, which described “pseudoaddiction” as a concept that “emerged in the literature to describe the inaccurate interpretation of [drug-seeking behaviors] in patients who have pain that has not been effectively treated.”</p> <p>g. Purdue distributed to physicians, at least as of November 2006, and posted on its unbranded website, <i>Partners Against Pain</i>, a pamphlet copyrighted 2005 and titled <i>Clinical Issues in Opioid Prescribing</i>. This pamphlet included a list of conduct, including “illicit drug use and deception” it defined as indicative of “pseudoaddiction” or untreated pain. It also states: “Pseudoaddiction is a term which has been used to describe patient behaviors that may occur when <i>pain is undertreated</i>. . . . Even such behaviors as illicit drug use and deception can occur in the patient’s efforts to obtain relief. Pseudoaddiction can be <i>distinguished from true addiction</i> in that the behaviors resolve when the pain is effectively treated.” (Emphasis added.)</p> <p>h. Purdue sponsored FSMB’s <i>Responsible Opioid Prescribing</i> (2007), which taught that behaviors such as “requesting drugs by name, “demanding or manipulative behavior,” seeing more than one doctor to obtain opioids, and hoarding, are all signs of “pseudoaddiction.” Purdue also spent over \$100,000 to support distribution of the book.</p> <p>i. Purdue sponsored APF’s <i>A Policymaker’s Guide to Understanding Pain & Its Management</i>, which states: “Pseudo-addiction describes patient behaviors that may occur when <i>pain is undertreated</i>. . . . Pseudo-addiction can be distinguished from true addiction in that this behavior ceases when pain is effectively treated.” (Emphasis added.)</p>
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5. Defendants and Their Third-Party Allies Claimed Withdrawal is Simply Managed

306. Defendants and their third-party allies promoted the false and misleading messages below with the intent and expectation that, by misrepresenting the difficulty of withdrawing from opioids, prescribers and patients would be more likely to start chronic opioid therapy and would fail to recognize the actual risk of addiction.

307. In an effort to underplay the risk and impact of addiction, Defendants and their third-party allies frequently claim that, while patients become “physically” dependent on opioids, physical dependence can be addressed by gradually tapering patients’ doses to avoid the adverse effects of withdrawal. They fail to disclose the extremely difficult and painful effects that patients can experience

when they are removed from opioids—effects that also make it less likely that patients will be able to stop using the drugs.

308. In reality, withdrawal is prevalent in patients after more than a few weeks of therapy. Common symptoms of withdrawal include: severe anxiety, nausea, vomiting, headaches, agitation, insomnia, tremors, hallucinations, delirium, and pain. Some symptoms may persist for months, or even years, after a complete withdrawal from opioids, depending on how long the patient had been using opioids. Withdrawal symptoms trigger a feedback loop that drives patients to seek opioids, contributing to addiction.

309. Each of the publications and statements below falsely states or suggests that withdrawal from opioids was not a problem and they should not be hesitant about prescribing or using opioids:

Actavis	a. Documents from a 2010 sales training indicate that Actavis trained its sales force that discontinuing opioid therapy can be handled “simply” and that it can be done at home. Actavis’s sales representative training claimed opioid withdrawal would take only a week, even in addicted patients.
Endo	b. A CME sponsored by Endo, titled <i>Persistent Pain in the Older Adult</i> , taught that withdrawal symptoms can be avoided entirely by tapering the dose by 10-20% per day for ten days.

Janssen	<p>c. A Janssen PowerPoint presentation used for training its sales representatives titled “Selling Nucynta ER” indicates that the “low incidence of withdrawal symptoms” is a “core message” for its sales force. This message is repeated in numerous Janssen training materials between 2009 and 2011. The studies supporting this claim did not describe withdrawal symptoms in patients taking Nucynta ER beyond 90 days or at high doses and would therefore not be representative of withdrawal symptoms in the chronic pain population. Patients on opioid therapy long-term and at high doses will have a harder time discontinuing the drugs and are more likely to experience withdrawal symptoms. In addition, in claiming a low rate of withdrawal symptoms, Janssen relied upon a study that only began tracking withdrawal symptoms in patients two to four days after discontinuing opioid use; Janssen knew or should have known that these symptoms peak earlier than that for most patients. Relying on data after that initial window painted a misleading picture of the likelihood and severity of withdrawal associated with chronic opioid therapy. Janssen also knew or should have known that the patients involved in the study were not on the drug long enough to develop rates of withdrawal symptoms comparable to rates of withdrawal suffered by patients who use opioids for chronic pain—the use for which Janssen promoted Nucynta ER.</p> <p>d. Janssen sales representatives told Osceola County prescribers that patients on Janssen’s drugs were less susceptible to withdrawal than those on other opioids.</p>
Purdue	<p>e. Purdue sponsored <i>APF’s A Policymaker’s Guide to Understanding Pain & Its Management</i>, which taught that “Symptoms of physical dependence can often be ameliorated by gradually decreasing the dose of medication during discontinuation,” but did not disclose the significant hardships that often accompany cessation of use.</p> <p>f. Purdue sales representatives told Osceola County prescribers that the effects of withdrawal from opioid use can be successfully managed.</p> <p>g. Purdue sales representatives told Osceola County prescribers that the potential for withdrawal on Butrans was low due to Butrans’s low potency and its extended release mechanism.</p>

6. Defendants and Their Third-Party Allies Misrepresented that Increased Doses Pose No Significant Additional Risks

310. Each of the following misrepresentations was created with the intent and expectation that, by misrepresenting and failing to disclose the known risks of high dose opioids, prescribers and patients would be more likely to continue to prescribe and use opioids, even when they were not

effective in reducing patients’ pain, and not to discontinue opioids even when tolerance required them to reach even higher doses.

311. Defendants and their third-party allies claimed that patients and prescribers could increase doses of opioids indefinitely without added risk, even when pain was not decreasing or when doses had reached levels that were “frighteningly high,” suggesting that patients would eventually reach a stable, effective dose. Each of Defendants’ claims also omitted warnings of increased adverse effects that occur at higher doses, and misleadingly suggested that there was no greater risk to higher dose opioid therapy.

312. These claims are false. Patients receiving high doses of opioids as part of long-term opioid therapy are three to nine times more likely to suffer an overdose from opioid-related causes than those on low doses. As compared to available alternative pain remedies, scholars have suggested that tolerance to the respiratory depressive effects of opioids develops at a slower rate than tolerance to analgesic effects. Accordingly, the practice of continuously escalating doses to match pain tolerance can, in fact, lead to overdose even where opioids are taken as recommended. The FDA has itself acknowledged that available data suggest a relationship between increased doses and the risk of adverse effects. Moreover, it is harder for patients to terminate use of higher-dose opioids without severe withdrawal effects, which contributes to a cycle of continued use, even when the drugs provide no pain relief and are causing harm — the signs of addiction.

313. Each of the following claims suggests that high-dose opioid therapy is safe:

Actavis	a. Documents from a 2010 sales training indicate that Actavis trained its sales force that “individualization” of opioid therapy depended on increasing doses “until patient reports adequate analgesia” and to “set dose levels on [the] basis of patient need, not on [a] predetermined maximal dose.” Actavis further counseled its sales representatives that the reasons some physicians had for not increasing doses indefinitely were simply a matter of physician “comfort level,” which could be overcome or used as a tool to induce them to switch to Actavis’s opioid, Kadian.
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Cephalon	<p>b. Cephalon sponsored APF's <i>Treatment Options: A Guide for People Living with Pain</i> (2007), which claimed that some patients "need" a larger dose of their opioid, regardless of the dose currently prescribed.</p> <p>c. Cephalon sponsored a CME written by KOL Dr. Lynn Webster, <i>Optimizing Opioid Treatment for Breakthrough Pain</i>, which was offered online by Medscape, LLC from September 28, 2007 through December 15, 2008. The CME taught that non-opioid analgesics and combination opioids that include aspirin and acetaminophen are less effective to treat breakthrough pain because of dose limitations.</p> <p>d. Cephalon sales representatives assured Osceola County prescribers that opioids were safe, even at high doses.</p>
Endo	<p>e. Endo sponsored a website, painknowledge.com, through APF and NIPC, which, in 2009, claimed that opioids may be increased until "you are on the right dose of medication for your pain," and once that occurred, further dose increases would not occur. Endo funded the site, which was a part of Endo's marketing plan, and tracked visitors to it.</p> <p>f. Endo distributed a patient education pamphlet edited by KOL Dr. Russell Portenoy titled <i>Understanding Your Pain: Taking Oral Opioid Analgesics</i>. In Q&A format, it asked: "If I take the opioid now, will it work later when I really need it?" The response was: "The dose can be increased You won't 'run out' of pain relief."</p>
Janssen	<p>g. Janssen sponsored a patient education guide entitled <i>Finding Relief: Pain Management for Older Adults</i> (2009), which its personnel reviewed and approved and its sales force distributed. This guide listed dose limitations as "disadvantages" of other pain medicines and omitted any discussion of risks of increased doses of opioids. The publication also falsely claimed that it is a "myth" that "opioid doses have to be bigger over time."</p>
Purdue	<p>h. Purdue's <i>In the Face of Pain</i> website, along with initiatives of APF, promoted the notion that if a patient's doctor does not prescribe them what—in their view—is a sufficient dose of opioids, they should find another doctor who will. In so doing, Purdue exerted undue, unfair, and improper influence over prescribers who face pressure to accede to the resulting demands.</p> <p>i. Purdue sponsored APF's A Policymaker's Guide to Understanding Pain & Its Management, which taught that dose escalations are "sometimes necessary," even indefinitely high ones. This suggested that high dose opioids are safe and appropriate and did not disclose the risks from high dose opioids. This publication is still available online.</p> <p>j. Purdue sponsored APF's <i>Treatment Options: A Guide for People Living with Pain</i> (2007), which taught patients that opioids have "no ceiling dose" and are</p>

	<p>therefore the most appropriate treatment for severe pain. The guide also claimed that some patients “need” a larger dose of the drug, regardless of the dose currently prescribed. This language fails to disclose heightened risks at elevated doses.</p> <p>k. Purdue sponsored a CME issued by the American Medical Association in 2003, 2007, 2010, and 2013. The CME, Overview of Management Options, was edited by KOL Dr. Russell Portenoy, among others, and taught that other drugs, but not opioids, are unsafe at high doses. The 2013 version is still available for CME credit.</p> <p>l. Purdue sales representatives told Osceola County prescribers that opioids were just as effective for treating patients long-term and omitted any discussion that increased tolerance would require increasing, and increasingly dangerous, doses.</p>
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7. Defendants and Their Third-Party Allies Deceptively Omitted or Minimized Adverse Effects of Opioids and Overstated the Risks of Alternative Forms of Pain Treatment.

314. Each of the following misrepresentations was created with the intent and expectation that, by omitting the known, serious risks of chronic opioid therapy, including the risks of addiction, abuse, overdose, and death, and emphasizing or exaggerating risks of competing products, prescribers and patients would be more likely to choose opioids. Defendants and their third-party allies routinely ignored the risks of chronic opioid therapy. These include (beyond the risks associated with misuse, abuse, and addiction): hyperalgesia, a “known serious risk associated with chronic opioid analgesic therapy in which the patient becomes more sensitive to certain painful stimuli over time;”¹¹³ hormonal dysfunction; decline in immune function; mental clouding, confusion, and dizziness; increased falls and fractures in the elderly; neonatal abstinence syndrome (when an infant exposed to opioids prenatally withdraws from the drugs after birth); and potentially fatal interactions with alcohol or benzodiazepines, which are used to treat post-traumatic stress disorder and anxiety (disorders frequently coexisting with chronic pain conditions).¹¹⁴

¹¹³ Letter from Janet Woodcock, M.D., Dir., Ctr. for Drug Eval. & Res., to Andrew Kolodny, M.D., Pres. Physicians for Responsible Opioid Prescribing, Re Docket No. FDA-2012-P-0818 (Sept. 10, 2013).

¹¹⁴ Several of these risks do appear in the FDA-mandated warnings. *See, e.g.*, the August 13, 2015

315. Despite these serious risks, Defendants asserted, or implied, that opioids were appropriate first-line treatments and safer than alternative treatments, including NSAIDs such as ibuprofen (Advil, Motrin) or naproxen (Aleve). While NSAIDs can pose significant gastrointestinal, renal, and cardiac risks, particularly for elderly patients, Defendants’ exaggerated descriptions of those risks were deceptive in themselves, and also made their omissions regarding the risks of opioids all the more striking and misleading. Defendants and their third-party allies described over-the-counter NSAIDs as life-threatening and falsely asserted that they were responsible for 10,000-20,000 deaths annually (more than opioids), when in reality the number is closer to 3,200. This description of NSAIDs starkly contrasted with their representation of opioids, for which the listed risks were nausea, constipation, and sleepiness (but not addiction, overdose, or death). Compared with NSAIDs, opioids are responsible for roughly four times as many fatalities annually.

316. As with the preceding misrepresentations, Defendants’ false and misleading claims regarding the comparative risks of NSAIDs and opioids had the effect of shifting the balance of opioids’ risks and purported benefits. While opioid prescriptions have exploded over the past two decades, the use of NSAIDs has declined during that same time.

317. Each of the following reflects Defendants’ deceptive claims and omissions about the risks of opioids, including in comparison to NSAIDs:

Actavis	<ul style="list-style-type: none"> a. Documents from a 2010 sales training indicate that Actavis trained its sales force that the ability to escalate doses during long-term opioid therapy, without hitting a dose ceiling, made opioid use safer than other forms of therapy that had defined maximum doses, such as acetaminophen or NSAIDs b. Actavis also trained physician-speakers that “maintenance therapy with opioids can be safer than long-term use of other analgesics,” including NSAIDs, for older persons. c. Kadian sales representatives told Osceola County prescribers that NSAIDs
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OxyContin Label, Section 6.2, identifying adverse reactions including: “abuse, addiction ... death, ... hyperalgesia, hypogonadism . . . mood altered . . . overdose, palpitations (in the context of withdrawal), seizures, suicidal attempt, suicidal ideation, syndrome of inappropriate antidiuretic hormone secretion, and urticaria [hives].”

	were more toxic than opioids.
Cephalon	<p>d. Cephalon sponsored APF's <i>Treatment Options: A Guide for People Living with Pain</i> (2007), which taught patients that opioids differ from NSAIDs in that they have "no ceiling dose" and are therefore the most appropriate treatment for severe pain. The publication attributed 10,000 to 20,000 deaths annually to NSAID overdose. <i>Treatment Options</i> also warned that risks of NSAIDs increase if "taken for more than a period of months," with no corresponding warning about opioids.</p> <p>e. Cephalon sales representatives told County prescribers that NSAIDs were more toxic than Cephalon's opioids</p>

Endo	<ul style="list-style-type: none"> f. Endo distributed a “case study” to prescribers titled <i>Case Challenges in Pain Management: Opioid Therapy for Chronic Pain</i>. The study cites an example, meant to be representative, of a patient “with a massive upper gastrointestinal bleed believed to be related to his protracted use of NSAIDs” (over eight years), and recommends treating with opioids instead. g. Endo sponsored a website, painknowledge.com, through APF and NIPC, which contained a flyer called “<i>Pain: Opioid Therapy</i>.” This publication included a list of adverse effects from opioids that omitted significant adverse effects like hyperalgesia, immune and hormone dysfunction, cognitive impairment, tolerance, dependence, addiction, and death. Endo continued to provide funding for this website through 2012, and closely tracked unique visitors to it. h. Endo provided grants to APF to distribute <i>Exit Wounds</i> (2009), which omitted warnings of the risk of interactions between opioids and benzodiazepines, which would increase fatality risk. <i>Exit Wounds</i> also contained a lengthy discussion of the dangers of using alcohol to treat chronic pain but did not disclose dangers of mixing alcohol and opioids. i. Endo sales representatives told Osceola County prescribers that NSAIDs were more toxic than opioids.
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Janssen	<ul style="list-style-type: none"> j. Janssen sponsored a patient education guide titled <i>Finding Relief: Pain Management for Older Adults</i> (2009), which its personnel reviewed and approved and its sales force distributed. This publication described the advantages and disadvantages of NSAIDs on one page, and the “myths/facts” of opioids on the facing page. The disadvantages of NSAIDs are described as involving “stomach upset or bleeding,” “kidney or liver damage if taken at high doses or for a long time,” “adverse reactions in people with asthma,” and “can increase the risk of heart attack and stroke.” The only adverse effects of opioids listed are “upset stomach or sleepiness,” which the brochure claims will go away, and constipation. k. Janssen sponsored APF’s <i>Exit Wounds</i> (2009), which omits warnings of the risk of interactions between opioids and benzodiazepines. Janssen’s label for Duragesic, however, states that use with benzodiazepines “may cause respiratory depression, [low blood pressure], and profound sedation or potentially result in coma. <i>Exit Wounds</i> also contained a lengthy discussion of the dangers of using alcohol to treat chronic pain but did not disclose dangers of mixing alcohol and opioids. l. Janssen sales representatives told Osceola County prescribers that Nucynta was not an opioid, making it a good choice for chronic pain patients who previously were unable to continue opioid therapy due to excessive side effects. This statement was misleading because Nucynta is, in fact, an opioid and has the same effects as other opioids.
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Purdue	<p>m. Purdue sponsored APF's <i>Exit Wounds</i> (2009), which omits warnings of the risk of interactions between opioids and benzodiazepines, which would increase fatality risk. <i>Exit Wounds</i> also contained a lengthy discussion of the dangers of using alcohol to treat chronic pain but did not disclose dangers of mixing alcohol and opioids.</p> <p>n. Purdue sponsored APF's <i>Treatment Options: A Guide for People Living with Pain</i> (2007), which advised patients that opioids differ from NSAIDs in that they have "no ceiling dose" and are therefore the most appropriate treatment for severe pain. The publication attributes 10,000 to 20,000 deaths annually to NSAID overdose. <i>Treatment Options</i> also warned that risks of NSAIDs increase if "taken for more than a period of months," with no corresponding warning about opioids.</p> <p>o. Purdue sponsored a CME issued by the American Medical Association in 2003, 2007, 2010, and 2013; The 2013 version is still available for CME credit. The CME, <i>Overview of Management Options</i>, was edited by KOL Dr. Russell Portenoy, among others, and taught that NSAIDs and other drugs, but not opioids, are unsafe at high doses.</p> <p>p. Purdue sales representatives told Osceola County prescribers that NSAIDs were more toxic than opioids.</p>
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8. Purdue Misleadingly Promoted OxyContin as Providing 12 Hours of Relief

318. In addition to making the deceptive statements above, Purdue also dangerously misled doctors and patients about OxyContin's duration and onset of action.

319. Purdue promotes OxyContin as an extended-release opioid, but the oxycodone does not enter the body on a linear rate. OxyContin works by releasing a greater proportion of oxycodone into the body upon administration, and the release gradually tapers, as illustrated in the following chart, which was, upon information and belief, adapted from Purdue's own sales materials:¹¹⁵

¹¹⁵ Jim Edwards, "How Purdue Used Misleading Charts to Hide OxyContin's Addictive Power," *CBSNews.com*, Sept. 28, 2011, <http://www.cbsnews.com/news/how-purdue-used-misleading-charts-to-hide-oxycontin-addictive-power/> (accessed May 30, 2017). The 160 mg dose is no longer marketed. Purdue's promotional materials in the past displayed a logarithmic scale, which gave the misleading impression the concentration remained constant.

OxyContin PI Figure, Linear y-axis

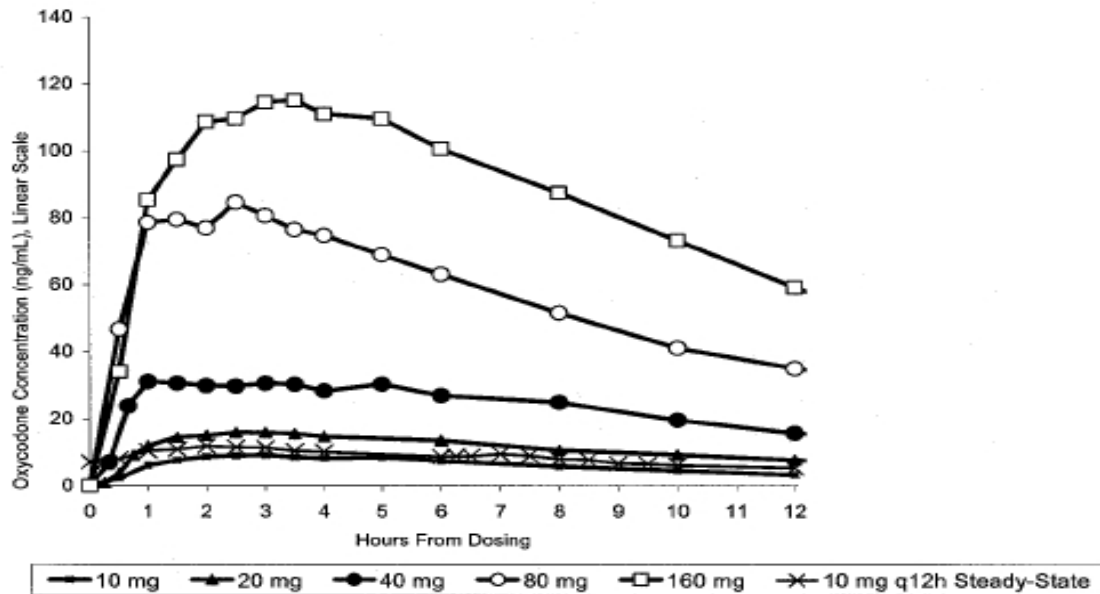


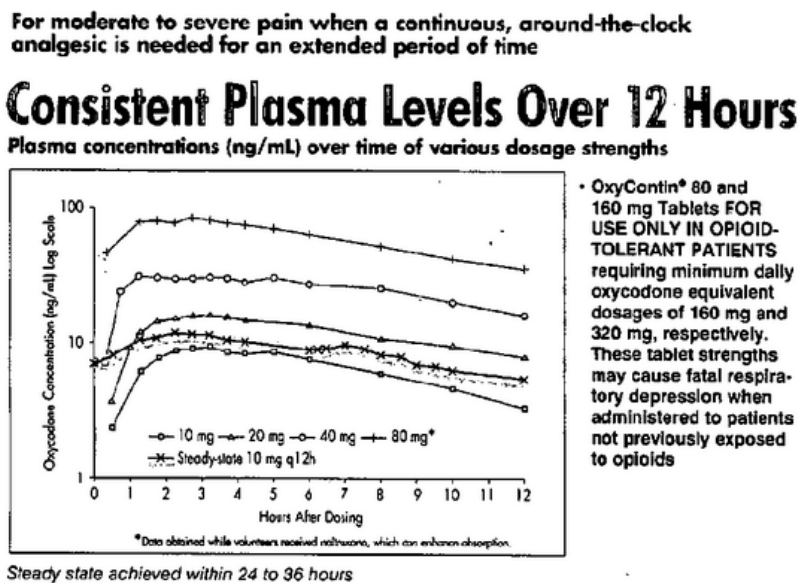
Figure 1

The reduced release of the drug over time means that the oxycodone no longer provides the same level of pain relief; as a result, in many patients, OxyContin does not last for the 12 hours for which Purdue promotes it — a fact that Purdue has known at all times relevant to this action.

320. OxyContin tablets provide an initial absorption of approximately 40% of the active medicine. This has a two-fold effect. First, the initial rush of nearly half of the powerful opioid—OxyContin is roughly twice as powerful as morphine — triggers a powerful psychological response. OxyContin thus behaves more like an immediate release opioid, which Purdue itself once claimed was more addicting in its original 1995 FDA-approved drug label. Second, the initial burst of oxycodone means that there is less of the drug at the end of the dosing period, which results in the drug not lasting for a full 12 hours and precipitates withdrawal symptoms in patients, a phenomenon known as “end of dose” failure. (The FDA found in 2008 that a “substantial number” of chronic pain patients

will experience “end-of-dose failure” with OxyContin.) The combination of fast onset and end-of-dose failure makes OxyContin particularly addictive, even compared with other opioids.

321. Purdue nevertheless has falsely promoted OxyContin as if it were effective for a full 12 hours. Its advertising in 2000 included claims that OxyContin provides “Consistent Plasma Levels Over 12 Hours.” That claim was accompanied by a chart depicting plasma levels on a logarithmic scale. The chart minimized the rate of end-of-dose failure by depicting 10 mg in a way that it appeared to be half of 100 mg in the table’s y-axis. That chart, shown below, depicts the same information as the chart above, but does so in a way that makes the absorption rate appear more consistent:



322. More recently, other Purdue advertisements also emphasized “Q12h” (meaning twice-daily) dosing. These include an advertisement in the February 2005 *Journal of Pain* and 2006 *Clinical Journal of Pain* featuring an OxyContin logo with two pill cups, reinforcing the twice-a-day message. Other advertisements that ran in the 2005 and 2006 issues of the *Journal of Pain* depict a sample prescription for OxyContin, with “Q12h” handwritten for emphasis.

323. The information that OxyContin did not provide pain relief for a full 12 hours was known to Purdue, and Purdue's competitors, but was not disclosed to general practitioners. Purdue's knowledge of some pain specialists' tendency to prescribe OxyContin three times per day instead of two (which would have compensated for end-of-dose failure) was set out in Purdue's internal documents as early as 1999 and is apparent from MEDWATCH Adverse Event reports for OxyContin.¹¹⁶ Even Purdue's competitor, Endo, was aware of the problem; Endo attempted to position its Opana ER drug as offering "durable" pain relief, which Endo understood to suggest a contrast to OxyContin. Opana ER advisory board meetings featured pain specialists citing lack of 12-hour dosing as a disadvantage of OxyContin. Endo even ran advertisements for Opana ER referring to "real" 12-hour dosing.

324. Purdue's failure to disclose the prevalence of end-of-dose failure meant that prescribers in Osceola County were not informed of risks relating to addiction, and that they received the misleading message that OxyContin would be effective for treating chronic pain for the advertised duration. Furthermore, doctors would compensate by increasing the dose or prescribing "rescue" opioids, which had the same effect as increasing the amount of opioids prescribed to a patient.^{117, 118}

E. Each Defendant Engaged in Deceptive Marketing, Both Branded and Unbranded, that Targeted and Reached County Prescribers.

116 MEDWATCH refers to the FDA's voluntary adverse event reporting system.

117 Purdue's *Clinical Issues in Opioid Prescribing*, put out in 2005 under Purdue's unbranded *Partners Against Pain* banner, states that "it is recommended that a supplementary immediate-release medication be provided to treat exacerbations of pain that may occur with stable dosing." References to "rescue" medication appear in publications Purdue sponsored such as APF's *A Policymaker's Guide* (2011) and the 2013 CME *Overview of Pain Management Options*.

118 The Connecticut Attorney General's office filed a citizens' petition with the FDA on January 27, 2004, requesting that the OxyContin label be amended with a warning not to prescribe the drug more than twice daily as a means of compensating for end-of-dose failure. The FDA denied this request on September 11, 2008. The FDA found that the state had failed to present sufficient evidence that more frequent dosing caused adverse outcomes, but the FDA did not challenge the Connecticut finding that end-of-dose failure of OxyContin was prevalent. Indeed, the FDA found that end-of-dose failure affected a "substantial" number of chronic pain patients prescribed OxyContin.

325. Defendants — and the Front Groups and KOLs who depended on and worked alongside them — were able to affect a sea change in medical opinion in favor of accepting opioids as a medically necessary long-term treatment for chronic pain. As set forth below, each Defendant contributed to that result through a combination of both direct marketing efforts and third-party marketing efforts over which that Defendant exercised editorial control. These deceptive and misleading statements were directed to, and reached, County prescribers and patients, with the intent of distorting their views on the risks, benefits, and superiority of opioids for treatment of chronic pain.

326. Defendants engaged in their deceptive marketing campaign, both nationwide and in Osceola County, using a number of strategies. Defendants trained their sales forces and recruited physician speakers to deliver these deceptive messages and omissions, and they in turn conveyed them to prescribers. Defendants also broadly disseminated promotional messages and materials, both by delivering them personally to doctors during detailing visits and by mailing deceptive advertisements directly to prescribers. Because they are disseminated by Defendant drug manufacturers and relate to Defendants' drugs, these materials are considered "labeling" within the meaning of 21 C.F.R. § 1.3(a), which means Defendants are liable for their content.

327. As described below, the County has located a number of County-area prescribers who received Defendants' misrepresentations. Each of the misrepresentations received by these doctors constitutes an integral piece of a centrally directed marketing strategy to change medical perceptions regarding the use of opioids to treat chronic pain. Defendants were aware of each of these misrepresentations, and Defendants approved of them and oversaw their dissemination at the national, corporate level.

1. Acatvis

328. As described below, Actavis promoted its branded opioid, Kadian, through a highly deceptive marketing campaign, carried out principally through its sales force and recruited physician speakers. As internal documents indicate, this campaign rested on a series of misrepresentations and omissions regarding the risks, benefits, and superiority of opioids, and indeed incorporated each of the types of deceptive messages. Based on the highly coordinated and uniform nature of Actavis's marketing, Actavis conveyed these deceptive messages to County prescribers. Actavis did so with the intent that County prescribers and/or consumers would rely on the messages in choosing to use opioids to treat chronic pain.¹¹⁹

a. Actavis' Deceptive Direct Marketing

329. To help devise its marketing strategy for Kadian, Actavis commissioned a report from one of its consultants in January 2005 about barriers to market entry. The report concluded that two major challenges facing opioid manufacturers in 2005 were (i) overcoming “concerns regarding the safety and tolerability” of opioids, and (ii) the fact that “physicians have been trained to evaluate the supporting data before changing their respective practice behavior.” To address these challenges, the report advocated a “[p]ublication strategy based on placing in the literature key data that influence members of the target audience” with an “emphasis . . . on ensuring that the message is believable and relevant to the needs of the target audience.” This would entail the creation of “effective copy points . . . backed by published references” and “developing and placing publications that demonstrate [the] efficacy [of opioids] and [their] safety/positive side effect profile.” According to the report, this would allow physicians to “reach[] a mental agreement” and change their “practice behavior” without having first evaluated supporting data—of which Actavis (and other Defendants) had none.

330. The consulting firm predicted that this manufactured body of literature “w[ould], in turn, provide greater support for the promotional message and add credibility to the brand’s

¹¹⁹ Actavis also sold various generic opioids, including Norco, which were widely prescribed in Osceola County and benefited from Actavis's overall promotion of opioids, but were not directly marketed by sales representatives.

advocates” based on “either actual or *perceived* ‘scientific exchange’” in relevant medical literature. (emphasis added). To this end, it planned for three manuscripts to be written during the first quarter of 2005. Of these, “[t]he neuropathic pain manuscript will provide evidence demonstrating KADIAN is as effective in patients with presumptive neuropathic pain as it is in those with other pain types”; “[t]he elderly subanalysis . . . will provide clinicians with evidence that KADIAN is efficacious and well tolerated in appropriately selected elderly patients” and will “be targeted to readers in the geriatrics specialty”; and “[t]he QDF/BID manuscript will . . . call attention to the fact that KADIAN is the only sustained-release opioid to be labeled for [once or twice daily] use.” In short, Actavis knew exactly what each study would show—and how that study would fit into its marketing plan—before it was published. Articles matching Actavis’s descriptions later appeared in the *Journal of Pain* and the *Journal of the American Geriatrics Society*.

331. To ensure that messages based on this science reached individual physicians, Actavis deployed sales representatives, or detailers, to visit prescribers in Osceola County and across the country. At the peak of Actavis’s promotional efforts in 2011, the company spent \$6.7 million on detailing.

332. To track its detailers’ progress, Actavis’s sales and marketing department actively monitored the prescribing behavior of physicians. It tracked the Kadian prescribing activity of individual physicians, and assessed the success of its marketing efforts by tabulating how many Kadian prescriptions a prescriber wrote after he or she had been detailed. As described below, Kadian monitored numerous County physicians.

333. Actavis also planned to promote Kadian by giving presentations at conferences of organizations where it believed it could reach a high concentration of pain specialists. Its choice of conferences was also influenced by the host’s past support of opioids. For example, Actavis

documents show that Actavis presented papers concerning Kadian at an annual meeting of AGS because AGS's guidelines "support the use of opioids."

334. Actavis targeted prescribers using both its sales force and recruited physician speakers, as described below.

i. *Actavis' Deceptive Sales Training*

335. Actavis's sales representatives targeted physicians to deliver sales messages that were developed centrally and deployed uniformly across the country. These sales representatives were critical in delivering Actavis's marketing strategies and talking points to individual prescribers.

336. Actavis's strategy and pattern of deceptive marketing is evident in its internal training materials. A sales education module titled "Kadian Learning System" trained Actavis's sales representatives on the marketing messages—including deceptive claims about improved function, the risk of addiction, the false scientific concept of "pseudoaddiction," and opioid withdrawal—that sales representatives were directed and required, in turn, to pass on to prescribers, nationally and in Osceola County.

337. The sales training module, dated July 1, 2010, includes the misrepresentations documented in this Complaint, starting with its promise of improved function. The sales training instructed Actavis sales representatives that "most chronic benign pain patients do have markedly improved ability to function when maintained on chronic opioid therapy," when, in reality, available data demonstrate that patients on chronic opioid therapy are *less likely* to participate in daily activities like work. The sales training also misleadingly implied that the dose of prescription opioids could be escalated without consequence and omitted important facts about the increased risks of high dose opioids. First, Actavis taught its sales representatives, who would pass the message on to doctors, that pain patients would not develop tolerance to opioids, which would have required them to receive increasing doses: "Although tolerance and dependence do occur with long-term use of opioids, many

studies have shown that tolerance is limited in most patients with [Chronic pain].” Second, Actavis instructed its sales personnel that opioid “[d]oses are titrated to pain relief, and so no ceiling dose can be given as to the recommended maximal dose.” Actavis failed to explain to its sales representatives and, through them, to doctors, the greater risks associated with opioids at high doses.

338. Further, the 2010 sales training module highlighted the risks of alternate pain medications without providing a comparable discussion of the risks of opioids, painting the erroneous and misleading impression that opioids are safer. Specifically, the document claimed that “NSAIDs prolong the bleeding time by inhibiting blood platelets, which can contribute to bleeding complications” and “can have toxic effects on the kidney.” Accordingly, Actavis coached its sales representatives that “[t]he potential toxicity of NSAIDs limits their dose and, to some extent, the duration of therapy” since “[t]hey should only be taken short term.” By contrast, the corresponding section related to opioids neglects to include a *single* side effect or risk associated with the use of opioids, including from long-term use.

339. This sales training module also severely downplayed the main risk associated with Kadian and other opioids — addiction. It represented that “there is no evidence that simply taking opioids for a period of time will cause substance abuse or addiction” and, instead, “[i]t appears likely that most substance-abusing patients in pain management practices had an abuse problem before entering the practice.” This falsely suggests that few patients would become addicted, that only those with a prior history of abuse are at risk of opioid addiction, and that doctors could screen for those patients and safely prescribe to others. To the contrary, opioid addiction affects a significant population of patients; while patients with a history of abuse may be more prone to addiction, all patients are at risk, and doctors may not be able to identify, or safely prescribe to, patients at greater risk.

340. The sales training also noted that there were various “signs associated with substance abuse,” including past history or family history of substance or alcohol abuse, frequent requests to change medication because of side effects or lack of efficacy, and a “social history of dysfunctional or high-risk behaviors including multiple arrests, multiple marriages, abusive relationships, etc.” This is misleading, as noted above, because it implies that only patients with these kinds of behaviors and history become addicted to opioids.

341. Further, the sales training neglected to disclose that no risk-screening tools related to opioids have ever been scientifically validated. The AHRQ recently issued an Evidence Report that could identify “[n]o study” that had evaluated the effectiveness of various risk mitigation strategies—including the types of patient screening implied in Actavis’s sales training—on outcomes related to overdose, addiction, abuse or misuse.

342. The sales training module also directed representatives to counsel doctors to be on the lookout for the signs of “[p]seudoaddiction,” which were defined as “[b]ehaviors (that mimic addictive behaviors) exhibited by patients with inadequately treated pain.” However, the concept of “pseudoaddiction” is unsubstantiated and meant to mislead doctors and patients about the risks and signs of addiction.

343. Finally, the 2010 national training materials trivialized the harms associated with opioid withdrawal by explaining that “[p]hysical dependence simply requires a tapered withdrawal should the opioid medication no longer be needed.” This, however, overlooks the fact that the side effects associated with opiate withdrawal are severe and a serious concern for *any person* who wishes to discontinue long-term opioid therapy.

344. The Kadian Learning System module dates from July 2010, but Actavis sales representatives were passing deceptive messages on to prescribers even before then. A July 2010 “Dear Doctor” letter issued by the FDA indicated that “[b]etween June 2009 and February 2010, Actavis

sales representatives distributed . . . promotional materials that . . . omitted and minimized serious risks associated with [Kadian].” Certain risks that were misrepresented included the risk of “[m]isuse, [a]buse, and [d]iversion of [o]pioids” and, specifically, the risk that “[o]pioid agonists have the potential for being abused and are sought by drug abusers and people with addiction disorders and are subject to criminal diversion.” The FDA also took issue with an advertisement for misrepresenting Kadian’s ability to help patients “live with less pain and get adequate rest with less medication,” when the supporting study did not represent “substantial evidence or substantial clinical experience.”

345. Actavis’s documents also indicate that the company continued to deceptively market its drugs after 2010. Specifically, a September 2012 Kadian Marketing Update, and the “HCP Detail” aid contained therein, noted that Kadian’s “steady state plasma levels” ensured that Kadian “produced higher trough concentrations and a smaller degree of peak-to-trough fluctuations” than other opioids.

346. Actavis also commissioned surveys of prescribers to ensure Kadian sales representatives were promoting the “steady-state” message. That same survey—paid for and reviewed by Actavis—found repeated instances of prescribers being told by sales representatives that Kadian had low potential of abuse or addiction. This survey also found that prescribers were influenced by Actavis’s messaging. A number of Kadian prescribers stated that they prescribed Kadian because it was “without the addictive potential” and wouldn’t “be posing high risk for addiction.” As a result, Actavis’s marketing documents celebrated a “perception” among doctors that Kadian had “low abuse potential”.

347. Finally, the internal documents of another Defendant, Endo, indicate that pharmaceutical sales representatives employed by Endo, Actavis, and Purdue discussed the AAPM/APS Guidelines with doctors during detailing visits. These guidelines deceptively concluded that the risk of addiction is manageable for patients regardless of past abuse histories.

ii. *Actavis’ Deceptive Speaking Training*

348. Actavis also increasingly relied on speakers — physicians whom Actavis recruited to market opioids to their peers—to convey similar marketing messages. Actavis set a goal to train 100 new Kadian speakers in 2008 alone, with a plan to set up “power lunch teleconferences” connecting speakers to up to 500 participating sites nationwide. Actavis sales representatives, who were required to make a certain number of sales visits each day and week, saw the definition of sales call expanded to accommodate these changes; such calls now included physicians’ “breakfast & lunch meetings with Kadian advocate/speaker.”

349. A training program for Actavis speakers included training on many of the same messages found in the Kadian Learning System, as described below. The deceptive messages in Actavis’s speakers’ training are concerning for two reasons: (a) the doctors who participated in the training were, themselves, prescribing doctors, and the training was meant to increase their prescriptions of Kadian; and (b) these doctors were trained, paid, and directed to deliver these messages to other doctors who would write prescriptions of Kadian.

350. Consistent with the training for sales representatives, Actavis’s speakers’ training falsely minimized the risk of addiction posed by long-term opioid use. Actavis claimed, without scientific foundation, that “[o]pioids can be used with minimal risk in chronic pain patients without a history of abuse or addiction.” The training also deceptively touted the effectiveness of “Risk Tools,” such as the Opioid Risk Tool, in determining the “risk for developing aberrant behaviors” in patients being considered for chronic opioid therapy. In recommending the use of these screening tools, the speakers’ training neglected to disclose that none of them had been scientifically validated.

351. The speakers’ training also made reference to “pseudoaddiction” as a “[c]ondition characterized by behaviors, such as drug hoarding, that outwardly mimic addiction but are in fact driven by a desire for pain relief and usually signal undertreated pain.” It then purported to assist doctors in identifying those behaviors that *actually* indicated a risk of addiction from those that did not.

Behaviors it identified as “[m]ore suggestive of addiction” included “[p]rescription forgery,” “[i]njecting oral formulations,” and “[m]ultiple dose escalations or other nonadherence with therapy despite warnings.” Identified as “[l]ess suggestive of addiction” were “[a]ggressive complaining about the need for more drugs,” “[r]equesting specific drugs,” “[d]rug hoarding during periods of reduced symptoms,” and “[u]napproved use of the drug to treat another symptom.” By portraying the risks in this manner, the speakers’ training presentation deceptively gave doctors a false sense of security regarding the types of patients who can become addicted to opioids and the types of behaviors these patients exhibit.

352. The speakers’ training downplayed the risks of opioids, while focusing on the risks of competing analgesics like NSAIDs. For example, it asserted that “Acetaminophen toxicity is a major health concern.” The slide further warned that “Acetaminophen poisoning is the most common cause of acute liver failure in an evaluation of 662 US Subjects with acute liver failure between 1998-2003,” and was titled “Opioids can be a safer option than other analgesics.” However, in presenting the risks associated with opioids, the speakers’ training focused on nausea, constipation, and sleepiness, and ignored the serious risks of hyperalgesia, hormonal dysfunction, decline in immune function, mental clouding, confusion, and dizziness; increased falls and fractures in the elderly, neonatal abstinence syndrome, and potentially fatal interactions with alcohol or benzodiazepines. As a result, the training exaggerated the risks of NSAIDs, both absolutely and relative to opioids, to make opioids appear to be a more attractive first-line treatment for chronic pain.

353. The speakers’ training also misrepresented the risks associated with increased doses of opioids. For example, speakers were instructed to “[s]tart low and titrate until patient reports adequate analgesia” and to “[s]et dose levels on [the] basis of patient need, not on predetermined maximal dose.” However, the speakers’ training neglected to warn speakers (and speakers bureau attendees) that patients on high doses of opioids are more likely to suffer adverse events.

b. Actavis's Deceptive Statements to Osceola County Prescribers and Patients

354. The misleading messages and training materials Actavis provided to its sales force and speakers were part of a broader strategy to convince prescribers to use opioids to treat their patients' pain, without complete and accurate information about the risks, benefits, and alternatives. This deception was national in scope and included Osceola County. Actavis's nationwide messages reached Osceola County prescribers in a number of ways. For example, they were carried into Osceola County by Actavis's sales representatives during detailing visits as well as made available to County patients and prescribers through websites and ads, including ads in prominent medical journals. They have also been delivered to County prescribers by Actavis's paid speakers, who were required by Actavis policy and by FDA regulations to stay true to Actavis's nationwide messaging.

355. Once trained, Actavis's sales representatives and speakers were directed to, and did, visit potential prescribers in Osceola County, as elsewhere, to deliver their deceptive messages. These contacts are demonstrated by Actavis's substantial effort in tracking the habits of individual County physicians prescribing Kadian, and by the direct evidence of Actavis detailing County prescribers.

356. Actavis tracked, in substantial detail, the prescribing behavior of Osceola County area physicians.

2. Cephalon

357. At the heart of Cephalon's deceptive promotional efforts was a concerted and sustained effort to expand the market for its branded opioids, Actiq and Fentora, far beyond their FDA-approved use in opioid-tolerant cancer patients. Trading on their rapid-onset formulation, Cephalon touted its opioids as the answer to "breakthrough pain"—a term its own KOL allies planted in the medical literature—whether cancer pain or not. Cephalon promoted this message through its sales force, paid physician speakers, advertisements, and CMEs, even after the FDA issued the company warnings and rejected an expanded drug indication.

358. Even as it promoted Actiq and Fentora off-label, Cephalon also purveyed many of the deceptive messages described above. It did so both directly—through detailing visits and speaker programs—and through the publications and CMEs of its third-party partners. These messages included misleading claims about functional improvement, addiction risk, pseudoaddiction, and the safety of alternatives to opioids.

359. Based on the highly coordinated and uniform nature of Cephalon's marketing, Cephalon conveyed these deceptive messages to Osceola County prescribers. The materials that Cephalon generated in collaboration with third-parties were also distributed or made available in Osceola County. Cephalon distributed these messages, or facilitated their distribution, in Osceola County with the intent that Osceola County prescribers and/or consumers would rely on them in choosing to use opioids to treat chronic pain.

a. Cephalon's Deceptive Direct Marketing

360. Like the other Defendants, Cephalon directly engaged in misleading and deceptive marketing of its opioids through its sales force and branded advertisements. These messages were centrally formulated and intended to reach prescribers nationwide, including those practicing in the Osceola County area. Cephalon also spent the money necessary to aggressively promote its opioid drugs, setting aside \$20 million to market Fentora in 2009 alone.

i. *Cephalon's Fraudulent Off-Label Marketing of Actiq and Fentora*

361. Chief among Cephalon's direct marketing efforts was its campaign to deceptively promote its opioids for off-label uses. Cephalon reaps significant revenue from selling its opioids for treatment of chronic non-cancer pain. However, neither of its two opioid drugs— Actiq or Fentora— is approved for this purpose. Instead, both have indications that are very clearly and narrowly defined to limit their use to a particular form of cancer pain. Despite this restriction, and in order to claim its piece of the broader chronic non-cancer pain market, Cephalon deceptively and unlawfully marketed

Actiq and then Fentora for patients and uses for which they were not safe, effective, or allowed. This resulted in prescriptions written and paid and, grievously, caused patients to be injured and die. Cephalon's efforts to expand the market for its drugs beyond cancer pain extended to Osceola County prescribers.

a) Cephalon launched its fraudulent marketing scheme for Actiq

362. Cephalon's Actiq is a powerful opioid narcotic that is delivered to the bloodstream by a lollipop lozenge that dissolves slowly in the mouth. As described by one patient, Actiq "tastes like the most delicious candy you ever ate."¹²⁰

363. Actiq is appropriately used only to treat "breakthrough" cancer pain that cannot be controlled by other medications. Breakthrough pain is a short-term flare of moderate-to-severe pain in patients with otherwise stable persistent pain. Actiq is a rapid-onset drug that takes effect within 10-15 minutes but lasts only a short time. It is also an extremely strong drug, considered to be at least 80 times more powerful than morphine. Fentanyl, a key ingredient in Actiq, has been linked to fatal respiratory complications in patients. Actiq is not safe in any dose for patients who are not opioid tolerant, meaning patients who have taken specific doses of opioids for a week or longer and whose systems have acclimated to the drugs.

364. In 1998, the FDA approved Actiq "**ONLY** for the management of breakthrough cancer pain in patients with malignancies who are already receiving and who are tolerant to opioid therapy for their underlying persistent cancer pain."¹²¹ (emphasis in FDA document). Because of Actiq's dangers, wider, off-label uses—as the FDA label makes clear—are not permitted:

This product **must not** be used in opioid non-tolerant patients because life-threatening respiratory depression and death could occur at any dose in patients not on a chronic

120 See John Carreyrou, *Narcotic 'Lollipop' Becomes Big Seller Despite FDA Curbs*, Wall St. J., Nov. 3, 2006.

121 FDA Approval Letter for NDA 20-747 (Nov. 4, 1998) at 5, http://www.accessdata.fda.gov/drugsatfda_docs/applletter/1998/20747ltr.pdf (accessed May 30, 2017)

regimen of opioids. For this reason, ACTIQ is contraindicated in the management of acute or postoperative pain.¹²²

365. Actiq and Fentora are thus intended to be used only in the care of cancer patients and only by oncologists and pain specialists who are knowledgeable of, and skilled in, the use of Schedule II opioids to treat cancer pain. Unlike other drugs, of which off-label uses are permitted but cannot be promoted by the drug maker, Actiq and Fentora are so potent that off-label use for opioid naïve patients is barred by the FDA, as their labels make clear.

366. Notwithstanding the drug's extreme potency and related dangers, and the FDA's explicit limitations, Cephalon actively promoted Actiq for chronic non-cancer pain—an unapproved, off-label use. Cephalon marketed Actiq as appropriate for the treatment of various conditions including back pain, headaches, pain associated with sports-related injuries, and other conditions not associated with cancer and for which it was not approved, appropriate, or safe.

367. Actiq's initial sales counted in the tens of millions of dollars, corresponding to its limited patient population. But by 2005, Actiq sales reached \$412 million, making it Cephalon's second-highest selling drug. As a result of Cephalon's deceptive, unlawful marketing, sales exceeded \$500 million by 2006.

b) October 1, 2006 – Cephalon fraudulently marked Actiq's successor drug, Fentora

368. Actiq was set to lose its patent protection in September 2006. To replace the revenue stream that would be lost once generic competitors came to market, Cephalon purchased a new opioid drug, Fentora, from Cima Labs and, in August 2005, submitted a New Drug Application ("NDA") to the FDA for approval. Like Actiq, Fentora is an extremely powerful and rapid-onset opioid. It is

¹²² Actiq Drug Label, July 2011. The 1998 version does not substantively differ: "Because life-threatening hypoventilation could occur at any dose in patients not taking chronic opiates, *Actiq* is contra- indicated in the management of acute or postoperative pain. This product **must not** be used in opioid non-tolerant patients." (emphasis in original).

administered by placing a tablet in the mouth until it disintegrates and is absorbed by the mucous membrane that lines the inside of the mouth.

369. On September 25, 2006, the FDA approved Fentora, like Actiq, only for the treatment of breakthrough cancer pain in cancer patients who were already tolerant to around-the-clock opioid therapy for their underlying persistent cancer pain. Fentora's unusually strong and detailed black box warning label—the most serious medication warning required by the FDA—makes clear that, among other things:

Fatal respiratory depression has occurred in patients treated with FENTORA, including following use in opioid non-tolerant patients and improper dosing. The substitution of FENTORA for any other fentanyl product may result in fatal overdose.

Due to the risk of respiratory depression, FENTORA is contraindicated in the management of acute or postoperative pain including headache/migraine and in opioid non-tolerant patients.¹²³

370. When Cephalon launched Fentora on October 1, 2006, it picked up the playbook it had developed for Actiq and simply substituted in Fentora. Cephalon immediately shifted 100 general pain sales representatives from selling Actiq to selling Fentora to the very same physicians for uses that would necessarily and predictably be off-label. Cephalon's marketing of Actiq therefore "primed the market" for Fentora. Cephalon had trained numerous KOLs to lead promotional programs for Fentora, typically including off-label uses for the drug. Cephalon billed Fentora as a major advance that offered a significant upgrade in the treatment of breakthrough pain generally—not breakthrough cancer pain in particular—from Actiq. Cephalon also developed a plan in 2007 to target elderly chronic pain patients via a multi-city tour with stops at AARP events, YMCAs, and senior living facilities.

371. On February 12, 2007, only four months after the launch, Cephalon CEO Frank Baldino told investors:

123 Fentora Drug Label, February 2013, http://www.accessdata.fda.gov/drugsatfda_docs/label/2013/021947s008lbl.pdf (accessed May 30, 2017)

[W]e've been extremely pleased to retain a substantial portion, roughly 75% of the rapid onset opioid market. We executed our transition strategy and the results in our pain franchise have been better than we expected. With the successful launch of FENTORA and the progress in label expansion program, we are well positioned to grow our pain franchise for many years to come.¹²⁴

372. On May 1, 2007, just seven months after Fentora's launch, Cephalon's then-Executive Vice President for Worldwide Operations, Bob Roche, bragged to financial analysts that Fentora's reach would exceed even Actiq's. He described the company's successful and "aggressive" launch of Fentora that was persuading physicians to prescribe Fentora for ever broader uses. He identified two "major opportunities"—treating breakthrough cancer pain and:

The other opportunity of course is the prospect for FENTORA outside of cancer pain, in indications such as breakthrough lower back pain and breakthrough neuropathic pain. . . .

....

We believe that a huge opportunity still exists as physicians and patients recognize FENTORA as their first choice rapid onset opioid medication. . . . [opioids are] widely used in the treatment of . . . non-cancer patients

....

Of all the patients taking chronic opioids, 32% of them take that medication to treat back pain, and 30% of them are taking their opioids to treat neuropathic pain. In contrast only 12% are taking them to treat cancer pain, 12%.

We know from our own studies that breakthrough pain episodes experienced by these non-cancer sufferers respond very well to FENTORA. And for all these reasons, we are tremendously excited about the significant impact FENTORA can have on patient health and wellbeing and the exciting growth potential that it has for Cephalon.

In summary, we have had a strong launch of FENTORA and continue to grow the product aggressively. Today, that growth is coming from the physicians and patient types that we have identified through our efforts in the field over the last seven years. In the future, with new and broader indications and a much bigger field force presence, the opportunity that FENTORA represents is enormous.¹²⁵

124 See *Cephalon Q4 2006 Earnings Call Transcript*, Seeking Alpha (February 12, 2007, 8:48 PM EST) at 5, <http://seekingalpha.com/article/26813-cephalon-q4-2006-earnings-call-transcript> (accessed May 30, 2017)

125 See *Cephalon Q1 2007 Earnings Call Transcript*, Seeking Alpha (May 1, 2007, 8:48 PM EST) at 23,

- c) September 2007 – Reports of death and serious side effects led the FDA to issue a public health warning for Fentora

373. On September 10, 2007, Cephalon sent letters to doctors warning of deaths and other “serious adverse events” connected with the use of Fentora, indicating that “[t]hese deaths occurred as a result of improper patient selection (e.g., use in opioid non-tolerant patients), improper dosing, and/or improper product substitution.”¹²⁶ The warning did not mention Cephalon’s deliberate role in the “improper patient selection.”

374. Two weeks later, the FDA issued its own Public Health Advisory. The FDA emphasized, once again, that Fentora should be prescribed only for approved conditions and that dose guidelines should be carefully followed. The FDA Advisory made clear that several Fentora-related deaths had occurred in patients who were prescribed the drug for off-label uses. The FDA Advisory warned that Fentora should not be used for any off-label conditions, including migraines, post-operative pain, or pain due to injury, and that it should be given only to patients who have developed opioid tolerance. The Advisory reiterated that, because Fentora contains a much greater amount of fentanyl than other opiate painkillers, it is not a suitable substitute for other painkillers.¹²⁷

375. Notwithstanding the regulatory scrutiny, Cephalon’s off-label marketing continued. Cephalon’s 2008 internal audit of its Sales & Marketing Compliance Programs concluded that marketing and tactical documents, as written, may be construed to promote off-label uses. The same report acknowledged that Cephalon lacked a process to confirm that speakers’ program participants were following Cephalon’s written, formal policies prohibiting off-label promotion, and that “non-compliant [Cephalon Speaker Programs] may be taking place.” Moreover, the report acknowledged

<http://seekingalpha.com/article/34163-cephalon-q1-2007-earnings-call-transcript?page=1> (accessed May 30, 2017)

¹²⁶ Letter from Jeffrey M. Dayno, M.D., Vice President, Medical Services, Cephalon, Inc. to Healthcare Providers (Sept. 10, 2007), <http://www.fda.gov/downloads/Safety/MedWatch/SafetyInformation/SafetyAlertsforHumanMed icalProducts/UCM154439.pdf> (accessed May 30, 2017).

¹²⁷ FDA Public Health Advisory, *Important Information for the Safe Use of Fentora (fentanyl buccal tablets)* (Sept. 26, 2007), <http://www.fda.gov/Drugs/DrugSafety/PostmarketDrugSafetyInformationforPatientsandProviders/ucm051273.htm> (accessed May 30, 2017)

that Cephalon’s “call universe” may include “inappropriate prescribers”— prescribers who had nothing to do with cancer pain.

- d) May 6, 2008 – The FDA rejected Cephalon’s request for expanded approval of Fentora

376. Cephalon filed a supplemental new drug application, (“sNDA”), asking the FDA to approve Fentora for the treatment of non-cancer breakthrough pain. Cephalon admitted that Fentora already had been heavily prescribed for non-cancer pain, but argued that such widespread use demonstrated why Fentora should be approved for these wider uses.¹²⁸ Cephalon’s application also conceded that “[t]o date, no medication has been systematically evaluated in clinical studies or approved by the FDA for the management of [breakthrough pain] in patients with chronic persistent non-cancer-related pain.” *Id.*

377. In response to Cephalon’s application, the FDA presented data showing that 95% of all Fentora use was for treatment of non-cancer pain.¹²⁹ By a vote of 17-3, the relevant Advisory Committee—a panel of outside experts—voted against recommending approval of Cephalon’s sNDA for Fentora, citing the potential harm from broader use. On September 15, 2008, the FDA denied Cephalon’s application and requested, in light of Fentora’s already off- label use, that Cephalon implement and demonstrate the effectiveness of proposed enhancements to Fentora’s Risk Management Program. In December 2008, the FDA followed that request with a formal request directing Cephalon to submit a Risk Evaluation and Mitigation Strategy for Fentora.

- e) March 26, 2009 – the FDA’s Division of Drug Marketing, Advertising and Communications (“DDMAC”) warned Cephalon about its misleading advertising of Fentora

128 See *Fentora CII: Advisory Committee Briefing Document*, U.S. FDA Anesthetic & Life Support Drugs Advisory Comm. & Drug Safety & Risk Mgmt. Advisory Comm. (May 6, 2008), <http://www.fda.gov/ohrms/dockets/ac/08/briefing/2008-4356b2-02-Cephalon.pdf> (accessed May 30, 2017)

129 See Yoo Jung Chang & Lauren Lee, *Review of Fentora and Actiq Adverse Events from the Adverse Event Reporting System (“AERS”) Database*, U.S. FDA Anesthetic & Life Support Drugs Advisory Comm. & Drug Safety & Risk Mgmt. Advisory Comm. (May 6, 2008), <http://www.fda.gov/ohrms/dockets/ac/08/slides/2008-4356s2-02-FDAcorepresentations.ppt#289,1> (accessed May 30, 2017).

378. Undeterred by the rejection of its sNDA, Cephalon continued to use its general pain sales force to promote Fentora off-label to pain specialists as an upgrade of Actiq for the treatment of non-cancer breakthrough pain. Deceptively and especially dangerously, Cephalon also continued to promote Fentora for use by all cancer patients suffering breakthrough cancer pain, and not only those who were opioid tolerant.

379. On March 26, 2009, DDMAC issued a Warning Letter to Cephalon, telling Cephalon that its promotional materials for Fentora amounted to deceptive, off-label promotion of the drug.¹³⁰ Specifically, the Warning Letter asserted that a sponsored link on Google and other search engines for Fentora, which said “[l]earn about treating breakthrough pain in patients with cancer,”¹³¹ was improper because it “misleadingly broaden[ed] the indication for Fentora by implying that any patient with cancer who requires treatment for breakthrough pain is a candidate for Fentora therapy . . . when this is not the case.”

380. DDMAC emphasized that Fentora’s label was limited to cancer patients with breakthrough pain “*who are already receiving and who are tolerant to around-the-clock opioid therapy for their underlying persistent cancer pain.*” (emphasis in original). DDMAC explained that the advertisement was “especially concerning given that Fentora **must not** be used in opioid non-tolerant patients because life-threatening hypoventilation and death could occur at any dose in patients not on a chronic regimen of opioids.” (Emphasis in original). DDMAC also warned Cephalon that, based on a review of Cephalon-sponsored links for Fentora on internet search engines, the company’s

130 Letter from Michael Sauers, Regulatory Review Officer, Division of Drug Marketing, Advertising and Communications, to Carole S. Marchione, Senior Director and Group Leader, Regulatory Affairs (March 26, 2009), <http://www.fda.gov/downloads/Drugs/GuidanceComplianceRegulatoryInformation/EnforcementActivitiesbyFDA/WarningLettersandNoticeofViolationLetterstoPharmaceuticalCompanies/UCM166238.pdf> (accessed May 30, 2017).

131 Screen shots of the sponsored link are available here: <http://www.fda.gov/downloads/Drugs/GuidanceComplianceRegulatoryInformation/EnforcementActivitiesbyFDA/WarningLettersandNoticeofViolationLetterstoPharmaceuticalCompanies/UCM166240.pdf> (accessed May 30, 2017).

advertisements were “misleading because they make representations and/or suggestions about the efficacy of Fentora, but fail to communicate **any** risk information associated with the use” of the drug. (emphasis in original).

- f) Cephalon continues to knowingly, deceptively, and illegally promote Fenotra for off-label uses

381. Cephalon’s own market research studies confirm that its Fentora promotions were not focused on physicians who treat breakthrough cancer pain. Cephalon commissioned several market research studies to determine whether oncologists provided an “adequate” market potential for Fentora. These studies’ central goal was to determine whether oncologists treat breakthrough cancer pain themselves, or whether they refer such patients to general pain specialists. The first study, completed in 2007, reported that 90% of oncologists diagnose and treat breakthrough cancer pain themselves, and do not refer their breakthrough cancer pain patients to pain specialists. The second study, completed in 2009, confirmed the results of the 2007 study, this time reporting that 88% of oncologists diagnose and treat breakthrough cancer pain themselves and rarely, if ever, refer those patients to general pain specialists. (One reason that general pain specialists typically do not treat oncological pain is that the presence of pain can, in itself, be an indicator of a change in the patient’s underlying condition that should be monitored by the treating oncologist.)

382. Cephalon was well aware that physicians were prescribing Fentora for off-label uses.

383. Cephalon was also aware that its detailing had an impact on prescription rates.

384. In 2011, Cephalon wrote and copyrighted an article titled “2011 Special Report: An Integrated Risk Evaluation and Risk Mitigation Strategy for Fentanyl Buccal Tablet (FENTORA®) and Oral Transmucosal Fentanyl Citrate (ACTIQ®)” that was published in *Pain Medicine News*.¹³² The article promoted Cephalon’s drugs for off-label uses by stating that the “judicious use of opioids can

132 <http://www.pharmacytimes.com/publications/issue/2012/january2012/r514-jan-12-rem>s (accessed May 30, 2017)

facilitate effective and safe management of chronic pain” and noted that Fentora “has been shown to be effective in treatment of [break through pain] associated with multiple causes of pain,” not just cancer.¹³³

ii. *Cephalon’s Misrepresentation of the Risks Associated with the Use of Opioids for the Long-Term Treatment of Chronic Pain*

385. Cephalon’s conduct in marketing Actiq and Fentora for chronic non-cancer pain, despite their clear (and deadly) risks and unproved benefits, was an extension, and reaped the benefits, of Cephalon’s generally deceptive promotion of opioids for chronic pain.

386. There is insufficient scientific evidence to corroborate a link between chronic opioid therapy and increased functionality. There is however, sufficient evidence to show increased risks of overdose and addiction.¹³⁴

387. Along with deploying its sales representatives, Cephalon used speakers bureaus to help reach prescribers. The company viewed each treating physician as a vehicle to generate prescriptions – whether written by that physician directly or caused indirectly by his or her influence over other physicians.

388. Having determined that speakers were an effective way to reach prescribers, Cephalon set to work ensuring that its speakers would disseminate its misleading messages. Cephalon did not disclose to speakers that, even when these tools are applied, they are unable to control for the risk of addiction.

389. As with the other Defendants, Cephalon deployed the made-up concept of “pseudoaddiction” to encourage prescribers to address addictive behavior in the worst way possible—with more opioids.

¹³³ *Id.*

¹³⁴ Thomas R. Frieden & Debra Houry, *Reducing the Risks of Relief— The CDC Opioid-Prescribing Guideline*, 347 New Eng. J. Med. 1501-04 (2016).

390. Working with FSMB, Cephalon also trained its speakers to turn doctors' fear of discipline on its head—doctors, who believed that they would be disciplined if their patients became addicted to opioids, were taught instead that they would be punished if they failed to prescribe opioids to their patients with pain. Through this messaging, Cephalon aimed to normalize the prescribing of opioids for chronic pain and failed to acknowledge the serious risks of long-term opioid use and its inappropriateness as a front-line treatment for pain.

391. Finally, Cephalon also developed a guidebook called *Opioid Medications and REMS: A Patient's Guide*, which deceptively minimized the risks of addiction from the long-term use of opioids. Specifically, the guidebook claimed that “patients without a history of abuse or a family history of abuse do not commonly become addicted to opioids,” which is dangerously false. Cephalon distributed the guidebook broadly, and it was available to, and intended to reach, prescribers in Osceola County.

392. The misleading messages and materials Cephalon provided to its sales force and its speakers were part of a broader strategy to convince prescribers to use opioids to treat their patients' pain, without complete and accurate information about the risks, benefits, and alternatives. This deception was national in scope and included Osceola County. Cephalon's nationwide messages have reached Osceola County prescribers in a number of ways. For example, they were delivered by Cephalon's sales representatives in detailing visits and made available to County patients and prescribers through websites and ads, including ads in prominent medical journals. They have also been delivered to County prescribers by Cephalon's paid speakers, who were required by Cephalon policy to stay true to the company's nationwide messaging.

b. Cephalon's Deceptive Third-Party Statements

393. Like the other Defendants, Cephalon also relied on third parties to disseminate its messages through deceptive publications and presentations. By funding, developing and reviewing the

content, and distributing and facilitating the distribution of these messages, Cephalon exercised editorial control over them. Cephalon, in some instances, used its sales force to directly distribute certain publications by these Front Groups and KOLs, rendering those publications “labeling” within the meaning of § 21 C.F.R. § 1.3(a) and making Cephalon responsible for their contents. Cephalon also deployed its KOLs as speakers for talks and CMEs to selected groups of prescribers.

394. Cephalon’s relationships with several such Front Groups and KOLs—and the misleading and deceptive publications and presentations those relationships generated—are described below.

i. *FSMB – Responsible Opioid Prescribing*

395. In 2007, for example, Cephalon sponsored and distributed through its sales representatives FSMB’s *Responsible Opioid Prescribing*, which was drafted by Dr. Fishman. Dr. Fishman was frequently hired by a consulting Firm, Conrad & Associates LLC, to write pro-opioid marketing pieces disguised as science. Dr. Fishman’s work was reviewed and approved by drug company representatives, and he felt compelled to draft pieces that he admits distorted the risks and benefits of chronic opioid therapy in order to meet the demands of his drug company sponsors.

396. *Responsible Opioid Prescribing* was a signature piece of Dr. Fishman’s work and contained a number of deceptive statements. This publication claimed that, because pain had a negative impact on a patient’s ability to function, relieving pain — alone — would “reverse that effect and improve function.” However, the truth is far more complicated; functional improvements made from increased pain relief can be offset by a number of problems, including addiction.

397. *Responsible Opioid Prescribing* also misrepresented the likelihood of addiction by mischaracterizing drug-seeking behavior as “pseudoaddiction.” It explained that “requesting drugs by name,” engaging in “demanding or manipulative behavior,” seeing more than one doctor to obtain opioids, and hoarding were all signs of “pseudoaddiction” and are likely the effects of undertreated

pain, rather than true addiction. There is no scientific evidence to support the concept of “pseudoaddiction,” and any suggestion that addictive behavior masquerades as “pseudoaddiction” is false.

398. Cephalon spent \$150,000 to purchase copies of *Responsible Opioid Prescribing* in bulk. It then used its sales force to distribute these copies to 10,000 prescribers and 5,000 pharmacists nationwide. These were available to, and intended to, reach prescribers and pharmacists in Osceola County.

ii. *APF – Treatment Options: A Guide for People Living with Pain*

399. Cephalon also exercised considerable control over the Front Group APF, which published and disseminated many of the most egregious falsehoods regarding chronic opioid therapy. Their relationship, and several of the APF publications, are described in detail below.

400. Documents indicate that Cephalon provided APF with substantial assistance in publishing deceptive information regarding the risks associated with the use of opioids for chronic pain. An April 3, 2008 Fentora Assessment Strategy Tactics Team Meeting presentation outlines Cephalon’s strategy to prepare for a meeting at which the FDA Advisory Committee would consider expanding the indication of Fentora to include chronic, non-cancer pain. Cephalon prepared by “reaching out to third-party organizations, KOLs, and patients to provide context and, where appropriate, encourage related activity.” First among the Front Groups listed was APF.

401. Cephalon was among the drug companies that worked with APF to “educate” the Institute of Medicine of the National Academies (IOM) on issues related to chronic opioid therapy. APF President Will Rowe circulated a document to Cephalon and other drug company personnel that contained key message points and suggested that they “[c]onsider using this document in your communications with the members of the IOM Committee.” According to Rowe, recipients should “consider this a working document which you can add to or subtract from.” Rowe also advised that, if

recipients “have an ally on that Committee,” they should “consider sharing this document with that person.”

402. Cephalon personnel responded enthusiastically, with Cephalon’s Associate Director for Alliance Development stating her belief that “the document does a good job of bringing together many important ideas.” Cephalon reviewed and directed changes to this document, with the Cephalon Associate Director thanking Rowe “for incorporating the points we had raised.” The close collaboration between Cephalon and APF on this project demonstrates their agreement to work collaboratively to promote the use of opioids as an appropriate treatment for chronic pain.

403. Cephalon’s influence over APF’s activities was so pervasive that APF’s President, Will Rowe, even reached out to Defendants—including Cephalon—rather than his own staff, to identify potential authors to answer a 2011 article critical of opioids that had been published in the Archives of Internal Medicine.

404. Starting in 2007, Cephalon sponsored APF’s *Treatment Options: A Guide for People Living with Pain*.¹³⁵ It is rife with misrepresentations regarding the risks, benefits, and superiority of opioids.

405. For example, *Treatment Options* deceptively asserts that the long-term use of opioids to treat chronic pain could help patients function in their daily lives by stating that, when used properly, opioids “give [pain patients] a quality of life [they] deserve.” There is no scientific evidence corroborating that statement, and such statements are, in fact, false. Available data demonstrate that patients on chronic opioid therapy are actually *less likely* to participate in life activities like work.

406. *Treatment Options* also claims that addiction is rare and is evident from patients’ conduct in self-escalating their doses, seeking opioids from multiple doctors, or stealing the drugs. *Treatment Options* further minimizes the risk of addiction by claiming that it can be avoided through the use of screening tools, like “opioid agreements,” which can “ensure [that patients] take the opioid as

¹³⁵ <https://assets.documentcloud.org/documents/277605/apf-treatmentoptions.pdf> (accessed May 30, 2017)

prescribed.” Nowhere does *Treatment Options* explain to patients and prescribers that neither “opioid agreements” nor any other screening tools have been scientifically validated to decrease the risks of addiction, and the publication’s assurances to the contrary are false and deceptive.

407. *Treatment Options* also promotes the use of opioids to treat chronic pain by painting a misleading picture of the risks of alternate treatments, most particularly NSAIDs. *Treatment Options* notes that NSAIDs can be dangerous at high doses, and attributes 10,000 to 20,000 deaths a year annually to NSAID overdose. According to *Treatment Options*, NSAIDs are different from opioids because opioids have “no ceiling dose,” which is beneficial since some patients “need” larger doses of painkillers than they are currently prescribed. These claims misleadingly suggest that opioids are safe even at high doses and omit important information regarding the risks of high-dose opioids.

408. Additionally, *Treatment Options* warns that the risks associated with NSAID use increase if NSAIDs are “taken for more than a period of months,” but deceptively omits any similar warning about the risks associated with the long-term use of opioids. This presentation paints a misleading picture of the risks and benefits of opioid compared with alternate treatments.

409. APF distributed 17,200 copies of *Treatment Options* in 2007 alone. It is currently available online and was intended to reach Osceola County prescribers and pharmacists.

iii. *Key Opinion Leaders and Misleading Science*

410. Cephalon also knew that its misleading messages would be more likely to be believed by prescribers if they were corroborated by seemingly neutral scientific support.

411. Employing these tactics, Cephalon caused the term “breakthrough pain” — a term it seeded in the medical literature — to be used in articles published by practitioners and clinicians it supported. With funding from Cephalon, for example, Dr. Portenoy wrote an article that purported to expand the definition of breakthrough cancer pain to non-cancer indications, vastly expanding the

marketing potential of Cephalon's Fentora. The article was published in the nationally circulated *Journal of Pain* in 2006 and helped drive a surge in Fentora prescriptions.

412. The concept of "breakthrough pain" ultimately formed the sole basis for the central theme of promotional messages Cephalon cited to support the approval and marketing of Actiq and Fentora, rapid-acting opioids which begin to work very quickly but last only briefly. Neither of these drugs had a natural place in the treatment of chronic pain before Cephalon's marketing campaign changed medical practice. A recent literature survey of articles describing non-cancer breakthrough pain calls into question the validity of the concept, suggesting it is not a distinct pain condition but a hypothesis to justify greater dosing of opioids. In other words, Cephalon conjured the science of breakthrough pain in order to sell its drugs.

413. As one scholar has pointed out, references to breakthrough pain in articles published on the MEDLINE bibliographic database spiked in 1998 and again in 2006.¹³⁶ These spikes coincide with FDA's approval of Actiq and Fentora.

iv. *Misleading Continuing Medical Education*

414. Cephalon developed sophisticated plans for the deployment of its KOLs, broken down by sub-type and specialty, to reach targeted groups of prescribers through CMEs. Cephalon used the CME programs it sponsored to deceptively portray the risks related to the use of opioids to treat chronic non-cancer pain and promote the off-label use of Actiq and Fentora.

415. In 2007 and 2008, Cephalon sponsored three CMEs that each positioned Actiq and Fentora as the only "rapid onset opioids" that would provide effective analgesia within the time period during which "breakthrough pain" was at its peak intensity. Although the CMEs used only the generic

¹³⁶ Adriane Fugh-Berman, *Marketing Messages in Industry-Funded CME*, PharmedOut, Georgetown U. Med. Ctr. (June 25, 2010), available at pharmedout.galacticrealms.com/Fugh-BermanPrescriptionforConflict6-25-10.pdf (accessed May 30, 2017).

names of the drugs, the description of the active ingredient and means of administration means that a physician attending the CME knew it referred only to Actiq or Fentora.

416. The CMEs each taught attendees that there was no sound basis for the distinction between cancer and non-cancer “breakthrough pain,” and one instructed patients that Actiq and Fentora were commonly used in non-cancer patients, thus effectively endorsing this use. Optimizing Opioid Treatment for Breakthrough Pain, offered online by Medscape, LLC from September 28, 2007, through December 15, 2008, was prepared by KOL Dr. Webster and M. Beth Dove. It recommends prescribing a “short-acting opioid” (e.g., morphine, hydromorphone, oxycodone) “when pain can be anticipated,” or a rapid-onset opioid when it cannot. The only examples of rapid-onset opioids then on the market were oral transmucosal fentanyl citrate (i.e., Actiq) or fentanyl effervescent buccal tablet (i.e., Fentora): “Both are indicated for treatment of [breakthrough pain] in opioid-tolerant cancer patients and are frequently prescribed to treat [breakthrough pain] in noncancer patients as well.”

417. Optimizing Opioid Treatment for Breakthrough Pain not only deceptively promoted Cephalon’s drugs for off-label use, but also misleadingly portrayed the risks, benefits, and superiority of opioids for the treatment of chronic pain. For example, the CME misrepresented that Actiq and Fentora would help patients regain functionality by advising that they improve patients’ quality of life and allow for more activities when taken in conjunction with long-acting opioids. The CME also minimized the risks associated with increased opioid doses by explaining that NSAIDs were less effective than opioids for the treatment of breakthrough pain because of their dose limitations, without disclosing the heightened risk of adverse events on high-dose opioids.

418. Around the same time, Dr. Webster was receiving nearly \$2 million in funding from Cephalon.

419. Optimizing Opioid Treatment for Breakthrough Pain was available online and was intended to reach County prescribers.

420. Cephalon similarly used an educational grant to sponsor the CME *Breakthrough Pain: Improving Recognition and Management*, which was offered online between March 31, 2008, and March 31, 2009, by Medscape, LLC. The direct result of Cephalon's funding was a purportedly educational document that echoed Cephalon's marketing messages. The CME deceptively omitted Actiq's and Fentora's tolerance limitations, cited examples of patients who experienced pain from accidents, not from cancer, and, like Cephalon's *Optimizing Opioid Treatment* CME, taught that Actiq and Fentora were the only products on the market that would take effect before the breakthrough pain episode subsided. This CME was available online and was intended to reach County prescribers.

421. Lastly, KOL Dr. Fine authored a CME, sponsored by Cephalon, titled *Opioid-Based Management of Persistent and Breakthrough Pain*, with KOLs Dr. Christine A. Miaskowski and Michael J. Brennan, M.D. Cephalon paid to have this CME published in a supplement of Pain Medicine News in 2009.¹³⁷ It instructed prescribers that "clinically, broad classification of pain syndromes as either cancer- or noncancer-related has limited utility," and recommended dispensing "rapid onset opioids" for "episodes that occur spontaneously" or unpredictably, including "oral transmucosal fentanyl," *i.e.*, Actiq, and "fentanyl buccal tablet," *i.e.*, Fentora, including in patients with chronic non-cancer pain. Dr. Miaskowski disclosed in 2009, in connection with the APS/AAPM Opioid Treatment Guidelines, that she served on Cephalon's speakers bureau.¹³⁸ Dr. Fine also received funding from Cephalon for consulting services.

422. *Opioid-Based Management of Persistent and Breakthrough Pain* was available to and was intended to reach County prescribers.

423. Cephalon's control over the content of these CMEs is apparent based on its advance knowledge of their content. A December 2005 Cephalon launch plan set forth key "supporting

¹³⁷ <https://www.yumpu.com/en/document/view/11409251/opioid-based-management-of-persistent-and-breakthrough-pain> (accessed May 30, 2017).

¹³⁸ 14 of 21 panel members who drafted the AAPM/APS Guidelines received support from Janssen, Cephalon, Endo, and Purdue.

messages” to position Fentora for its product launch. Among them was the proposition that “15-minute onset of action addresses the unpredictable urgency of [breakthrough pain].” Years later, the same marketing messages reappeared in the Cephalon-sponsored CMEs described above. Echoing the Cephalon launch plan, Optimizing Opioid Treatment for Breakthrough Pain stated that “[t]he unpredictability of [breakthrough pain] will strongly influence the choice of treatment” and that Fentora “delivers an onset of analgesia that is similar to [Actiq] at ≤ 15 minutes.” Similarly, Opioid-Based Management of Persistent and Breakthrough Pain defined “breakthrough pain” as “unpredictable,” over a table describing both cancer and non-cancer “breakthrough pain.”

424. Cephalon tracked the effectiveness of its deceptive marketing through third parties, demonstrating that Cephalon not only planned for, but depended upon, their activities as a key element of its marketing strategy. These programs were available to prescribers in Osceola County and, based on the uniform and nationwide character of Cephalon’s marketing, featured the same deceptive messages described above.

c. Cephalon’s Deceptive Third-Party Statements to County Prescribers and Patients

425. Cephalon used various measures to disseminate its deceptive statements regarding the risks of off-label use of Actiq and Fentora and the risks, benefits, and superiority of opioids to County patients and prescribers.

426. Cephalon’s speakers regularly held talks for County prescribers. These talks followed the same deceptive talking points covered in Cephalon’s speakers’ training.

427. Cephalon also targeted County prescribers through the use of its sales force.

428. Given that Cephalon’s own studies demonstrated that the overwhelming majority of oncologists diagnose and treat breakthrough cancer pain themselves, Cephalon knew the only purpose of representatives meeting with these prescribers was to promote off-label use. Based on the uniform

and nationwide character of Cephalon's marketing, Cephalon's deceptive messages would have been disseminated to County prescribers by Cephalon's sales representatives during these events.

429. Sales representatives, and the misrepresentations on which they were trained, drove significant Fentora sales.

3. Endo

430. Endo promoted its opioids through the full array of marketing channels. The company deployed its sales representatives, paid physician speakers, journal supplements, and advertising in support of its branded opioids, principally Opana and Opana ER. Misleading claims about the purportedly lower abuse potential of Opana ER featured prominently in this campaign. Endo also made many other deceptive statements and omissions. These included deceptive messages about functional improvement, addiction risk, "pseudoaddiction," addiction screening tools, and the safety of alternatives to opioids.

431. At the same time, Endo also relied on third-party partners to promote the safety, efficacy, and superiority of opioids generally, through a combination of CMEs, websites, patient education pamphlets, and other publications. These materials echoed the misrepresentations described above, and also made deceptive statements about withdrawal symptoms and the safety of opioids at higher doses.

432. Through the highly coordinated and uniform nature of Endo's marketing, Endo conveyed these deceptive messages to County prescribers. The materials that Endo generated in collaboration with third-parties also were distributed or made available in Osceola County. Endo distributed these messages, or facilitated their distribution, in Osceola County with the intent that County prescribers and/or consumers would rely on them in choosing to use opioids to treat chronic pain.

a. Endo's Deceptive Direct Marketing

433. Like the other Defendants, Endo used deceptive direct marketing to increase the sales of its dangerous opioids. As set forth below, Endo conveyed these deceptive messages in training of its sales force and recruited speakers, who in turn conveyed them to physicians; in a misleading journal supplement; and in unbranded advertising.

i. *Endo's Sales Force and Deceptive Sales Training*

434. Endo's promotion of Opana ER relied heavily on in-person marketing, including to County prescribers. Endo had an aggressive detailing program. In the first quarter of 2010 alone, sales representatives made nearly 72,000 visits to prescribers nationwide to detail Opana ER. Between 2007 and 2013, Endo spent between \$3 million and \$10 million each quarter to promote opioids through its sales force.

435. Endo's sales representatives, like those of the other Defendants, targeted physicians to deliver sales messages that were developed centrally and deployed uniformly across the country. These sales representatives were critical in transmitting Endo's marketing strategies and talking points to individual prescribers.

436. Endo specifically directed its sales force to target physicians who would prescribe its drugs to treat chronic pain. For example, an Opana Brand Tactical Plan dated August, 2007 aimed to increase "Opana ER business from [the Primary Care Physician] community" more than 45% by the end of that year. Indeed, Endo sought to develop strategies that would be most persuasive to primary care doctors—strategies that sought to influence the prescribing behavior of primary care physicians through the use of subject matter experts. A February 2011 Final Report on Opana ER Growth Trends, for example, predicted that Endo's planned "[u]se of Pain Specialists as local thought leaders should affect increased primary care adoption."

437. Endo trained its sales force to make a number of misrepresentations to physicians nationwide, including to physicians in Osceola County. Endo's sales representatives were trained to represent to these prescribers that Opana ER would help patients regain function they had lost to chronic pain; that Endo opioids had a lower potential for abuse because they were "designed to be crush resistant," despite the fact that "clinical significance of INTAC Technology or its impact on abuse/misuse ha[d] not been established for Opana ER;" and that drug seeking behavior was a sign of undertreated pain rather than addiction.

438. Endo knew that its marketing reached physicians repeatedly because it tracked their exposure. Internal Endo documents dated August 23, 2006 demonstrate that the following percentages of physicians would view an Endo journal insert (or paid supplement) at least 3 times in an 8 month period: 86% of neurologists; 86% of rheumatologists; 85% of oncologists; 85% of anesthesiologists; 70% of targeted primary care physicians; and 76% of OB/GYNs.

439. Endo was not only able to reach physicians through its marketing, but also successfully impart its marketing messages. The company found that its promotional materials tripled prescribers' ability to recall the sales message and doubled their willingness to prescribe Opana ER in the future. This was true of marketing that contained deceptions.

440. For example, according to internal Endo documents, up to 10% of physicians it detailed were able to recall, without assistance, the message that Opana ER had "Minimal/less abuse/misuse" potential than other drugs. The Endo message that prescribers retained was a plain misrepresentation: that use of Opana ER was unlikely to lead to abuse and addiction. Although Opana ER always has been classified under Schedule II as a drug with a "high potential for abuse", the largest single perceived advantage of Opana ER, according to a survey of 187 physicians who reported familiarity with the drug, was "perceived low abuse potential," cited by 15% of doctors as an

advantage. Low abuse potential was among the deceptive messages that County prescribers received, and retained, from Endo sales representatives.

441. Endo's own internal documents acknowledged the misleading nature of these statements, conceding that "Opana ER has an abuse liability similar to other opioid analgesics as stated in the [FDA-mandated] box warning." A September 2012 Opana ER Business Plan similarly stated that Endo needed a significant investment in clinical data to support comparative effectiveness, scientific exchange, benefits and unmet need, while citing lack of "head-to-head data" as a barrier to greater share acquisition.

442. Nevertheless, Endo knew that its marketing was extremely effective in turning physicians into prescribers. Nationally, the physicians Endo targeted for in-person marketing represented approximately 84% of all prescribers of Opana ER in the first quarter of 2010. Endo also observed that the prescribers its sales representatives visited wrote nearly three times as many prescriptions per month for Opana ER as those physicians who were not targeted for Endo's marketing—7.4 prescriptions per month versus 2.5. The most heavily targeted prescribers wrote nearly 30 prescriptions per month. Internal Endo documents from May 2008 indicate that Endo expected that each of its sales representatives would generate 19.6 prescriptions per week by the end of 2008. As summarized by a February 2011 report on Opana ER growth trends, Endo's "[a]ggressive detailing [is] having an impact."

443. More broadly, Endo's sales trainings and marketing plans demonstrate that its sales force was trained to provide prescribers with misleading information regarding the risks of opioids when used to treat chronic pain. Foremost among these messages were misleading claims that the risks of addiction, diversion, and abuse associated with opioids—and Endo's products in particular—were low, and lower than other opioids.

a) Endo's Sales Force Deceptively Minimized the Risks of Addiction Associated with Chronic Opioid Therapy.

444. By way of illustration, Endo's Opana ER INTAC Technology Extended-Release Sell Sheet Implementation Guide, which instructs Endo sales personnel how to effectively "support key messages" related to the marketing of Opana ER, states that it is an "approved message" for sales representatives to stress that Opana ER was "designed to be crush resistant," even though this internal document conceded that "the clinical significance of INTAC Technology or its impact on abuse/misuse has not been established for Opana ER."

445. Other Endo documents acknowledged the limitations on Opana ER's INTAC technology, conceding that while Opana ER may be resistant to pulverization, it can still be "ground" and "cut into small pieces" by those looking to abuse the drug.

446. Endo's claims about the crush-resistant design of Opana ER also made their way to the company's press releases. A January 2013 article in *Pain Medicine News*, based in part on an Endo press release, described Opana ER as "crush-resistant." This article was posted on the *Pain Medicine News* website, which was accessible to County patients and prescribers.

447. The only reason to promote the crush resistance of Opana ER was to persuade doctors that there was less risk of abuse, misuse, and diversion of the drug. The idea that Opana ER was less addictive than other drugs was the precise message that County prescribers took from Endo's marketing.

448. On May 10, 2013, the FDA warned Endo that there was no evidence that Opana ER's design "would provide a reduction in oral, intranasal, or intravenous abuse" and that the post-marketing data Endo had submitted to the FDA "are insufficient to support any conclusion about the overall or route-specific rates of abuse." Even though it was rebuked by the FDA, Endo continued to market Opana ER as having been **designed** to be crush resistant, knowing that this

would (falsely) imply that Opana actually **was** crush resistant and that this crush-resistant quality would make Opana ER less likely to be abused.

449. Endo's sales training and the promotional materials distributed by its sales representatives also minimized the risk of addiction. Endo also circulated education materials that minimized the risk of addiction. For example, Endo circulated an education pamphlet with the Endo logo titled "Living with Someone with Chronic Pain," which implied, to persons providing care to chronic pain patients, that addiction was not a substantial concern by stating that "[m]ost health care providers who treat people with pain agree that most people do not develop an addiction problem." This pamphlet was downloadable from Endo's website and accessible to County prescribers.

450. Endo's sales training also misrepresented the risks of addiction associated with Endo's products by implying that Opana's prolonged absorption would make it less likely to lead to abuse. For example, a presentation titled "Deliver the Difference for the Opana Brand in POA II" sets out that one of the "[k]ey [m]essages" for the Endo sales force was that Opana ER provides "[s]table, steady-state plasma levels for true 12-hour dosing that lasts." Endo's sales representatives used this messaging to imply to County prescribers that Opana ER provided "steady state" pain relief, making Opana less likely to incite euphoria in patients and less likely to lead to addiction.

451. Endo further instructed its sales force to promote the misleading concept of "pseudoaddiction,"—i.e., that drug-seeking behavior was not cause for alarm, but merely a manifestation of undertreated pain. In a sales training document titled "Understanding the Primary Care MD and their use of Opioids," Endo noted that the "biggest concerns" among primary care physicians were "prescription drug abuse (84.2%), addiction (74.9%), adverse effects (68%), tolerance (60.7%), and medication interaction (32%)." In response to these concerns, Endo instructed its sales representatives to ask whether their customers were "confus[ing] 'pseudo-addiction' with 'drug-

seekers” and how confident they were that their health care providers “know these differences (Tolerance, Dependence, Addiction, Pseudo- Addiction . . .).”

b) Endo’s Sales Force Deceptively Implied that Chronic Opioid Therapy Would Improve Patients’ Ability to Function.

452. In addition to their deceptive messages regarding addiction, Endo’s promotional materials and sales trainings also misleadingly claimed that patients using opioids for the long- term treatment of chronic pain would experience improvements in their daily function. In reality, long-term opioid use has not been shown to, and does not, improve patients’ function, and, in fact, is often accompanied by serious side effects that degrade function. Endo’s own internal documents acknowledged that claims about improved quality of life were unsubstantiated “off label claims.”

453. Nevertheless, Endo distributed product advertisements that suggested that using Opana ER to treat chronic pain would allow patients to perform demanding tasks like work as a chef. One such advertisement states prominently on the front: “Janice is a 46-year-old chef with chronic low back pain. She needs a treatment option with true 12-hour dosing.” The advertisement does not mention the “moderate to severe pain” qualification in Opana ER’s indication, except in the fine print. These advertisements were mailed to prescribers and distributed by Endo’s sales force in detailing visits, which would have included Endo representatives’ visits to prescribers.

454. In a 2007 sales tool that was intended to be shown by Endo sales personnel to physicians during their detailing visits, Endo highlighted a hypothetical patient named “Bill,” a 40-year-old construction worker who was reported to suffer from chronic low back pain. According to the sales tool, Opana ER will make it more likely that Bill can return to work and support his family.

455. Similarly, training materials for sales representatives from March 2009 ask whether it is true or false that “[t]he side effects of opioids prevent a person from functioning and can cause

more suffering than the pain itself.” The materials indicate that this is “[f]alse” because “[t]he overall effect of treatment with opioids is very favorable in most cases.”

456. A sales training video dated March 8, 2012 that Endo produced and used to train its sales force makes the same types of claims. A patient named Jeffery explains in the video that he suffers from chronic pain and that “chronic pain [. . .] reduces your functional level.” Jeffery claims that after taking Opana ER, he “can go out and do things” like attend his son’s basketball game and “[t]here’s no substitute for that.” This video was shown to Endo’s sales force, which adopted its misleading messaging in its nationwide sales approach, including the approach it used in Osceola County.

457. Claims of improved functionality were central to Endo’s marketing efforts for years. A 2012 Endo Business Plan lists ways to position Opana ER, and among them is the claim that Opana ER will help patients “[m]aintain[] normal functionality, sleep, [and] work/life/performance productivity” and have a positive “[e]ffect on social relationships.” Indeed, that business plan describes the “Opana ER Vision” as “[t]o make the Opana franchise (Opana ER, Opana, Opana Injection) the choice that maximizes improvement in functionality and freedom from the burden of moderate-to-severe pain.”

c) Endo’s Sales Force Deceptively presented the Risks and Benefits of Opioids to Make Them Appear Safer Than Other Analgesics

458. Endo further misled patients and prescribers by downplaying the risks of opioids in comparison to other pain relievers. For example, in Osceola County and elsewhere, Endo distributed a presentation titled *Case Challenges in Pain Management: Opioid Therapy for Chronic Pain*. This study held out as a representative example one patient who had taken NSAIDs for more than eight years and, as a result, developed “a massive upper gastrointestinal bleed.” The presentation recommended treating this patient with opioids instead. By focusing on the adverse side effects of NSAIDs, while omitting

discussion of serious side effects associated with opioids, this presentation misleadingly portrayed the comparative risks and benefits of these drugs.

459. Endo distributed *Case Challenges in Pain Management: Opioid Therapy for Chronic Pain* to 116,000 prescribers in 2007, including primary care physicians.

ii. *Endo's Speakers Bureau Programs Deceptively Minimized the Risks of Addiction Associated with Chronic Opioid Therapy*

460. In addition to its sales representatives' visits to doctors, Endo also used deceptive science and speaker programs to spread its deceptive messages.

461. Endo leaned heavily on its speakers' bureau programs. In 2008 alone, Endo spent nearly \$4 million to promote up to 1,000 speakers programs around the country. Endo contracted with a medical communications firm to operate its speakers bureau program, planning to hold a total of 500 "fee-for-service . . . peer-to-peer promotional programs" for Opana ER in just the second half of 2011, including dinners, lunches and breakfasts. These programs were attended by sales representatives, revealing their true purpose as marketing, rather than educational, events.

462. Endo's internal reporting stated that the "return on investment" turned positive 8-12 weeks after such programs. Endo measured that return on investment in numbers of prescriptions written by physicians who attended the events. One internal Endo document concluded: "[w]e looked at the data for [the] 2011 program and the results were absolutely clear: physicians who came into our speaker programs wrote more prescriptions for Opana ER after attending than they had before they participated. You can't argue with results like that."

463. These speakers bureau presentations included the very same misrepresentations Endo disseminated through its sales representatives. A 2012 speaker slide deck for Opana ER— on which Endo's recruited speakers were trained and to which they were required to adhere to in their

presentations—misrepresented that the drug had low abuse potential, in addition to suggesting that as many as one-quarter of the adult population could be candidates for opioid therapy.

464. In addition, a 2013 training module directed speakers to instruct prescribers that “OPANA ER with INTAC is the only oxymorphone designed to be crush resistant” and advised that “[t]he only way for your patients to receive oxymorphone ER in a formulation designed to be crush resistant is to prescribe OPANA ER with INTAC.” This was a key point in distinguishing Opana ER from competitor drugs. Although Endo mentioned that generic versions of oxymorphone were available, it instructed speakers to stress that “[t]he generics are not designed to be crush resistant.” This was particularly deceptive given that Opana ER was not actually crush-resistant.

465. In 2009, Endo wrote a talk titled *The Role of Opana ER in the Management of Chronic Pain*. The talk included a slide titled “Use of Opioids is Recommended for Moderate to Severe Chronic Noncancer Pain,” which cited the AAPM/APS Guidelines—and their accompanying misstatements regarding the likelihood of addiction (by claiming that addiction risks were manageable regardless of patients’ past abuse histories) while omitting their disclaimer regarding the lack of supporting evidence in favor of that position. This dangerously misrepresented to doctors the force and utility of the 2009 Guidelines.

466. The misleading messages and materials Endo provided to its sales force and its speakers were part of a broader strategy to convince prescribers to use opioids to treat their patients’ pain, irrespective of the risks, benefits, and alternatives. This deception was national in scope and included Osceola County. Endo’s nationwide messages would have reached County prescribers in a number of ways. For example, they were carried into Osceola County by Endo’s sales representatives during detailing visits as well as made available to County patients and prescribers through websites

and ads. They also have been delivered to County prescribers by Endo’s paid speakers, who were required by Endo policy and by FDA regulations to stay true to Endo’s nationwide messaging.

iii. *Endo’s Misleading Journal Supplement*

467. In 2007, Endo commissioned the writing, and paid for the publishing of a supplement available for CME credit in the Journal of Family Practice called Pain Management Dilemmas in Primary Care: Use of Opioids, and it deceptively minimized the risk of addiction by emphasizing the effectiveness of screening tools. Specifically, it recommended screening patients using tools like the Opioid Risk Tool or the Screener and Opioid Assessment for Patients with Pain. It also falsely claimed that, through the use of tools like toxicology screens, pill counts, and a “maximally structured approach,” even patients at high risk of addiction could safely receive chronic opioid therapy. Endo distributed 96,000 copies of this CME nationwide, and it was available to, and was intended to, reach County prescribers.

iv. *Endo’s Deceptive Unbranded Advertising*

468. Endo also used unbranded advertisements to advance its goals. By electing to focus on unbranded marketing, Endo was able to make claims about the benefits of its opioids that the FDA would never allow in its branded materials. The chart below compares an Endo unbranded statement with one of Endo’s FDA-regulated, branded statements:

Living with Someone with Chronic Pain (2009)(Unbranded)	Opana ER Advertisement (2011/2012/2013) (Branded)
Patient education material created by Endo	Endo advertisement

<p>“Most health care providers who treat people with pain agree that most people do not develop an addiction problem.”</p>	<p>“[C]ontains oxymorphone, an opioid agonist and Schedule II controlled substance with an abuse liability similar to other opioid agonists, legal or illicit.”</p> <p>“All patients treated with opioids require careful monitoring for signs of abuse and addiction, since use of opioid analgesic products carries the risk of addiction even under appropriate medical use.”</p>
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b. Endo’s Deceptive Third-Party Statements

469. Endo’s efforts were not limited to directly making misrepresentations through its marketing materials, its speakers, and its sales force. Endo believed that support for patient advocacy and professional organizations would reinforce Endo’s position as “the pain management company.”

470. Prior to, but in contemplation of, the 2006 launch of Opana ER, Endo developed a “Public Stakeholder Strategy.” Endo identified “tier one” advocates to assist in promoting the approval and acceptance of its new extended release opioid. Endo also intended to enlist the support of organizations that would be “favorable” to schedule II opioids from a sales perspective and that engaged in, or had the potential to advocate for, public policy. Endo sought to develop its relationships with these organizations through its funding. In 2008, Endo spent \$1 million per year to attend conventions of these pro-opioid medical societies, including meetings of AAPM, APS, and the American Society of Pain Management Nursing (“ASPMN”).

471. APF’s ability to influence professional societies and other third parties is demonstrated by its approach to responding to a citizens’ petition filed with the FDA by the Physicians for Responsible Opioid Prescribing (the “PROP Petition”). The PROP petition, filed by a group of prescribers who had become concerned with the rampant prescribing of opioids to treat chronic

pain, asked the FDA to require dose and duration limitations on opioid use and to change the wording of the approved indication of various long-acting opioids to focus on the severity of the pain they are intended to treat.

472. The PROP Petition set off a flurry of activity at Endo. It was understood that Endo would respond to the petition but Endo personnel wondered “[s]hould we [. . .] consider filing a direct response to this [citizens’ petition] or do you think we are better served by working through our professional society affiliations?” One Endo employee responded: “My sense is the societies are better placed to make a medical case than Endo.” Endo’s Director of Medical Science agreed that “a reply from an external source would be most impactful.” These communications reflected Endo’s absolute confidence that the professional societies would support its position.

i. *APF*

473. One of the societies with which Endo worked most closely was APF. Endo provided substantial assistance to, and exercised editorial control, over the deceptive and misleading messages that APF conveyed through its National Initiative on Pain Control (“NIPC”). Endo was one of APF’s biggest financial supporters, providing more than half of the \$10 million APF received from opioid manufacturers during its lifespan. Endo spent \$1.1 million on the NIPC program in 2008 alone, funding earmarked in part, for the creation of CME materials that were intended to be used repeatedly.

474. Endo’s influence over APF’s activities was so pervasive that APF President Will Rowe reached out to Defendants — including Endo — rather than his own staff, to identify potential authors to answer a 2011 article critical of opioids that had been published in the Archives of Internal Medicine. Personnel from Defendants Purdue, Endo, Janssen, and Cephalon worked with Rowe to formulate APF’s response which was ultimately published.

475. Documents also indicate that Endo personnel were given advance notice of the materials APF planned to publish on its website and provided an opportunity to comment on the content of those materials before they were published. For example, in early July of 2009, APF's Director of Strategic Development wrote to Endo personnel to give them advance notice of content that APF planned to be "putting . . . up on the website but it's not up yet." The Endo employee assured the sender that she "w[ould] not forward it to anyone at all" and promised that she would "double delete it" from [her] inbox." In response, APF's Director of Strategic Development replied internally with only four words: "And where's the money?"

476. At no time was Endo's relationship with APF closer than during its sponsorship of the NIPC. Before being taken over by APF, the NIPC was sponsored by Professional Postgraduate Services which the Accreditation Council for Continuing Medical Education determined to be a "commercial interest" and could no longer serve as a sponsor. In response, Endo reached out to APF. An August 2009 document titled "A Proposal for the American Pain Foundation to Assume Sponsorship of the National Initiative on Pain Control," pointed out that "[f]or the past 9 years, the NIPC has been supported by unrestricted annual grants from Endo Pharmaceuticals, Inc." According to this document, APF's sponsorship of the NIPC "[o]ffers the APF a likely opportunity to generate new revenue, as Endo has earmarked substantial funding: \$1.2 million in net revenue for 2010 to continue the NIPC." Further, sponsorship of the APF would "[p]rovide[] numerous synergies to disseminate patient education materials," including "[h]andouts to attendees at all live events to encourage physicians to drive their patients to a trusted source for pain education—the APF website."

477. A September 14, 2009 presentation to APF's board contained a materially similar discussion of NIPC sponsorship, emphasizing the financial benefit to APF from assuming the role of administering NIPC. The proposal "offer[ed] a solution to continue the development and

implementation of the NIPC initiative as non-certified . . . yet independent education to physicians and healthcare professionals in the primary care setting, while providing the APF with a dependable, ongoing source of grant revenue.” A number of benefits related to NIPC sponsorship were listed, but chief among them was “a likely opportunity [for APF] to generate new revenue, as Endo has earmarked substantial funding: \$1.2 million in net revenue for 2010 to continue the NIPC.”

478. Internal Endo scheduling documents indicate that “NIPC module curriculum development, web posting, and live regional interactive workshops” were Endo promotional tasks in 2010. Endo emails indicate that Endo personnel reviewed the content created by NIPC and provided feedback.

479. Behind the scenes, Endo exercised substantial control over NIPC’s work. Endo exerted its control over NIPC by funding NIPC and APF projects; developing, specifying, and reviewing content; and taking a substantial role in the distribution of NIPC and APF materials, which in effect determined which messages were actually delivered to prescribers and consumers. As described below, Endo projected that it would be able to reach tens of thousands of prescribers nationwide through the distribution of NIPC materials.

480. From 2007 until at least 2011, Endo also meticulously tracked the distribution of NIPC materials, demonstrating Endo’s commercial interest in, and access to, NIPC’s reach. Endo knew exactly how many participants viewed NIPC webinars and workshops and visited its website, Painknowledge.com. Endo not only knew how many people viewed NIPC’s content, but what their backgrounds were (e.g., primary care physicians or neurologists). Endo’s access to and detailed understanding of the composition of the audience at these events demonstrates how deeply Endo was involved in NIPC’s activities. Moreover, Endo tracked the activities of NIPC — ostensibly a third party — just as it tracked its own commercial activity.

481. Endo worked diligently to ensure that the NIPC materials it helped to develop would have the broadest possible distribution. Endo's 2008 to 2012 Opana Brand Tactical Plan indicates that it sought to reach 1,000 prescribers in 2008 through live NIPC events, and also to "[l]everage live programs via enduring materials and web posting." Endo also planned to disseminate NIPC's work by distributing two accredited newsletters to 60,000 doctors nationwide for continuing education credit and by sponsoring a series of 18 NIPC regional case-based interactive workshops. Endo had earmarked more than one million dollars for NIPC activities in 2008 alone.

482. In short, NIPC was a key piece of Endo's marketing strategy. Indeed, internal APF emails question whether it was worthwhile for APF to continue operating NIPC given that NIPC's work was producing far more financial benefits for Endo than for APF. Specifically, after Endo approved a \$244,337.40 grant request to APF to fund a series of NIPC eNewsletters, APF personnel viewed it as "[g]reat news," but cautioned that "the more I think about this whole thing, [Endo's] making a lot of money on this with still pretty slender margins on [APF's] end." APF's commitment to NIPC's "educational" mission did not figure at all in APF's consideration of the value of its work, nor was Endo's motive or benefit in doubt.

a) Misleading Medical Education

483. NIPC distributed a series of eNewsletter CMEs focused on "key topic[s] surrounding the use of opioid therapy" sponsored by Endo. These newsletters were edited by KOL Dr. Fine and listed several industry-backed KOLs, including Dr. Webster, as individual authors. Endo estimated that roughly 60,000 prescribers viewed each one. These CMEs were available to, and would have been accessed by, County prescribers. Before-and-after surveys, summarized in the chart below, showed that prescriber comfort with prescribing opioids ranged from 27% to 62% before exposure to the CME, and from 76% to 92% afterwards:

Topic	Comfort level <u>prior</u> <u>to reading the article</u>	Comfort level <u>after</u> <u>reading the article</u>
Patient Selection and Initiation of Opioid Therapy as a Component of Pain Treatment	47%	87%
Informed Consent and Management Plans to Optimize Opioid Therapy for Chronic Pain	48%	81%
Risk Stratification and Evaluation of High-Risk Behaviors for Chronic Opioid Therapy	28%	76%
Integration of Nonpharmacologic and Multidisciplinary Therapies Into the Opioid Treatment Plan	42%	85%
Addressing Patients' Concerns Associated With Chronic Pain Treatment and Opioid Use	62%	92%
Opioid Therapy in Patients With a History of Substance Use Disorders	35%	85%
Urine Drug Testing: An Underused Tool	54%	86%
Appropriate Documentation of Opioid Therapy: The Emergence of the 4As and Trust and Verify as the Paradigm	44%	86%
Opioid Rotation	27%	92%
Discontinuing Opioid Therapy: Developing and Implementing an "Exit Strategy"	37%	90%

484. Endo documents made it clear that the persuasive power of NIPC speakers was directly proportional to their perceived objectivity. Accordingly, Endo personnel directed that, when giving Endo-sponsored talks, NIPC faculty would not appear to be “Endo Speakers.” Nevertheless, the two parties understood that Endo and NIPC shared a common “mission to educate physicians” and working “through the APF . . . [wa]s a great way to work out . . . problems that could have been there without the APF’s participation and support.”

485. The materials made available on and through NIPC included misrepresentations. For example, Endo worked with NIPC to sponsor a series of CMEs titled *Persistent Pain in the Older Patient* and *Persistent Pain in the Older Adult*. These CMEs misrepresented the prevalence of addiction by stating that opioids have “possibly less potential for abuse” in elderly patients than in younger patients, even though there is no evidence to support such an assertion. Moreover, whereas withdrawal symptoms are always a factor in discontinuing long-term opioid therapy, *Persistent Pain in the Older Adult* also misleadingly indicated that such symptoms can be avoided entirely by tapering the patient’s does by

10-20% per day for ten days. *Persistent Pain in the Older Patient*, for its part, made misleading claims that opioid therapy has been “shown to reduce pain and improve depressive symptoms and cognitive functioning.” NIPC webcast these CMEs from its own website, where they were available to, and were intended to reach, County prescribers.

b) *Painknowledge.com*

486. Working with NIPC enabled Endo to make a number of misleading statements through the NIPC’s website, *Painknowledge.com*. Endo tracked visitors to *PainKnowledge.com* and used *Painknowledge.com* to broadcast notifications about additional NIPC programming that Endo helped to create.

487. APF made a grant request to Endo to create an online opioid “tool-kit” for NIPC and to promote NIPC’s website, *Painknowledge.com*. In so doing, APF made clear that it planned to disseminate Defendants’ misleading messaging. The grant request expressly indicated APF’s intent to make misleading claims about functionality, noting: “Some of these people [in chronic pain] may be potential candidates for opioid analgesics, which can improve pain, function, and quality of life.” Endo provided \$747,517 to fund the project.

488. True to APF’s word, *Painknowledge.com* misrepresented that opioid therapy for chronic pain would lead to improvements in patients’ ability to function. Specifically, in 2009 the website instructed patients and prescribers that, with opioids, a patient’s “level of function should improve” and that patients “may find [they] are now able to participate in activities of daily living, such as work and hobbies, that [they] were not able to enjoy when [their] pain was worse.”

489. *Painknowledge.com* also deceptively minimized the risk of addiction by claiming that “[p]eople who take opioids as prescribed usually do not become addicted.” *Painknowledge.com* did not stop there. It deceptively portrayed opioids as safe at high doses and also misleadingly omitted

serious risks, including the risks of addiction and death, from its description of the risks associated with the use of opioids to treat chronic pain.

490. Endo was the sole funder of Painknowledge.com, and it continued to provide that funding despite being aware of the website's misleading contents.

c) *Exit Wounds*

491. Finally, Endo also sponsored APF's publication and distribution of *Exit Wounds*, a publication aimed at veterans that also contained a number of misleading statements about the risks, benefits, and superiority of opioids to treat chronic pain. *Exit Wounds* was drafted by Derek McGinnis." Derek McGinnis was frequently hired by a consulting Firm, Conrad & Associates LLC, to write pro-opioid marketing pieces disguised as science. Derek McGinnis's work was reviewed and approved by drug company representatives, and he felt compelled to draft pieces that he admits distorted the risks and benefits of chronic opioid therapy in order to meet the demands of his drug company sponsors.

492. *Exit Wounds* is a textbook example of Derek McGinnis's authorship on drug companies' behalf. The book misrepresented the functional benefits of opioids by stating that opioid medications "*increase* your level of functioning" (emphasis in original).

493. *Exit Wounds* also misrepresented that the risk of addiction associated with the use of opioids to treat chronic pain was low. It claimed that "[l]ong experience with opioids shows that people who are not predisposed to addiction are very unlikely to become addicted to opioid pain medications."

494. Finally, *Exit Wounds* misrepresented the safety profile of using opioids to treat chronic pain by omitting key risks associated with their use. Specifically, it omitted warnings of the risk of interactions between opioids and benzodiazepines—a warning sufficiently important to be included on Endo's FDA-required labels. *Exit Wounds* also contained a lengthy discussion of the dangers of

using alcohol to treat chronic pain but did not disclose dangers of mixing alcohol and opioids—a particular risk for veterans.

495. As outlined above, Endo exercised dominance over APF and the projects it undertook in an effort to promote the use of opioids to treat chronic pain. In addition, as outlined above, Derek McGinnis's work was being reviewed and approved by drug company representatives, motivating him to draft pro-opioid propaganda masquerading as science. Combined, these factors gave Endo considerable influence over the work of Derek McGinnis and over APF. Further, by paying to distribute *Exit Wounds*, Endo endorsed and approved its contents.

ii. *Other Front Groups: FSMB, AAPM, and AGS*

496. In addition to its involvement with APF, Endo worked closely with other third-party Front Groups and KOLs to disseminate deceptive messages regarding the risks, benefits, and superiority of opioids for the treatment of chronic pain. As with certain APF publications, Endo in some instances used its sales force to directly distribute certain publications by these Front Groups and KOLs, making those publications “labeling” within the meaning of 21 C.F.R. § 1.3(a).

497. In 2007, Endo sponsored FSMB's *Responsible Opioid Prescribing*, which in various ways deceptively portrayed the risks, benefits, and superiority of opioids to treat chronic pain. *Responsible Opioid Prescribing* was drafted by “Dr. Fishman.”

498. Endo spent \$246,620 to help FSMB distribute *Responsible Opioid Prescribing*. Endo approved this book for distribution by its sales force. Based on the uniform and nationwide character of Endo's marketing campaign, and the fact that Endo purchased these copies specifically to distribute them, these copies were distributed to physicians nationwide, including physicians in Osceola County.

499. In December 2009, Endo also contracted with AGS to create a CME to promote the 2009 guidelines titled the *Pharmacological Management of Persistent Pain in Older Persons* with a \$44,850

donation. These guidelines misleadingly claimed that “the risks [of addiction] are exceedingly low in older patients with no current or past history of substance abuse,” as the study supporting this assertion did not analyze addiction rates by age. They also stated, falsely, that “[a]ll patients with moderate to severe pain . . . should be considered for opioid therapy (low quality of evidence, strong recommendation)” when in reality, opioid therapy was only an appropriate treatment for a subset of those patients, as recognized by Endo’s FDA-mandated labels.

500. AGS’s grant request to Endo made explicit reference to the CME that Endo was funding. Endo thus knew full well what content it was paying to distribute, and was in a position to evaluate that content to ensure it was accurate, substantiated, and balanced before deciding whether or not to invest in it. After having sponsored the AGS CME, Endo’s internal documents indicate that Endo’s pharmaceutical sales representatives discussed the AGS guidelines with doctors during individual sales visits.

501. Endo also worked with AAPM, which it viewed internally as “Industry Friendly,” with Endo advisors and speakers among its active members. Endo attended AAPM conferences, funded its CMEs, and distributed its publications.

502. A talk written by Endo in 2009 and approved by Endo’s Medical Affairs Review Committee,¹³⁹ titled *The Role of Opana ER in the Management of Chronic Pain*, includes a slide titled *Use of Opioids is Recommended for Moderate to Severe Chronic Noncancer Pain*. That slide cites the AAPM/APS Guidelines, which contain a number of misstatements and omits their disclaimer regarding the lack of supporting evidence. This talk dangerously misrepresented to doctors the force and utility of the 2009

139 Although they were given slightly different names by each Defendant, each Defendant employed a committee that could review and approve materials for distribution. These committees included representatives from all relevant departments within Defendants’ organizations, including the legal, compliance, medical affairs, and marketing departments. The task of these review committees was to scrutinize the marketing materials Defendants planned to distribute and to ensure that those materials were scientifically accurate and legally sound. Tellingly, these committees were called to review only materials that created a potential compliance issue for the company, an implicit recognition by defendants that they ultimately would be responsible for the content under review.

Guidelines. Furthermore, Endo's internal documents indicate that pharmaceutical sales representatives employed by Endo, Actavis, and Purdue discussed treatment guidelines with doctors during individual sales visits.

iii. *Key Opinion Leaders and Misleading Science*

503. Endo also sought to promote opioids for the treatment of chronic pain through the use of key opinion leaders and biased, misleading science.

504. Endo's 2010 publication plan for Opana ER identified a corporate goal of making Opana ER the second-leading branded product for the treatment of moderate-to-severe chronic pain (after OxyContin). Endo sought to achieve that goal by providing "clinical evidence for the use of Opana ER in chronic low back pain and osteoarthritis," and subsequently successfully had articles on this topic published.¹⁴⁰

505. In the years that followed, Endo sponsored articles authored by Endo consultants and Endo employees, which argued that the metabolic pathways utilized by Opana ER, compared with other opioids, were less likely to result in drug interactions in elderly low back and osteoarthritis pain patients. In 2010, Endo directed its publication manager to reach out to a list of consultants conducting an ongoing Endo-funded study, to assess their willingness to respond to an article¹⁴¹ that Endo believed emphasized the risk of death from opioids, "without [] fair balance."¹⁴²

506. Endo's reliance on flawed, biased research is also evident in its 2012 marketing materials and strategic plans. A 2012 Opana ER slide deck for Endo's speakers bureaus—on which these recruited physician speakers were trained and to which they were required to adhere—

140 These studies suffered from the limitations common to the opioid literature—and worse. None of the comparison trials lasted longer than three weeks. Endo also commissioned a six-month, open label trial during which a full quarter of the patients failed to find a stable dose, and 17% of patients discontinued, citing intolerable effects. In open label trials, subjects know which drug they are taking; such trials are not as rigorous as double-blind, controlled studies in which neither the patients nor the examiners know which drugs the patients are taking.

141 Susan Okie, *A Flood of Opioids, a Rising Tide of Deaths*, 363 New Engl. J. Med. 1981 (2010), finding that opioid overdose deaths and opioid prescriptions both increased by roughly 10-fold from 1990 to 2007.

142 Endo did manage to get a letter written by three of those researchers, which was not published.

misrepresented that the drug had low abuse potential and suggested that as many as one-quarter of the adult population could be candidates for opioid therapy. Although the FDA requires such speaker slide decks to reflect a “fair balance” of information on benefits and risks, Endo’s slides reflected one-sided and deeply biased information. The presentation’s 28 literature citations were largely to “data on file” with the company, posters, and research funded by, or otherwise connected to, Endo. Endo’s speakers relayed the information in these slides to audiences that were unaware of the skewed science on which the information was based.

507. A 2012 Opana ER Strategic Platform Review suffered from similar defects. Only a small number of the endnote referenced in the document, which it cited to indicate “no gap” in scientific evidence for particular claims, were to national-level journals. Many were published in lesser or dated journals, and written or directly financially supported by opioid manufacturers. Where the strategy document did cite independent, peer-reviewed research, it did so out of context. For example, it cited a 2008 review article on opioid efficacy for several claims, including that “treatment of chronic pain reduces pain and improves functionality,” but it ignored the article’s overall focus on the lack of consistent effectiveness of opioids in reducing pain and improving functional status.¹⁴³

508. Notwithstanding Endo’s reliance upon dubious or cherry-picked science, in an Opana ER brand strategy plan it internally acknowledged the continuing need for a significant investment in clinical data to support comparative effectiveness. Endo also cited a lack of “head-to-head data” as a barrier to greater share acquisition, and the “lack of differentiation data” as a challenge to addressing the “#1 Key Issue” of product differentiation. This acknowledged lack of support did not stop Endo from directing its sales representatives to tell prescribers that its drugs were less likely to be abused or be addictive than other opioids.

143 Andrea M. Trescot et al., Opioids in the management of non-cancer pain: an Update of American Society of the Interventional Pain Physicians, *Pain Physician* 2008 Opioids Special Issue, 11:S5-S62.

509. Endo also worked with various KOLs to disseminate various misleading statements about chronic opioid therapy. For example, Endo distributed a patient education pamphlet edited by KOL Dr. Russell Portenoy titled *Understanding your Pain: Taking Oral Opioid Analgesics*. This pamphlet deceptively minimized the risks of addiction by stating that “[a]ddicts take opioids for other reasons [than pain relief], such as unbearable emotional problems,” implying that patients who are taking opioids for pain are not at risk of addiction.

510. *Understanding your Pain: Taking Oral Opioid Analgesics* also misleadingly omitted any description of the increased risks posed by higher doses of opioid medication. Instead, in a Q&A format, the pamphlet asked “[i]f I take the opioid now, will it work later when I really need it?” and responded that “[t]he dose can be increased... [y]ou won’t ‘run out’ of pain relief.”

511. Dr. Portenoy received research support, consulting fees, and honoraria from Endo for editing *Understanding Your Pain* and other projects.

512. *Understanding Your Pain* was available on Endo’s website during the time period of this Complaint and was intended to reach County prescribers.

513. Endo similarly distributed a book written by Dr. Lynn Webster titled *Avoiding Opioid Abuse While Managing Pain*, which stated that in the face of signs of aberrant behavior, increasing the dose “in most cases . . . should be the clinician’s first response.”

514. A slide from an Opana ER business plan contemplated distribution of the book as part of Endo’s efforts to “[i]ncrease the breadth and depth of the OPANA ER prescriber base via targeted promotion and educational programs.” The slide indicates that the book would be particularly effective “for [the] PCP audience” and instructed “[s]ales representatives [to] deliver[the book] to participating health care professionals.” The slide, shown below, demonstrates Endo’s express incorporation of this book by a KOL into its marketing strategy:

Opioid Abuse and Managing Pain Handbook

Objective:

- ◆ Provide value added educational offering

Description:

- ◆ Handbook provides educational resource, in particular for PCP audience
- ◆ Introduction of program via direct mail
- ◆ Sales representatives delivery to participating healthcare professionals

Timing:

- ◆ 1Q-3Q

Investment:

- ◆ \$350,000

Avoiding Opioid Abuse While Managing Pain
A Guide for Practitioners
by Lynn R. Webster, MD, and Beth Davis

Confidential - For Internal Use Only
DRAFT - Pending Management Approval

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Accelerating Our Growth

515. Endo Documents indicate that, around 2007, the company purchased at least 50,000 copies of the book for distribution. Internal Endo documents Demonstrate that the book had been approved for distribution by Endo's sales force, and that Endo had fewer than 8,000 copies on hand in March of 2013. Based on the nationwide and uniform character of Endo's marketing, and the book's approval for distribution, this book was available to and was intended to reach prescribers.

c. Endo's Deceptive Statements to County Prescribers and Patients

516. Endo also directed the dissemination of the misstatements described above to County patients and prescribers, including through its sales force, speakers bureaus, CMEs, and the *Painknowledge.com* website.

517. Consistent with their training, Endo's sales representatives delivered all of these deceptive messages to County prescribers.

518. Endo also directed misleading marketing to County prescribers and patients through the APF/NIPC materials it sponsored, reviewed, and approved. For example, Endo hired a New York-based KOL to deliver a CME titled *Managing Persistent Pain in the Older Patient* on April 27, 2010. As described above, this CME misrepresented the prevalence of addiction in older patients and

made misleading claims that chronic opioid therapy would improve patients' ability to function. An email invitation to the event and other NIPC programs was sent to "all healthcare professionals" in APF's database.

519. The significant response to *Painknowledge.com* also indicates that those websites were viewed by County prescribers, who were exposed to the site's misleading information regarding the effect of opioids on patients' ability to function and the deceptive portrayal of the risks of opioids. As of September 14, 2010, *Painknowledge.com* had 10,426 registrants, 86,881 visits, 60,010 visitors, and 364,241 page views. Upon information and belief, based on the site's nationwide availability, among the site's visitors were County patients and prescribers who were exposed to the site's misleading information regarding the effect of opioids on patients' ability to function and the deceptive portrayal of the risks of opioids.

520. Endo knew that the harms from its deceptive marketing would be felt in Osceola County. It saw workers' compensation programs as a lucrative opportunity, and it promoted the use of opioids for chronic pain arising from work-related injuries, like chronic lower back pain. Endo developed plans to "[d]rive demand for access through the employer audience by highlighting cost of disease and productivity loss in those with pain; [with a] specific focus on high-risk employers and employees." In 2007, Endo planned to reach 5,000 workers' compensation carriers to ensure that Opana ER would be covered under disability insurance plans. Endo knew or should have known that claims for its opioids would be paid for by the County's workers' compensation program.

4. Janssen

521. Janssen promoted its branded opioids, including Duragesic, Nucynta, and Nucynta ER, through its sales representatives and a particularly active speakers program. Deceptive messages regarding low addiction risk and low prevalence of withdrawal symptoms were a foundation of this

marketing campaign. Janssen also conveyed other misrepresentations including that its opioids could safely be prescribed at higher doses and were safer than alternatives such as NSAIDs.

522. Janssen supplemented these efforts with its own unbranded website, as well as third-party publications and a Front Group website, to promote opioids for the treatment of chronic pain. These materials likewise made deceptive claims about addiction risk, safety at higher doses, and the safety of alternative treatments. They also claimed that opioid treatment would result in functional improvement, and further masked the risk of addiction by promoting the concept of pseudoaddiction.

523. Based on the highly coordinated and uniform nature of Janssen's marketing, Janssen conveyed these deceptive messages to County prescribers. The materials that Janssen generated in collaboration with third-parties also were distributed or made available in Osceola County. Janssen distributed these messages, or facilitated their distribution, in Osceola County with the intent that County prescribers and/or consumers would rely on them in choosing to use opioids to treat chronic pain.

a. Janssen's Deceptive Direct Marketing

524. Janssen joined the other Defendants in propagating deceptive branded marketing that falsely minimized the risks and overstated the benefits associated with the long-term use of opioids to treat chronic pain. Like the other Defendants, Janssen sales representatives visited targeted physicians to deliver sales messages that were developed centrally and deployed identically across the country. These sales representatives were critical in transmitting Janssen's marketing strategies and talking points to individual prescribers. In 2011, at the peak of its effort to promote Nucynta ER, Janssen spent more than \$90 million on detailing.

525. Janssen's designs to increase sales through deceptive marketing are apparent on the face of its marketing plans. For example, although Janssen knew that there was no credible scientific

evidence establishing that addiction rates were low among patients who used opioids to treat chronic pain, its Nucynta Business Plans indicated that one of the “drivers” to sell more Nucynta among primary care physicians was the “[l]ow perceived addiction and/or abuse potential” associated with the drug. However, there is no evidence that Nucynta is any less addictive or prone to abuse than other opioids, or that the risk of addiction or abuse is low. Similarly, Janssen knew that there were severe symptoms associated with opioid withdrawal including, severe anxiety, nausea, vomiting, hallucinations, and delirium, but Janssen touted the ease with which patients could come off opioids.

i. *Janssen’s Deceptive Sales Training*

526. Janssen’s sales force was compensated based on the number of Nucynta prescriptions written in each sales representative’s territory. Janssen encouraged these sales representatives to maximize sales of Nucynta and meet their sales targets by relying on the false and misleading statements described above.

527. For example, Janssen’s sales force was trained to trivialize addiction risk. A June 2009 Nucynta training module warns that physicians are reluctant to prescribe controlled substances like Nucynta because of their fear of addicting patients, but this reluctance is unfounded because “the risks . . . are [actually] much smaller than commonly believed.” Janssen also encouraged its sales force to misrepresent the prevalence of withdrawal symptoms associated with Nucynta. A Janssen sales training PowerPoint titled “Selling Nucynta ER and Nucynta” indicates that the “low incidence of opioid withdrawal symptoms” is a “core message” for its sales force. The message was touted at Janssen’s Pain District Hub Meetings, in which Janssen periodically gathered its sales force personnel to discuss sales strategy.

528. This “core message” of a lack of withdrawal symptoms runs throughout Janssen’s sales training materials. For example, Janssen’s “Licensed to Sell” Facilitator’s Guide instructs those conducting Janssen sales trainings to evaluate trainees, in part, on whether they remembered that

“[w]ithdrawal symptoms after abrupt cessation of treatment with NUCYNTA ER were mild or moderate in nature, occurring in 11.8% and 2% of patients, respectively” and whether they were able to “accurately convey” this “core message.” Janssen further claimed in 2008 that “low incidence of opioid withdrawal symptoms” was an advantage of the tapentadol molecule.

529. Similarly, a Nucynta Clinical Studies Facilitator’s Guide instructs individuals training Janssen’s sales representatives to ask trainees to describe a “key point”—that “83% of patients reported no withdrawal symptoms after abruptly stopping treatment without initiating alternative therapy”—“as though he/she is discussing it with a physician.”

530. This misrepresentation regarding withdrawal was one of the key messages Janssen imparted to employees in the “Retail ST 101 Training” delivered to Nucynta sales representatives.

531. Indeed, training modules between 2009 and 2011 instruct training attendees that “most patients [who discontinued taking Nucynta] experienced no withdrawal symptoms” and “[n]o patients experienced moderately severe or severe withdrawal symptoms.”

532. During the very time Janssen was instructing its sales force to trivialize the risks of addiction and withdrawal associated with the use of Nucynta to treat chronic pain, it knew or should have known, that significant numbers of patients using opioids to treat chronic pain experienced issues with addiction. Janssen knew or should have known that its studies on withdrawal were flawed and created a misleading impression of the rate of withdrawal symptoms and, as a result, the risk of addiction.

533. The misleading messages and materials Janssen provided to its sales force were part of a broader strategy to convince prescribers to use opioids to treat their patients’ pain, irrespective of the risks, benefits, and alternatives. This deception was national in scope and included Osceola County. Janssen’s nationwide messages reached County prescribers in a number of ways, including through its sales force in detailing visits, as well as through websites and ads. They were also

delivered to County prescribers by Janssen's paid speakers, who were required by Janssen policy and by FDA regulations to stay true to Janssen's nationwide messaging.

ii. *Janssen's Deceptive Speakers Bureau Programs*

534. Janssen did not stop at disseminating its misleading messages regarding chronic opioid therapy through its sales force. It also hired speakers to promote its drugs and trained them to make the very same misrepresentations made by its sales representatives.

535. Janssen's speakers worked from slide decks—which they were required to present—reflecting the deceptive information about the risks, benefits, and superiority of opioids outlined above. For example, a March 2011 speaker's presentation titled *A New Perspective For Moderate to Severe Acute Pain Relief: A Focus on the Balance of Efficacy and Tolerability* set out the following adverse events associated with use of Nucynta: nausea, vomiting, constipation, diarrhea, dizziness, headache, anxiety, restlessness, insomnia, myalgia, and bone pain. It completely omitted the risks of misuse, abuse, addiction, hyperalgesia, hormonal dysfunction, decline in immune function, mental clouding, confusion, and other known, serious risks associated with chronic opioid therapy. The presentation also minimized the risks of withdrawal by stating that “more than 82% of subjects treated with tapentadol IR reported no opioid withdrawal symptoms.”

536. An August 2011 speaker presentation titled *New Perspectives in the Management of Moderate to Severe Chronic Pain* contained the same misleading discussion of the risks associated with chronic opioid therapy. It similarly minimized the risks of withdrawal by reporting that 86% of patients who stopped taking Nucynta ER “abruptly without initiating alternative opioid therapy” reported no withdrawal symptoms whatsoever. The same deceptive claims regarding risks of adverse events and withdrawal appeared in a July 2012 speaker's presentation titled *Powerful Pain Management: Proven Across Multiple Acute and Chronic Pain Models*.

537. These speakers presentations were part of Janssen's nationwide marketing efforts. Upon information and belief, a number of these events were available to and were intended to reach Osceola County prescribers.

iii. *Janssen's Deceptive Unbranded Advertising*

538. Janssen was aware that its branded advertisements and speakers programs would face regulatory scrutiny that would not apply to its unbranded materials, so Janssen also engaged in direct, unbranded marketing.

539. One such unbranded project was Janssen's creation and maintenance of *Prescribersresponsibly.com* (last updated July 2, 2015), a website aimed at prescribers and patients that claims that concerns about opioid addiction are "overstated." A disclaimer at the bottom of the website states that the "site is published by Janssen Pharmaceuticals, Inc., which is solely responsible for its content." This website was available to and intended to reach County prescribers and patients.

b. Janssen's Deceptive Third-Party Statements

540. Janssen's efforts were not limited to directly making misrepresentations through its sales force, speakers' bureau, and website. To avoid regulatory constraints and give its efforts an appearance of independence and objectivity, Janssen obscured its involvement in certain marketing activities by "collaborat[ing] with key patient advocacy organizations" to release misleading information about opioids.

i. *AAPM and AGS – Finding Relief: Pain Management for Older Adults*

541. Janssen worked with AAPM and AGS to create a patient education guide entitled *Finding Relief: Pain Management for Older Adults* (2009). In doing so, Janssen contracted with a medical publishing firm, Conrad & Associates, LLC. The content was drafted by a writer ("Medical Writer X") hired by Conrad & Associates and funded by Janssen. These materials were reviewed, in detail,

by Janssen's medical-legal review team, which conducted detailed reviews and gave him editorial feedback on his drafts, which was adopted in the published version.

542. Medical Writer X understood, without being explicitly told, that since his work was funded and reviewed by Janssen, the materials he was writing should aim to promote the sale of more drugs by overcoming the reluctance to prescribe or use opioids to treat chronic pain. He knew that the publication was undertaken in connection with the launch of a new drug and was part of its promotional effort. Medical Writer X knew of the drug company's sponsorship of the publication, and he would go to the company's website to learn about the drug being promoted. He also knew that his clients—including Janssen—would be most satisfied with his work if he emphasized that: (a) even when used long-term, opioids are safe and the risk of addiction is low; (b) opioids are effective for chronic pain; and (c) opioids are under-prescribed because doctors are hesitant, confused, or face other barriers.¹⁴⁴

543. *Finding Relief* is rife with the deceptive content. *Finding Relief* misrepresents that opioids increase function by featuring a man playing golf on the cover and listing examples of expected functional improvement from opioids, like sleeping through the night, returning to work, recreation, sex, walking, and climbing stairs. The guide states as a "fact" that "opioids may make it *easier* for people to live normally" (emphasis in the original). The functional claims contained in *Finding Relief* are textbook examples of Defendants' use of third parties to disseminate messages the FDA would not allow them to say themselves. Compare, e.g.:

144 Medical Writer X now acknowledges that the lists of adverse effects from chronic opioid use in the publications he authored, which excluded respiratory depression, overdose, and death and minimized addiction, were, "ridiculous" and "prime examples" of leaving out facts that the pharmaceutical company sponsors and KOLs knew at the time were true. His writings repeatedly described the risk of addiction as low. Medical Writer X stated that he understood that the goal was to promote opioids and, as a result, discussing addiction would be "counterproductive."

Branded Advertisement That Triggers an FDA Warning Letter (2008)¹⁴⁵
Improvement in Daily Activities Includes: <ul style="list-style-type: none"> • Walking on a flat surface • Standing or sitting • Climbing stairs • Getting in and out of bed or bath • Ability to perform domestic duties

with:

Seemingly Independent Publication: “Finding Relief: Pain Management for Older Adults” (Final Authority, Janssen 2009):
Your recovery will be measured by how well you reach functional goals such as <ul style="list-style-type: none"> • Sleeping without waking from pain • Walking more, or with less pain • Climbing stairs with less pain • Returning to work • Enjoying recreational activities • Having sex • Sleeping in your own bed

544. *Finding Relief* also trivialized the risks of addiction describing as a “myth” that opioids are addictive, and asserting as fact that “[m]any studies show that opioids are *rarely* addictive when used properly for the management of chronic pain.”

545. *Finding Relief* further misrepresented that opioids were safe at high doses by listing dose limitations as “disadvantages” of other pain medicines and omitting any discussion of risks from increased doses of opioids. The publication also falsely claimed that it is a “myth” that “opioid doses have to be bigger over time.”

¹⁴⁵ This advertisement drew an FDA Warning Letter dated March 24, 2008. Though the advertisement was by drug company King, it is used here to demonstrate the types of claims that the FDA regarded as unsupported.

546. Finally, *Finding Relief* deceptively overstated the risks associated with alternative forms of treatment. It juxtaposed the advantages and disadvantages of NSAIDs on one page, with the “myths/facts” of opioids on the facing page. The disadvantages of NSAIDs are described as involving “stomach upset or bleeding,” “kidney or liver damage if taken at high doses or for a long time,” “adverse reactions in people with asthma,” and “increase[d] . . . risk of heart attack and stroke.” Conversely, the only adverse effects of opioids listed by *Finding Relief* are “upset stomach or sleepiness,” which the brochure claims will go away, and constipation. The guide never mentions addiction, overdose, abuse, or other serious side effects of opioids.

547. Janssen was not merely a passive sponsor of *Finding Relief*. Instead, Janssen exercised control over its content and provided substantial assistance to AGS and AAPM to distribute it. A “Copy Review Approval Form” dated October 22, 2008 indicates that key personnel from Janssen’s Advertising & Promotion, Legal, Health Care Compliance, Medical Affairs, Medical Communications, and Regulatory Departments reviewed and approved *Finding Relief*. All six Janssen personnel approving the publication checked the box on the approval form indicating that *Finding Relief* was “Approved With Changes.” After the publication was modified at the behest of Janssen personnel, Janssen paid to have its sales force distribute 50,000 copies of *Finding Relief* throughout the nation. Thus, *Finding Relief* is considered labeling for Janssen’s opioids within the meaning of 21 C.F.R. § 1.3(a).

548. AAPM purchased and distributed copies of *Finding Relief* to all of its members, including those who reside in Osceola County.

549. *Finding Relief*’s author, Medical Writer X, later said it was clear, from his position at the intersection of science and marketing, that the money paid by drug companies to the KOLs and professional and patient organizations with which he worked, distorted the information provided to doctors and patients regarding opioids. The money behind these and many other “educational”

efforts also, he believes, led to a widespread lack of skepticism on the part of leading physicians about the hazards of opioids. It also led these physicians to accept, without adequate scrutiny, published studies that, while being cited to support the safety of opioids, were, in fact, of such poor methodological quality that they would not normally be accepted as adequate scientific evidence.

ii. *AGS – Misleading Medical Education*

550. Janssen also worked with AGS on another project—AGS’s CME promoting the 2009 guidelines for the *Pharmacological Management of Persistent Pain in Older Persons*. These guidelines falsely claimed that “the risks [of addiction] are exceedingly low in older patients with no current or past history of substance abuse” although the study supporting this assertion did not analyze addiction rates by age. They also stated falsely, that “[a]ll patients with moderate to severe pain . . . should be considered for opioid therapy (low quality of evidence, strong recommendation).” Based on Janssen’s control over AGS’s *Finding Relief*, Janssen also would have exercised control over this project as well.

iii. *APF*

551. Janssen also worked with APF to carry out its deceptive marketing campaign. Documents obtained from one of Janssen’s public relations firms, Ketchum, indicate that Janssen and the firm enlisted APF as part of an effort to “draft media materials and execute [a] launch plan” for Janssen’s drugs at an upcoming meeting of the AAPM. Janssen also drew on APF publications to corroborate claims in its own marketing materials and its sales training. Janssen personnel participated in a March 2011 call with APF’s “Corporate Roundtable,” in which they worked with APF and drug company personnel to develop strategies to promote chronic opioid therapy. APF personnel spoke with Janssen employees who “shar[ed] expertise from within their company for [a] public awareness campaign.”

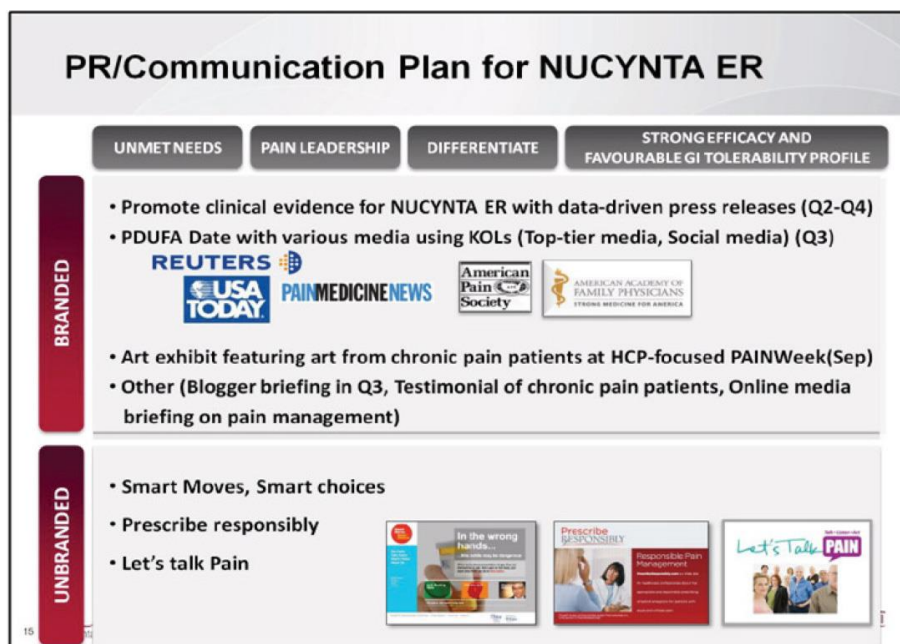
552. Their joint work on the “Corporate Roundtable” demonstrates the close collaboration between Janssen and APF in promoting opioids for the treatment of chronic pain. APF President

Will Rowe also reached out to Defendants—including Janssen— rather than his own staff, to identify potential authors to answer a 2011 article critical of opioids that had been published in the Archives of Internal Medicine. Additional examples of APF’s collaboration with Janssen are laid out below:

a) Let’s Talk Pain

553. Most prominent among these efforts was the *Let’s Talk Pain* website. Janssen sponsored *Let’s Talk Pain* in 2009, acting in conjunction with APF, American Academy of Pain Management, and American Society of Pain Management Nursing. Janssen financed and orchestrated the participation of these groups in the website.

554. Janssen exercised substantial control over the content of the *Let’s Talk Pain* website. Janssen’s internal communications always referred to *Let’s Talk Pain* as promoting tapentadol, the molecule it sold as Nucynta and Nucynta ER. Janssen regarded *Let’s Talk Pain* and another website—*Prescriberesponsibly.com*— as integral parts of Nucynta’s launch:



555. Janssen documents also reveal that Janssen personnel viewed APF and AAPM as “coalition members” in the fight to increase market share.

556. To this end, Janssen and APF entered into a partnership to “keep pain and the importance of responsible pain management top of mind” among prescribers and patients. They agreed to work to reach “target audiences” that included patients, pain management physicians, primary care physicians, and KOLs. One of the roles Janssen assumed in the process was to “[r]eview, provide counsel on, and approve materials.” Janssen did in fact review and approve material for the *Let’s Talk Pain* website, as evidenced by the following edits by a Janssen executive to the transcript of a video that was to appear on the site:

2

edit out of video 3 4 5 6	Shaffer: This is what has allowed me to continue to function. It is what allowed me to have somewhat of a normal life, is the opioids. But, and I do have a concern about the risk, but I also know that if I take them as directed by my physician, and I let them know of any adverse reactions that I might feel promptly, that I’m safe. Anderson: And that is true. The job of the physician that’s prescribing
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557. The final version of the video on *Let’s Talk Pain* omitted the stricken language above.

558. This review and approval authority extended to the *Let’s Talk Pain* website. Emails between Janssen personnel and a consultant indicate that, even though the *Let’s Talk Pain* website was hosted by APF, Janssen had approval rights over its content. Moreover, emails describing Janssen’s review and approval rights related to *Let’s Talk Pain* indicate that this right extended to “major changes and video additions.”

559. As a 2009 Janssen memo conceded, “[t]he *Let’s Talk Pain Coalition* is sponsored by PriCara, a Division of Ortho-McNeil-Janssen Pharmaceuticals, Inc.” and “[t]he Coalition and Pricara **maintain editorial control of all *Let’s Talk Pain* materials and publications**” (emphasis added).

560. A 2011 Consulting Agreement between Janssen and one of APF’s employees, relating to the dissemination of national survey data, demonstrates the near-total control Janssen was empowered to exercise over APF in connection with the *Let’s Talk Pain* website, including requiring

APF to circulate and post Janssen's promotional content. The agreement required APF to "participate in status calls between Janssen, APF, AAPM, ASPMN, and Ketchum as requested by Janssen" and required APF to "respond to requests to schedule status calls **within 48 hours** of the request" (emphasis in original). APF also was required to "[r]eview and provide feedback to media materials, including a press release, pitch email, a key messages document, and social media messages, **within one week** of receipt" (emphasis in original).

561. The agreement further required APF to provide a summary of the survey results in APF's PAIN MONITOR e-newsletter, post a link to the survey results on APF's Facebook page, send out tweets related to the survey, serve as a spokesperson available for media interviews, "[s]hare information with any media contacts with whom APF has existing relationships to promote the announcement of the national survey findings," identify at least two patient spokespersons to talk about the survey data, and include the survey results in "any future APF materials, as appropriate." Tellingly, "any ideas made or conceived by [APF] in connection with or during the performance" of the Agreement "shall be the property of, and belong to, [Janssen]."

562. Janssen also exercised its control over *Let's Talk Pain*. Janssen was able to update the *Let's Talk Pain* website to describe its corporate restructuring and Janssen personnel asserted their control over "video additions" by reviewing and editing the interview touting the functional benefits of opioids. Given its editorial control over the content of *Let's Talk Pain*, Janssen was, at all times, fully aware of—and fully involved in shaping—the website's content.¹⁴⁶

563. Let's Talk Pain contained a number of misrepresentations.

¹⁴⁶ It bears noting that Janssen does not publicly identify its role in creating *Let's Talk Pain's* content. Instead, *Let's Talk Pain* represents that "coalition members" develop the content that appears on the website and lists Janssen as the only sponsor of that coalition.

564. For example, *Let's Talk Pain* misrepresented that the use of opioids for the treatment of chronic pain would lead to patients regaining functionality. *Let's Talk Pain* featured an interview claiming that opioids were what allowed a patient to “continue to function.”

565. In 2009, *Let's Talk Pain* also promoted the concept of “pseudoaddiction,” which it described as patient behaviors that may occur when pain is under-treated” but differs “from true addiction because such behaviors can be resolved with effective pain management” (emphasis added). *Let's Talk Pain* was available to, and was intended to, reach Osceola County patients and prescribers.

b) *Exit Wounds*

566. Janssen also engaged in other promotional projects with and through APF. One such project was the publication and distribution of *Exit Wounds*, which, as described above, deceptively portrayed the risks, benefits, and superiority of opioids to treat chronic pain. *Exit Wounds* was drafted by “Medical Writer X.” It is fully representative of his work on behalf of drug companies.

567. Janssen gave APF substantial assistance in distributing *Exit Wounds* in Osceola County and throughout the nation by providing grant money and other resources.

c. Janssen's Deceptive Statements to Osceola County Prescribers and Patients

568. Janssen also directed the misstatements described above to Osceola County patients and prescribers, including through CMEs, its sales force, and recruited physician speakers.

i. *Janssen's Deceptive Medical Education Programs in Osceola County*

569. Janssen sponsored CMEs and talks attended by County prescribers.

ii. *Janssen's Deceptive Detailing Practices in Osceola County*

570. The experiences of specific prescribers confirm both that Janssen's national marketing campaign included the misrepresentations, and that the company disseminated these same misrepresentations to Osceola County prescribers and consumers. In particular, these prescriber

accounts reflect that Janssen detailers claimed that Nucynta was “not an opioid” because it worked on an “alternate receptor”;¹⁴⁷ claimed that Janssen’s drugs would be less problematic for patients because they had anti-abuse properties and were “steady state”; claimed that patients on Janssen’s drugs were less susceptible to withdrawal; omitted or minimized the risk of opioid addiction; claimed or implied that opioids were safer than NSAIDs; and overstated the benefits of opioids, including by making claims of improved function.

5. Purdue

571. Purdue promoted its branded opioids—principally, Oxycontin, Butrans, and Hysingla — and opioids generally in a campaign that consistently mischaracterized the risk of addiction and made deceptive claims about functional improvement. Purdue did this through its sales force, branded advertisements, promotional materials, and speakers, as well as a host of materials produced by its third-party partners, most prominently APF. Purdue’s sales representatives and advertising also misleadingly implied that OxyContin provides a full 12 hours of pain relief, and its allied Front Groups and KOLs conveyed the additional deceptive messages about opioids’ safety at higher doses, the safety of alternative therapies, and the effectiveness of addiction screening tools.

572. Based on the highly coordinated and uniform nature of Purdue’s marketing, Purdue conveyed these deceptive messages to Osceola County prescribers. The materials that Purdue generated in collaboration with third parties also were distributed or made available in Osceola County. Purdue distributed these messages, or facilitated their distribution, in Osceola County with the intent that Osceola County prescribers and/or consumers would rely on them in choosing to use opioids to treat chronic pain.

a. Purdue’s Deceptive Direct Marketing

¹⁴⁷ The FDA-approved labels for both Nucynta and Nucynta ER describe the tapentadol molecule as an “opioid agonist and a Schedule II controlled substance that can be abused in a manner similar to other opioid agonists, legal or illicit.”

573. Like the other Defendants, Purdue directly disseminated deceptive branded and unbranded marketing focused on minimizing the risks associated with the long-term use of opioids to treat chronic pain. Purdue directed these messages to prescribers and consumers through its sales force and branded advertisements.

574. Purdue engaged in in-person marketing to doctors in Osceola County. Purdue had 250 sales representatives in 2007, of whom 150 were devoted to promoting sales of OxyContin full time. Like the other Defendants' detailers, Purdue sales representatives visited targeted physicians to deliver sales messages that were developed centrally and deployed, identically, across the country. These sales representatives were critical in delivering Purdue's marketing strategies and talking points to individual prescribers.¹⁴⁸ Indeed, Endo's internal documents indicate that pharmaceutical sales representatives employed by Endo, Actavis, and Purdue discussed the AAPM/APS Guidelines, which as discussed above deceptively concluded that the risk of addiction is manageable for patients regardless of past abuse histories, with doctors during individual sales visits.

575. Purdue's spending on detailing reached its nadir in 2006 and 2007, as the company faced civil and criminal charges for misbranding OxyContin. Since settling those charges in 2007, however, Purdue has sharply increased its quarterly spending on promotion through its sales force, from under \$5 million in 2007 to more than \$30 million by the end of 2014.

576. Purdue also marketed its drugs through branded advertisements which relied on, among other deceptive tactics, misleading statements about the efficacy and onset of OxyContin. Purdue marketed its drug as effective for 12 hours while knowing that these claims were misleading because, for many patients, the pain relief lasted for as little as eight hours, leading to end-of-dose

148 But Purdue did not stop there. It also tracked around 1,800 doctors whose prescribing patterns demonstrated a probability that they were writing opioid prescriptions for addicts and drug dealers. Purdue kept the program secret for nine years and, when it finally did report information about these suspicious doctors to law enforcement authorities, it only did so with respect to 8% of them.

failure and withdrawal symptoms. This prompted doctors to prescribe, or patients to take, higher or more frequent doses of opioids, all of which increased the risk of abuse and addiction.

577. For example, a “Conversion and Titration Guide” submitted to the FDA and distributed to physicians by Purdue, prominently referred to “Q12h OxyContin Tablets,” meaning that each tablet was intended to “offer . . . every-twelve-hour dosing.” Other marketing materials directed at physicians and disseminated across the country in 2006 touted that OxyContin’s “12-hour AcroContin Delivery System” was “designed to deliver oxycodone over 12 hours,” which offered patients “life with Q12H relief.” Those same marketing materials included a timeline graphic with little white paper pill cups at “8AM” and, further down the line, at “8PM” only. They also proclaimed that OxyContin provided “Consistent Plasma Levels Over 12 Hours” and set forth charts demonstrating absorption measured on a logarithmic scale, which fraudulently made it appear that levels of oxycodone in the bloodstream slowly taper over a 12-hour time period.

578. Purdue advertisements that ran in 2005 and 2006 issues of the *Journal of Pain* depicted a sample prescription for OxyContin with “Q12h” handwritten. Another advertisement Purdue ran in 2005 in the *Journal of Pain* touted OxyContin’s “Q12h dosing convenience” and displayed two paper dosing cups, one labeled “8 am” and one labeled “8 pm,” implying that OxyContin is effective for the 12-hour period between 8 a.m. and 8 p.m. Similar ads appeared in the March 2005 *Clinical Journal of Pain*.

579. Purdue continued to include prominent 12-hour dosing instructions in its branded advertising, such as in a 2012 Conversion and Titration Guide, which states: “Because each patient’s treatment is personal / Individualize the dose / Q12h OxyContin Tablets.”

580. As outlined above, however, these statements are misleading because they fail to make clear that a 12-hour dose does not equate to 12 hours of pain relief. Nevertheless, Purdue’s direct marketing materials have misleadingly claimed OxyContin offers 12 hour “dosing convenience.”

581. As described below, these deceptive statements regarding the efficacy of OxyContin were also carried into Osceola County by Purdue's detailers.

582. Purdue's direct marketing materials also misrepresented that opioids would help patients regain functionality and make it easier for them to conduct everyday tasks like walking, working, and exercising.

583. For example, in 2012, Purdue disseminated a mailer to doctors titled "Pain vignettes." These "vignettes" consisted of case studies describing patients with pain conditions that persisted over a span of several months. One such patient, "Paul," is described as a "54-year-old writer with osteoarthritis of the hands," and the vignettes imply that an OxyContin prescription will help him work. None of these ads, however, disclosed the truth — that there is no evidence that opioids improve patients' lives and ability to function and that there was substantial evidence to the contrary.

584. Some of the greatest weapons in Purdue's arsenal, however, were unbranded materials it directly funded and authored. These were in addition to the unbranded materials, described below, that Purdue channeled through third parties.

585. In 2011, Purdue published a prescriber and law enforcement education pamphlet titled *Providing Relief, Preventing Abuse*, which deceptively portrayed the signs—and therefore the prevalence — of addiction. However, Purdue knew, as described above, that OxyContin was used non-medically by injection less than less than 17% of the time. Yet, *Providing Relief, Preventing Abuse* prominently listed side effects of injection like skin popping and track marks as "Indications of Possible Drug Abuse"—downplaying much more prevalent signs of addiction associated with OxyContin use such as asking for early refills, making it seem as if addiction only occurs when opioids are taken illicitly.

586. *Providing Relief, Preventing Abuse* also deceptively camouflaged the risk of addiction by falsely supporting the idea that drug-seeking behavior could, in fact, be a sign of "pseudoaddiction" rather than addiction itself. Specifically, it noted that the concept of "pseudoaddiction" had "emerged

in the literature” to describe “[drug-seeking behaviors] in patients who have pain that has not been effectively treated.” Nowhere in *Providing Relief, Preventing Abuse* did Purdue disclose the lack of scientific evidence justifying the concept of “pseudoaddiction,” or that the phrase itself had been coined by a Purdue vice president.

587. *Providing Relief, Preventing Abuse* was available nationally and was intended to reach Osceola County prescribers. As described below, the deceptive statements in *Providing Relief, Preventing Abuse* regarding addiction were the very same messages Purdue directed at Osceola County prescribers through its sales force.

588. Purdue also disseminated misrepresentations through two of its unbranded websites, *In the Face of Pain* and *Partners Against Pain*.

589. Consistent with Purdue’s efforts to portray opioid treatment as “essential” for the proper treatment of chronic pain and label skepticism related to chronic opioid therapy as an “inadequate understanding” that leads to “inadequate pain control,” *In the Face of Pain* criticized policies that limited access to opioids as being “at odds with best medical practices” and encouraged patients to be “persistent” in finding doctors who will treat their pain. This was meant to imply that patients should keep looking until they find a doctor willing to prescribe opioids.

590. *In the Face of Pain* was available nationally and was intended to reach Osceola County prescribers.

591. Purdue also used its unbranded website *Partners Against Pain* to promote the same deceptive messages regarding risk of addiction and delivered by its sales representatives. On this website, Purdue posted *Clinical Issues in Opioid Prescribing*, a pamphlet that was copyrighted in 2005. Purdue also distributed a hard-copy version of this pamphlet. *Clinical Issues in Opioid Prescribing* claimed that “illicit drug use and deception” were not indicia of addiction, but rather indications that a patient’s pain was undertreated. The publication indicated that “[p]seudoaddiction can be

distinguished from true addiction in that the behaviors resolve when the pain is effectively treated.” In other words, Purdue suggested that when faced with drug-seeking behavior from their patients, doctors should prescribe more opioids — turning evidence of addiction into an excuse to sell and prescribe even more drugs.

592. Purdue’s misleading messages and materials were part of a broader strategy to convince prescribers to use opioids to treat their patients’ pain, irrespective of the risks, benefits, and alternatives. This deception was national in scope and included Osceola County. As described above, Purdue’s nationwide messages would have reached County prescribers in a number of ways. For example, they were carried into Osceola County by Purdue’s sales representatives during detailing visits as well as made available to Osceola County patients and prescribers through websites and ads, including ads in prominent medical journals. They would have also been delivered to Osceola County prescribers by Purdue’s paid speakers, who were required by Purdue policy and by FDA regulations to stay true to Purdue’s nationwide messaging.

b. Purdue’s Deceptive Third-Party Statements

593. Purdue’s efforts were not limited to making misrepresentations through its own sales force and its own branded and unbranded marketing materials. As described above, Purdue knew that regulatory constraints restricted what it could say about its drugs through direct marketing. For this reason, like the other Defendants, Purdue enlisted the help of third parties to release misleading information about opioids. The most prominent of these was APF.

i. *APF*

a) Purdue’s Control of APF

594. Purdue exercised considerable control over APF, which published and disseminated many of the most blatant falsehoods regarding chronic opioid therapy. Their relationship, and several of the APF publications, is described in detail below.

595. Purdue exercised its dominance over APF over many projects and years. Purdue was APF's second-biggest donor, with donations totaling \$1.7 million. Purdue informed APF that the grant money reflected Purdue's effort to "strategically align its investments in nonprofit organizations that share [its] business interests," making clear that Purdue's funding depended upon APF continuing to support Purdue's business interests. Indeed, Purdue personnel participated in a March 2011 call with APF's "Corporate Roundtable," where they suggested that APF "[s]end ambassadors to talk about pain within companies and hospitals." Thus, Purdue suggested what role APF could play that would complement its own marketing efforts. On that call, Purdue personnel also committed to provide APF with a list of "industry state advocates" who could help promote chronic opioid therapy, individuals and groups that, upon information and belief, APF reached out to. Purdue personnel remained in constant contact with their counterparts at APF.

596. This alignment of interests was expressed most forcefully in the fact that Purdue hired APF to provide consulting services on its marketing initiatives. Purdue and APF entered into a "Master Consulting Services" Agreement on September 14, 2011. That agreement gave Purdue substantial rights to control APF's work related to a specific promotional project. Moreover, based on the assignment of particular Purdue "contacts" for each project and APF's periodic reporting on their progress, the agreement enabled Purdue to be regularly aware of the misrepresentations APF was disseminating regarding the use of opioids to treat chronic pain in connection with that project. The agreement gave Purdue — but not APF—the right to end the project (and, thus, APF's funding) for any reason. This agreement demonstrates APF's lack of independence and its willingness to surrender to Purdue's control and commercial interests, which would have carried across all of APF's work.

597. Purdue used this agreement to conduct work with APF on the *Partners Against Pain* website. *Partners Against Pain* is a Purdue-branded site, and Purdue holds the copyright.

598. However, its ability to deploy APF on this project illustrates the degree of control Purdue exercised over APF. In 2011, it hired an APF employee to consult on the *Partners Against Pain* rollout, to orchestrate the media campaign associated with the launch of certain content on the website, and to make public appearances promoting the website along with a celebrity spokesperson. Purdue contemplated paying this consultant \$7,500 in fees and expenses for 26 hours of work. Purdue would require this consultant to “to discuss and rehearse the delivery of [Purdue’s] campaign messages” and Purdue committed that “[m]essage points will be provided to [the] Consultant in advance and discussed on [a planned] call.” At all times, decisions regarding the final content on the *Partners Against Pain* website were “at the sole discretion of Purdue.”

599. APF also volunteered to supply one of its staff (a medical doctor or a nurse practitioner) to assist Purdue as a consultant and spokesperson for the launch of one of Purdue’s opioid-related projects, *Understanding & Coping with Lower Back Pain*, which appeared on *Partners Against Pain*. One of the consultants was APF’s paid employee, Mickie Brown. The consultant’s services would be provided in return for a \$10,000 consulting fee for APF and \$1,500 in honoraria for the spokesperson. All documents used by the consultant in her media appearances would be reviewed and approved by individuals working for Purdue. It was not until later that APF worried about “how Purdue sees this program fitting in with our [existing] grant request.”

600. Given the financial and reputational incentives associated with assisting Purdue in this project and the direct contractual relationship and editorial oversight, APF personnel were acting under Purdue’s control at all relevant times with respect to *Partners Against Pain*.

601. APF acquiesced to Purdue’s frequent requests that APF provide “patient representatives” for *Partners against Pain*. Moreover, APF staff and board members and Front Groups ACPA and AAPM, among others (such as Dr. Webster), appear on *Inthefaceofpain.com* as “Voices of Hope”—“champions passionate about making a difference in the lives of people who live with pain”

and providing “inspiration and encouragement” to pain patients. APF also contracted with Purdue for a project on back pain in which, among other things, it provided a patient representative who agreed to attend a Purdue-run “media training session.”

602. According to an Assurance of Voluntary Compliance (“AVC”) entered into between the New York Attorney General and Purdue Pharma on August 19, 2015, *Inthefaceofpain.com* received 251,648 page views between March 2014 and March 2015. With the exception of one document linked to the website, *Inthefaceofpain.com* makes no mention of opioid abuse or addiction. Purdue’s copyright appears at the bottom of each page of the website, indicating its ownership and control of its content. There is no other indication that 11 of the individuals who provided testimonials on *Inthefaceofpain.com* received payments, according to the AVC, of \$231,000 for their participation in speakers programs, advisory meetings and travel costs between 2008 and 2013. The New York Attorney General found Purdue’s failure to disclose its financial connections with these individuals had the potential to mislead consumers.

603. Nowhere was Purdue’s influence over APF so pronounced as it was with the APF’s “Pain Care Forum” (“PCF”). PCF was and continues to be run not by APF, but by Defendant Purdue’s in-house lobbyist, Burt Rosen. As described by a former drug company employee, Rosen exercised full control of PCF, telling them “what do do and how to do it.” This control allowed him, in turn, to run APF as, in accordance with Rosen’s thinking, “PCF was APF, which was Purdue.” PCF meets regularly in-person and via teleconference, and shares information through an email listserv.

604. In 2011, APF and another third-party advocacy group, the Center for Practical Bioethics, were considering working together on a project. Having reviewed a draft document provided by the Center for Practical Bioethics, the APF employee cautioned that “this effort will be in cooperation with the efforts of the PCF” and acknowledged that “I know you have reservations

about the PCF and pharma involvement, but I do believe working with them and keeping the lines of communications open is important.” The Center for Practical Bioethics CEO responded by indicating some confusion about whom to speak with, asking “[i]s Burt Rosen the official leader” and reflecting what other sources have confirmed.

605. In 2007, the PCF Education Subgroup, consisting of drug companies Purdue and Alpharma, and Front Groups APF and ACPA (self-described as “industry-funded” groups), developed a plan to address a perceived “lack of coordination” among the industry and pro-opioid professional and patient organizations. PCF members agreed to develop simplified “key” messages” to use for public education purposes. Their messages were reflected in programs like NIPC’s *Let’s Talk Pain* (put together by Endo and APF), and Purdue’s *In the Face of Pain*.

606. When the FDA required drug companies to fund CMEs related to opioid risks in accordance with its 2009 REMS, Purdue, along with these Front Groups, worked through the PCF to ensure that, although it was mandatory for drug companies to fund these CMEs, it would not be mandatory for prescribers to attend them. A survey was circulated among Defendants Endo, Janssen, and Purdue, which predicted that the rates of doctors who would prescribe opioids for chronic pain would fall by 13% if more than four hours of mandatory patient education were required in accordance with the REMS. With a push from PCF, acting under Purdue’s direction, the CMEs were not made mandatory for prescribers.

607. APF showed its indebtedness to Purdue and its willingness to serve Purdue’s corporate agenda when APF chairman Dr. James N. Campbell testified on the company’s behalf at a July 2007 hearing before the Senate Judiciary Committee “evaluating the propriety and adequacy of the OxyContin criminal settlement.”¹⁴⁹ Despite its ostensible role as a patient advocacy organization,

149 *Evaluating the Propriety and Adequacy of the Oxycontin Criminal Settlement: Before the S. Comm. On the Judiciary*, 110th Cong. 46-50, 110-116 (2007) (statements of Dr. James Campbell, Chairman,

APF was willing to overlook substantial evidence — resulting in the jailing of Purdue executives— that Purdue blatantly, despite its clear knowledge to the contrary, told physicians and patients that OxyContin was “rarely” addictive and less addictive than other opioids. Like Purdue, APF ignored the truth about opioids and parroted Purdue’s deceptive messaging. Dr. Campbell testified on Purdue’s behalf that addiction was a “rare problem” for chronic pain patients and asserted: “[T]he scientific evidence suggests that addiction to opioids prescribed by legitimate chronic non-cancer pain patients without prior histories of substance abuse using the medication as directed is rare. Furthermore, no causal effect has been demonstrated between the marketing of OxyContin and the abuse and diversion of the drug.” There was, and is, no scientific support for those statements.

608. APF President Will Rowe reached out to Defendants—including Purdue—rather than his own staff, to identify potential authors to answer a 2011 article critical of opioids that had been published in the Archives of Internal Medicine.

609. Purdue’s control over APF shaped, and was demonstrated by specific APF, pro-opioid publications. These publications had no basis in science and were driven (and can only be explained) by the commercial interest of pharmaceutical companies—Purdue chief among them.

b) *A Policymaker’s Guide*

610. Purdue provided significant funding to and was involved with APF’s creation and dissemination of *A Policymaker’s Guide to Understanding Pain & Its Management*, originally published in 2011 and still available online. *A Policymaker’s Guide to Understanding Pain & Its Management* misrepresented that there were studies showing that the use of opioids for the long-term treatment of chronic pain could improve patients’ ability to function.

APF), <https://www.judiciary.senate.gov/imo/media/doc/Campbell%20Testimony%20073107.pdf> (accessed May 30, 2017). Purdue was also able to exert control over APF through its relationships with APF’s leadership. Purdue-sponsored KOLs Russell Portenoy and Scott Fishman chaired APF’s board. Another APF board member, Perry Fine, also received consulting fees from Purdue. APF board member Lisa Weiss was an employee of a public relations firm that worked for both Purdue and APF. Weiss, in her dual capacity, helped vet the content of the Purdue-sponsored *Policymaker’s Guide*, which is described below.

611. Specifically, *A Policymaker's Guide to Understanding Pain & Its Management* claimed that “multiple clinical studies” demonstrated that “opioids . . . are effective in improving [d]aily function, [p]sychological health [and] [o]verall health-related quality of life for people with chronic pain” and implied that these studies established that the use of opioids long-term led to functional improvement. The study cited in support of this claim specifically noted that there were no studies demonstrating the safety of opioids long-term and noted that “[f]or functional outcomes, the other [studied] analgesics were significantly more effective than were opioids.”¹⁵⁰

612. The *Policymaker's Guide* also misrepresented the risk of addiction. It claimed that pain had generally been “undertreated” due to “[m]isconceptions about opioid addiction” and that “less than 1% of children treated with opioids become addicted.”

613. Moreover, the *Policymaker's Guide* attempted to distract doctors from their patients’ drug-seeking behavior by labeling it as “pseudoaddiction,” which, according to the guide, “describes patient behaviors that may occur when pain is undertreated.” Like *Partners Against Pain*, *A Policymaker's Guide* noted that “[p]seudo-addiction can be distinguished from true addiction in that this behavior ceases when pain is effectively treated.” The similarity between these messages regarding “pseudoaddiction” highlights the common, concerted effort behind Purdue’s deceptive statements.

614. The *Policymaker's Guide* further misrepresented the safety of increasing doses of opioids and deceptively minimized the risk of withdrawal. For example, the *Policymaker's Guide* claimed that “[s]ymptoms of physical dependence” on opioids in long-term patients “can often be ameliorated by gradually decreasing the dose of medication during discontinuation” while omitting the significant hardship that often accompanies cessation of use. Similarly, the *Policymaker's Guide* taught that even indefinite dose escalations are “sometimes necessary” to reach adequate levels of pain relief while completely omitting the safety risks associated with increased doses.

150 Andrea D. Furlan *et al.*, *Opioids for chronic noncancer pain: a meta-analysis of effectiveness and side effects*, 174(11) Can. Med. Ass’n J. 1589 (2006).

615. Purdue provided substantial monetary assistance toward the creation and dissemination of the *Policymaker's Guide*, providing APF with \$26,000 in grant money. APF ultimately disseminated *Policymaker's Guide* on behalf of Defendants, including Purdue. Purdue was not only kept abreast of the content of the guide as it was being developed, but, based on the periodic reports APF provided to Purdue regarding its progress on the *Policymaker's Guide*, had editorial input of the contents.

616. The *Policymaker's Guide* was posted online and was available to, and intended to reach Osceola County prescribers and consumers. As described below, the deceptive statements in *Policymaker's Guide* regarding addiction and functionality were the very same messages Purdue directed at Osceola County through its own sales force.

c) *Treatment Options: A Guide for People Living with Pain*

617. Purdue's partnership with APF did not end with the *Policymaker's Guide*. Purdue also substantially assisted APF by sponsoring *Treatment Options: A Guide for People Living with Pain*, starting in 2007. Based on Purdue's control of other APF projects, Purdue also would have exercised control over *Treatment Options*.

618. *Treatment Options* is rife with misrepresentations regarding the safety and efficacy of opioids. For example, *Treatment Options* misrepresents that the long-term use of opioids to treat chronic pain could help patients function in their daily lives by stating that, when used properly, opioids "give [pain patients] a quality of life [they] deserve."

619. Further, as outlined above, *Treatment Options* claims that addiction is rare and that, when it does occur, it involves unauthorized dose escalations, patients who receive opioids from multiple doctors, or theft, painting a narrow and misleading portrait of opioid addiction.

620. *Treatment Options* also promotes the use of opioids to treat long-term chronic pain by denigrating alternate treatments, most particularly NSAIDs. *Treatment Options* notes that NSAIDs can be dangerous at high doses and inflates the number of deaths associated with NSAID use,

distinguishing opioids as having less risk. According to *Treatment Options*, NSAIDs are different from opioids because opioids have “no ceiling dose.” This lack of ceiling is considered to be beneficial as some patients “need” larger doses of painkillers than they are currently prescribed. *Treatment Options* warns that the risks associated with NSAID use increased if NSAIDs are “taken for more than a period of months,” but deceptively omits any similar warning about the risks associated with the long-term use of opioids.

621. *Treatment Options* was posted online and remains online today. It was available to and intended to reach Osceola County prescribers and patients. As described below, the deceptive statements in *Treatment Options* regarding addiction and functionality echo the messages Purdue directed at Osceola County through its own sales force. Purdue also engaged in other promotional projects with and through APF. One such project was the publication and distribution of *Exit Wounds*, which, as described above, deceptively portrayed the risks, benefits, and superiority of opioids to treat chronic pain.

622. Purdue provided APF with substantial assistance in distributing *Exit Wounds* in Osceola County and throughout the nation by providing grant money and other resources.

ii. *Purdue’s Work with Other Third Party Front Groups and KOLs*

623. Purdue also provided other third-party Front Groups with substantial assistance in issuing misleading statements regarding the risks, benefits, and superiority of opioids for the long-term treatment of chronic pain.

a) *FSMB – Responsible Opioid Prescribing*

624. In 2007, Purdue sponsored FSMB's *Responsible Opioid Prescribing*, which, as described above, deceptively portrayed the risks, benefits, and superiority of opioids to treat chronic pain. *Responsible Opioid Prescribing* also was drafted by Dr. Scott Fishman.

625. Purdue spent \$150,000 to help FSMB distribute *Responsible Opioid Prescribing*. The book was distributed nationally, and was available to and intended to reach prescribers in Osceola County.

b) AGS – *Pharmacological Management of Persistent Pain in Older Persons*

626. Along with Janssen, Purdue worked with the AGS on a CME to promote the 2009 guidelines for the *Pharmacological Management of Persistent Pain in Older Persons*. As discussed above, these guidelines falsely claimed that “the risks [of addiction] are exceedingly low in older patients with no current or past history of substance abuse” as the study supporting this assertion did not analyze addiction rates by age. They also stated, falsely, that “[a]ll patients with moderate to severe pain should be considered for opioid therapy (low quality of evidence, strong recommendation).”

627. Controversy surrounding earlier versions of AGS guidelines had taught AGS that accepting money directly from drug companies to fund the guidelines' development could lead to allegations of bias and “the appearance of conflict.” Accordingly, AGS endeavored to eliminate “the root cause of that flack” by turning down commercial support to produce the 2009 Guidelines. Having determined that its veneer of independence would be tarnished if it accepted drug company money to create the content, AGS decided to develop the guidelines itself and turn to the drug companies for funding to *distribute* the pro-drug company content once it had been created. As explained by AGS personnel, it was AGS's “strategy that we will take commercial support to disseminate [the 2009 Guidelines] if such support is forthcoming.” AGS knew that it would be difficult to find such support unless the report was viewed favorably by opioid makers.

628. AGS sought and obtained grants from Endo and Purdue to distribute *Pharmacological Management of Persistent Pain in Older Persons*. As a result, the publication was distributed nationally, and was available to and was intended to reach Osceola County prescribers. Indeed, internal documents of another Defendant, Endo, indicate that pharmaceutical sales representatives employed by Purdue discussed treatment guidelines that minimized the risk of addiction to opioids with doctors during individual sales visits.¹⁵¹

c) *Chronic Pain Management and Opioid Use: Easing Fears, Managing Risks, and Improving Outcomes*

629. Purdue sponsored a 2012 CME program called *Chronic Pain Management and Opioid Use: Easing Fears, Managing Risks, and Improving Outcomes*. The presentation deceptively instructed doctors that, through the use of screening tools, more frequent refills, and other techniques, high-risk patients showing signs of addictive behavior could be treated with opioids. This CME was presented at various locations in the United States and is available online today.

d) *Managing Patient's Opioid Use: Balancing the Need and Risk*

630. Purdue also sponsored a 2011 CME taught by KOL Lynn Webster via webinar titled *Managing Patient's Opioid Use: Balancing the Need and Risk*. This presentation also deceptively instructed prescribers that screening tools, patient agreements, and urine test prevented “overuse of prescriptions” and “overdose deaths.” At the time, Dr. Webster was receiving significant funding from Purdue. Versions of Dr. Webster’s Opioid Risk Tool appear on, or are linked to, websites run by Purdue (and other Defendants). The webinar was available to and was intended to reach Osceola County prescribers.

e) *Path of the Patient, Managing Chronic Pain in Younger Adults at Risk for Abuse*

151 As described above, Purdue also provided substantial support for the AAPM/APS guidelines. The 1997 AAPM and APS consensus statement *The Use of Opioids for the Treatment of Chronic Pain* was authored by one of its paid speakers, and 14 out of 21 panel members who drafted the AAPM/APS Guidelines received support from Defendants Janssen, Cephalon, Endo, and Purdue.

631. Purdue also sponsored a CME program entitled *Path of the Patient, Managing Chronic Pain in Younger Adults at Risk for Abuse*. *Path of the Patient* was devoted entirely to the message of treating chronic pain with opioids. Although the program purported to instruct a treating physician how to manage chronic pain in younger adults at risk for abuse, it does no such thing.

632. This “educational” program, addressing treatment of a population known to be particularly susceptible to opioid addiction, presents none of the alternative treatment options available, only discussing treatment of chronic pain with opioids.

633. In a role-play in *Path of the Patient*, a patient who suffers from back pain tells his doctor that he is taking twice as many hydrocodone pills as directed. The doctor reports that the pharmacy called him because of the patient’s early refills. The patient has a history of drug and alcohol abuse. Despite these facts, the narrator notes that, because of a condition known as “pseudoaddiction,” the doctor should not assume his patient is addicted even if he persistently asks for a specific drug, seems desperate, hoards medicine, or “overindulges in unapproved escalating doses.” The doctor in the role-play treats this patient by prescribing a high-dose, long-acting opioid. This CME was available online and was intended to reach County prescribers.

f) *Overview of Management Options*

634. Purdue also sponsored a CME titled *Overview of Management Options* issued by the American Medical Association in 2003, 2007, and 2013 (the latter of which is still available for CME credit). The CME was edited by KOL Russel Portenoy, among others. It deceptively instructs physicians that NSAIDs and other drugs, but not opioids, are unsafe at high doses. In reality, the data indicates that patients on high doses of opioids are more likely to experience adverse outcomes than patients on lower doses of the drugs. Dr. Portenoy received research support, consulting fees, and

honoraria from Purdue (among others), and was a paid Purdue consultant. This CME was presented online in the United States and was available to Osceola County prescribers.

iii. *Purdue's Misleading Science*

635. Purdue also misrepresented the risks associated with long-term opioid use by promoting scientific studies in a deceptive way. In 1998, Purdue funded two articles by Dr. Lawrence Robbins, which showed that between 8% and 13% of the patients he studied became addicted to opioids—a troubling statistic for Purdue, whose market, and marketing, depended upon the claim that opioids were rarely addictive.¹⁵² Purdue had these articles placed in headache-specific journals where they would be less likely to be encountered by pain specialists or general practitioners. The first of these articles has been cited a mere 16 times; the second does not even appear on Google scholar. Five years later, Purdue funded a study of OxyContin in diabetic neuropathy patients, which was published in 2003. Notwithstanding the fact that that Purdue-funded studies, testing Purdue's own drugs, had previously indicated that addiction rates were between 8% and 13%, Purdue's 2003 article reached back to the 1980 Porter-Jick Letter to support its claim that OxyContin was not commonly addictive. This article was placed in a prominent pain journal and has been cited 487 times.¹⁵³ While this article was drafted over a decade ago, it continues to be relied upon to further the misrepresentations that opioids are not addictive.

a) *Purdue's Deceptive Statements to Osceola County Prescribers and Patients*

636. Purdue directed the dissemination of the misstatements described above to Osceola County patients and prescribers through the Front Groups, KOLs, and publications described above, as well as through its sales force in Osceola County and through advertisements in prominent

152 Lawrence Robbins, *Long-Acting Opioids for Severe Chronic Daily Headache*, 10(2) Headache Q. 135 (1999); Lawrence Robbins, *Works in Progress: Oxycodone CR, a Long-Acting Opioid, for Severe Chronic Daily Headache*, 19 Headache Q. 305 (1999).

153 C. Peter N. Watson et al., *Controlled-release oxycodone relieves neuropathic pain: a randomized controlled trial I painful diabetic neuropathy*, 105 Pain 71 (2003).

medical journals. The deceptive statements distributed through each of these channels reflect a common theme of misrepresenting the benefits of Purdue's opioids, unfairly portraying the risks of addiction associated with their use, and deceptively implying that they would improve patients' ability to function.

637. The deceptive message that OxyContin provided 12 hours of pain relief was not only available to, and intended to, reach Osceola County prescribers through nationally circulated advertising, but was also carried directly into the offices of Osceola County doctors by Purdue's sales representatives.

638. Likewise, the deceptive messages minimizing addiction were not only directed at Osceola County patients and prescribers through the publications circulated above, but were also disseminated directly by Purdue's sales force.

639. Purdue also used its sales force to disseminate misleading statements about the ability of opioids to improve functionality.

640. Purdue's national marketing campaign included the misrepresentations described above and the company disseminated these same misrepresentations to Osceola County prescribers and consumers. In particular, these prescriber accounts reflect that Purdue detailers omitted or minimized the risk of opioid addiction; claimed that Purdue's drugs would be less problematic for patients because they had extended release mechanisms, were tamper proof, and were "steady state"; claimed that OxyContin would provide 12 hours of pain relief; represented that screening tools could help manage the risk of addiction; minimized the symptoms of withdrawal; claimed or implied that opioids were safer than NSAIDs; and overstated the benefits of opioids, including by making claims of improved function.

641. A survey of a sample of physicians, who reported the messages that they retained from detailing visits and other promotional activity, documented that Purdue sales representatives from at

least between 2008 and 2012, promoted OxyContin as being effective for a full 12 hours. Purdue sales representatives also promoted OxyContin as improving patients' sleep (an unsubstantiated functional improvement) to an orthopedic surgeon in 2006 and to a physicians' assistant in 2013. Purdue sales representatives also told internists that the reformulation of OxyContin prevented illegal drug use and that the formulation was 'less addicting,' rather than being harder to adulterate. In 2011, Purdue sales representatives also claimed that the sustained-release property of OxyContin reduced patient "buzz," which is neither based on scientific evidence nor true.

642. The same survey indicated that Purdue sales representatives promoted its Schedule III opioid Butrans as having low or little abuse potential.

6. Insys

643. Insys was co-founded in 2002 by Dr. John Kapoor, a serial pharmaceutical industry entrepreneur "known for applying aggressive marketing tactics and sharp price increases on older drugs."¹⁵⁴

644. In 2012, Insys received U.S. Food and Drug Administration approval for Subsys, a fentanyl sublingual spray product designed to treat breakthrough cancer pain. However, Insys encountered significant obstacles due to insurers employing a process known as prior authorization. Prior authorization prevents the over prescription and abuse of powerful and expensive drugs. The prior authorization process requires "additional approval from an insurer or its pharmacy benefit manager before dispensing..." and may also impose step therapy which requires beneficiaries to first use less expensive medications before moving on to a more expensive approach.¹⁵⁵

154 U.S. senate Homeland Security & Governmental Affairs Committee, *Insys Therapeutics and the Systemic Manipulation of Prior Authorization* (quoting *Fentanyl Billionaire Comes Under Fire as Death Toll Mounts From Prescription Opioids*, Wall Street Journal (Nov. 22, 2016) (www.wsj.com/articles/fentanyl-billionaire-comes-under-fire-as-death-toll-mounts-from-prescription-opioids-1479830968)).

155 Senate Permanent Subcommittee on Investigations, *Combatting the Opioid Epidemic: A Review of Anti-Abuse Efforts in Medicare and Private Health Insurance Systems*; see also Department of Health and Human Services, Centers for Medicare & Medicaid Services, *How Medicare Prescription Drug Plans & Medicare Advantage Plans with Prescription Drug Coverage Use Pharmacies, Formularies, & Common Coverage Rules*

645. Insys circumvented this process by forming a prior authorization unit, known at one point as the Insys Reimbursement Center (“IRC”), to facilitate the process using aggressive and likely illegal marketing techniques. Insys published education articles that praised their products’ non-addictive nature; and funded patient advocacy groups who unknowingly promoted Insys’ agenda of raising the profile of pain so that drugs could be prescribed to treat it. Furthermore, Insys’ former sales representatives, motivated by corporate greed, paid off medical practitioners to prescribe Subsys in spite of any medical need.¹⁵⁶ Insys employees were pressured internally and received significant monetary incentives to increase the rate of prescription approvals.¹⁵⁷

646. According to a federal indictment and ongoing congressional investigation by Sen. Claire McCaskill, IRC employees pretended to be with doctors’ offices and falsified medical histories of patients. The report, acquired by McCaskill’s investigators, includes transcripts and an audio recording of employees implementing these techniques in order to obtain authorization from insurers and pharmacy benefit managers. The transcript reveals an Insys employee pretending to call on behalf of a doctor and inaccurately describes the patient’s medical history.¹⁵⁸ For example, Insys employees would create the impression that the patient had cancer, without explicitly saying so, because cancer was a requirement for prior clearance to prescribe Subsys. Insys was warned by a consultant that it lacked needed policies for governing such activities, but the executives failed to implement corrective internal procedures.

647. In a class action law suit against Insys, it was revealed that management “was aware that only about 10% of prescriptions approved through the Prior Authorization Department were for

156 Lopez, Linette. “It’s been a brutal week for the most shameless company in the opioid crisis- and it’s about to get worse,” *Business Insider*, <http://www.businessinsider.com/opioid-addiction-drugmaker-insys-arrests-justice-department-action-2017-7>

157 Boyd, Roddy. *Murder Incorporated: Insys Therapeutics. Part 1*. Southern Investigative Reporting Foundation. <http://sirf-online.org/2015/12/03/murder-incorporated-the-insys-therapeutics-story/>; see also Indictment. *United States v. Babich, et al.*, D. Mass. (No. 1:16 CR 10343).

158 U.S. Senate Homeland Security & Governmental Affairs Committee, *Fueling an Epidemic: Insys Therapeutics and the Systematic Manipulation of Prior Authorization*, see p. 7-10.

cancer patients,” and an Oregon Department of Justice Investigation found that 78% of preauthorization forms submitted by Insys on behalf of Oregon patients were for off-label uses.¹⁵⁹ Physicians are allowed to prescribe medications for indications outside of FDA guidelines if they see fit, but it is illegal for pharmaceutical companies to market a drug for off-label use.

648. In 2008, biopharmaceutical company Cephalon settled with the U.S. Government for 425 million in a suit against the company that alleged it marketed drugs for unapproved uses (off-label). The FDA approved the drug only for opioid tolerant cancer patients. According to the Oregon settlement and class-action lawsuit, at least three employees involved in sales and/or marketing at Cephalon had moved over to Insys Therapeutics.¹⁶⁰

649. Additionally, Insys created a “legal speaker program” which turned out to be a scam. The Justice Department commented on the program and stated:

The Speaker Programs, which were typically held at high-end restaurants, were ostensibly designed to gather licensed healthcare professionals who had the capacity to prescribe Subsys and educate them about the drug. In truth, the events were usually just a gathering of friends and co-workers, most of whom did not have the ability to prescribe Subsys, and no educational component took place. “Speakers” were paid a fee that ranged from \$1,000 to several thousand dollars for attending these dinners. At times, the sign-in sheets for the Speaker Programs were forged so as to make it appear that the programs had an appropriate audience of healthcare professionals.

650. Insys paid hundreds of thousands of dollars to doctors in exchange for prescribing Subsys and three top prescribers have already been convicted of taking bribes.

651. Fentanyl products are considered to be the most potent and dangerous opioids on the market and up to 50 times more powerful than heroine.¹⁶¹

159. Gusovsky, Dina. The Pain Killer: *A drug Company Putting Profits Above Patients*, CNBC (<https://www.cnbc.com/2015/11/04/the-deadly-drug-appeal-of-insys-pharmaceuticals.html>)

160. *Id.*

161. U.S. Department of Justice. Drug Enforcement Administration. *A Real Threat to Law Enforcement: Fentanyl*. [https://www.dea.gov/druginfo/DEA%20Targets%20Fentanyl%20%20A%20Real%20Threat%20to%20Law%20Enforcement%20\(2016\).pdf](https://www.dea.gov/druginfo/DEA%20Targets%20Fentanyl%20%20A%20Real%20Threat%20to%20Law%20Enforcement%20(2016).pdf)

652. In an internal presentation dated 2012 and entitles, “2013 SUBSYS Brand Plan,” Insys identified one of six “key strategic imperatives” as “Mitigate Prior Authorization barriers.”¹⁶² On a later slide, the company identified several tasks associated with this effort, including “Build internal [prior authorization] assistance infrastructure,” “Establish an internal 1-800 reimbursement assistance hotline,” and “Educate field force on [prior authorization] process and facilitation.”¹⁶³

653. Additional materials produced by Insys to the minority staff suggest, however, that Insys did not match these efforts with sufficient compliance processes to prevent fraud and was internally aware of the danger of problematic practices. Specifically, on February 18, 2014, Compliance Implementation Services (CIS) — a healthcare consultant—issued a draft report to Insys titled, “Insys Call Note, Email, & IRC Verbatim Data Audit Report.”¹⁶⁴ The introduction to the report explained that “CIS was approached by INSYS’ legal representative ... on behalf of the Board of Directors for Insys to request that CIS support in review of certain communications with Health Care Professionals (HCPs) and INSYS employees, and report how there were being documented.”¹⁶⁵ Insys had expressed concerns “with respect to communications with HCPs by INSYS employees being professional in nature and in alignment with INSYS approved topics regarding off or on-label promotion of an INSYS product, and general adherence to INSYS documentation requirements.”¹⁶⁶ An additional concern “stemmed from the lack of monitoring of commercial activities where these types of interactions could occur.”¹⁶⁷

162 U.S. senate Homeland Security & Governmental Affairs Committee, *Insys Therapeutics and the Systemic Manipulation of Prior Authorization* (quoting Insys Therapeutics, Inc., *2013 Subsys Brand Plan, 2012 Assessment* (2012) (INSYS_HSGAC_00007472)).

163 *Id.* at INSYS_HSGAC_00007765.

164 U.S. senate Homeland Security & Governmental Affairs Committee, *Insys Therapeutics and the Systemic Manipulation of Prior Authorization* (quoting Compliance Implementation Services, *Insys Call Note, Email & IRC Verbatim Data Audit Report* (Feb. 18, 2014) (INSYS_HSGAC_00007763)).

165 *Id.* at INSYS_HSGAC_00007765.

166 *Id.*

167 *Id.*

654. Given these issues, Insys requested that CIS review — in part — “the general communications from the INSYS Reimbursement Center (IRC) to HCPs, their office staff or representatives, as well as health insurance carriers ... to ensure they were appropriate in nature with respect to specific uses of SUBSYS, INSYS’ commercially marketed product.”¹⁶⁸

655. According to the findings CIS issued, Insys lacked formal policies governing the actions of its prior authorization unit. For example, “[n]o formal and approved policy on appropriate communications between IRC employees and HCPs, their staff, [health care insurers (HCIs)], or patients exists...that governs the support function of obtaining a prior authorization for the use of SUBSYS.”¹⁶⁹

656. In addition, the report noted that “there were also gaps in formally approved foundational policies, procedures, and [standard operating procedures] with respect to required processes specifically within the IRC.”¹⁷⁰

657. In fact, “[t]he majority of managerial directives, changes to controlled documents or templates, as well as updates or revisions to processes were not formally approved, documented, and disseminated for use, and were sent informally via email blast.”¹⁷¹

658. Although four informal standard operating procedures existed with regard to IRC functions, these documents “lacked a formal review and approval” and failed to “outline appropriately the actions performed within the IRC.”¹⁷²

659. The report also explains that Insys lacked procedures for auditing interactions between IRC employees and outside entities. According to CIS, “no formal, documented, or detailed processes by which IRC representatives’ calls via telephone were audited for proper communication

168 *Id.*

169 *Id.* at INSYS_HSGAC_00007770.

170 *Id.* at INSYS_HSGAC_00007768.

171 *Id.* at INSYS_HSGAC_00007771.

172 *Id.* at INSYS_HSGAC_00007770.

with HCPs or HCIs in any fashion [existed] other than random physical review of a call in a very informal and sporadic manner.”¹⁷³

660. More broadly, the report notes that “no formal and documented auditing and monitoring or quality control policy, process, or function exists between IRC employee communications and HCPs, HCP staff, HCIs, or patients.”¹⁷⁴

661. At the end of the report, CIS provided a number of recommendations concerning IRC activities. First, CIS suggested that IRC management “formally draft and obtain proper review and approval of an IRC specific policy detailing the appropriate communications that should occur while performing the IRC associate job functions and interacting with HCPs.”¹⁷⁵

662. Similarly, IRC management was urged to formally draft IRC-specific standard operating procedures “specific to each job function within the IRC,” accompanied by “adequate training and understanding of these processes.”¹⁷⁶ To ensure compliance with IRC standards, Insys was also directed to create an electronic system to allow management “to monitor both live and anonymously IRC employee communications both incoming and outgoing.”¹⁷⁷ Finally, CIS recommended that Insys institute a formal process for revising and updating “IRC documentation used for patient and HCP data.”¹⁷⁸

663. The CIS report concluded by noting, in part, that a review of ten conversations between IRC employees and healthcare providers, office staff, and insurance carriers revealed “that all IRC staff was professional in communication, and in no instance was inaccurate or off-label usage of SUBSYS communicated.”¹⁷⁹

173 *Id.* at INSYS_HSGAC_00007769.

174 *Id.* at INSYS_HSGAC_00007771.

175 *Id.* at INSYS_HSGAC_00007770.

176 *Id.* at INSYS_HSGAC_00007771.

177 *Id.*

178 *Id.*

179 *Id.* at INSYS_HSGAC_00007772.

664. Yet within a year of this conclusion, according to the recording transcribed below, an Insys IRC employee appears to have misled a PBM representative regarding the IRC employee's affiliation and the diagnosis applicable to Sarah Fuller. The alleged result, in that case, was death due to inappropriate and excessive Subsys prescriptions.

665. One former Insys sales representative described the motto of this approach to patients as "Start them high and hope they don't die."¹⁸⁰

F. The Result of Defendants' Fraudulent Scheme

666. Through their direct promotional efforts, along with those of the third-party Front Groups and KOLs they assisted and controlled, and whose seemingly objective materials they distributed, Defendants accomplished exactly what they set out to do: change the institutional and public perception of the risk-benefit assessments and standard of care for treating patients with chronic pain. As a result, Osceola County doctors began prescribing opioids long-term to treat chronic pain—something most would never have considered prior to Defendants' campaign.

667. But for the misleading information disseminated by Defendants, doctors would not, in most instances, have prescribed opioids as medically necessary or reasonably required to address chronic pain.

1. Defendants' Fraudulent and Deceptive Marketing of Opioids Directly Caused Harm to Osceola County.

668. In the first instance, the County was damaged directly, through its payments of false claims for chronic opioid therapy by (a) partially funding a medical insurance plan for its employees and (b) its workers' compensation program.

669. Defendants' marketing of opioids caused health care providers to prescribe, and the County, through partially funding a medical insurance plan for its employees and its workers'

¹⁸⁰ Amended Class Action Complaint, *Larson v. Insys Therapeutics Inc.* (D. Ariz. Oct. 27, 2014.)

compensation program, to pay for prescriptions of opioids to treat chronic pain. Because of Defendants' unbranded marketing, health care providers wrote and the County paid for prescriptions of opioids for chronic pain that were filled not only with their drugs, but with opioids sold by other manufacturers. All of these prescriptions were caused by Defendants' fraudulent marketing and therefore all of them constitute false claims. Because, as laid out below, the County is obligated to cover medically necessary and reasonably required care, it had no choice but to pay for these false and fraudulent claims.

670. The fact that the County would pay for these ineligible prescriptions was both the foreseeable and intended consequence of Defendants' fraudulent marketing scheme. Defendants set out to change the medical and general consensus supporting chronic opioid therapy with the intention of encouraging doctors to prescribe, and government payors such as Osceola County, to pay for long-term prescriptions of opioids to treat chronic pain despite the absence of genuine evidence supporting chronic opioid therapy and the contrary evidence regarding the significant risks and limited benefits from long-term use of opioids.

a. Increase in Opioid Prescribing Nationally

671. Defendants' scheme to change the medical consensus regarding opioid therapy for chronic pain was greatly successful. During the year 2000, outpatient retail pharmacies filled 174 million prescriptions for opioids nationwide, rising to 257 million in 2009.¹⁸¹

672. Opioid prescriptions increased even as the percentage of patients visiting doctors for pain remained constant. A study of 7.8 million doctor visits between 2000 and 2010 found that

¹⁸¹ Office of National Drug Control Policy, *2011 Prescription Drug Abuse Prevention Plan*, Whitehouse.gov, (no longer available on whitehouse.gov), <https://obamawhitehouse.archives.gov/ondcp/prescription-drug-abuse1> (accessed May 30, 2017).

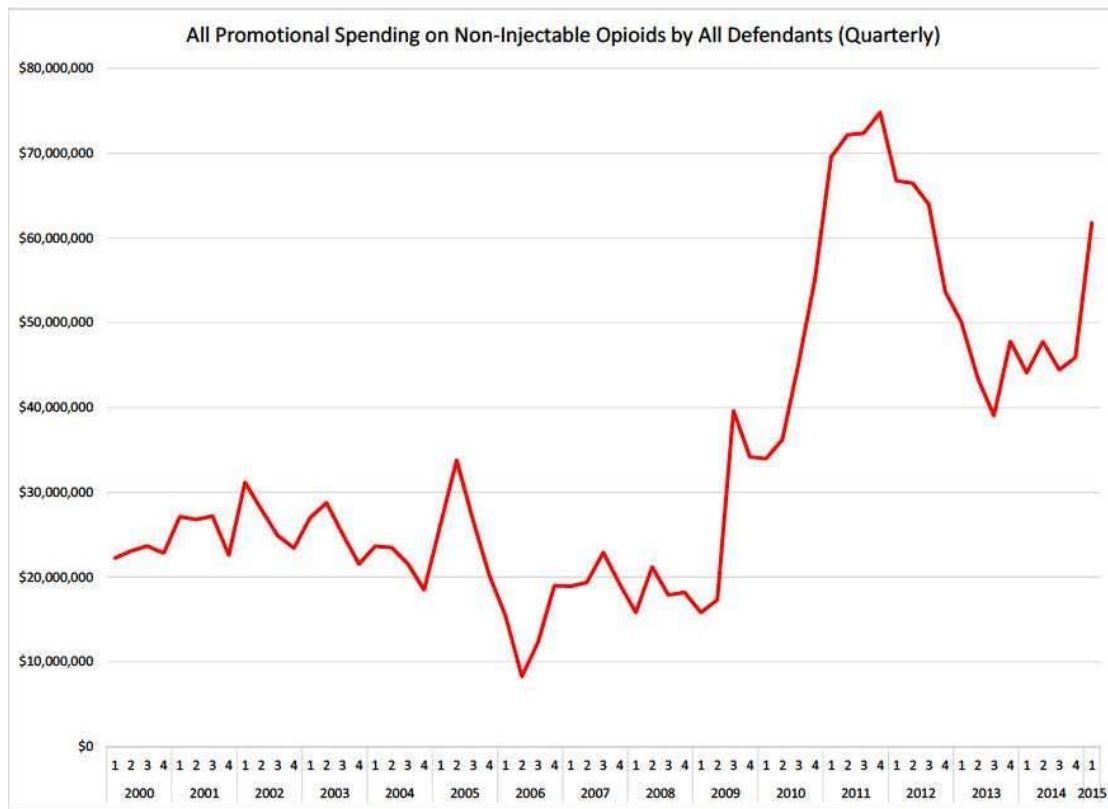
opioid prescriptions increased from 11.3% to 19.6% of visits, as NSAID and acetaminophen prescriptions fell from 38% to 29%, driven primarily by the decline of NSAID use.¹⁸²

673. Approximately 20% of the population between the ages of 30 and 44 and nearly 30% of the population over 45 have used opioids. Indeed, “[o]pioids are the most common means of treatment for chronic pain.”¹⁸³ From 1980 to 2000, opioid prescriptions for chronic pain visits doubled. This resulted not from an epidemic of pain, but an epidemic of prescribing. A study of 7.8 million doctor visits found that prescribing for pain increased by 73% between 2000 and 2010—even though the number of office visits in which patients complained of pain did not change and prescribing of non-opioid pain medications **decreased**. For back pain alone—one of the most common chronic pain conditions—the percentage of patients prescribed opioids increased from 19% to 29% between 1999 and 2010, even as the use of NSAIDs or acetaminophen declined and referrals to physical therapy remained steady—and climbing.

674. This increase corresponds with, and was caused by, Defendants’ massive marketing push. As reflected in the chart below, according to data obtained from a marketing research company, Defendants’ spending on marketing of opioids nationwide—including all of the drugs at issue here—stood at more than \$20 million per quarter and \$91 million annually in 2000. By 2011, that figure hit its peak of more than \$70 million per quarter and \$288 million annually, an increase of more than three-fold. By 2014, the figures dropped to roughly \$45 million per quarter and \$182 million annually, as Defendants confronted increasing concerns regarding opioid addiction, abuse, and diversion, and as Janssen, which accounted for most of the spending reduction, prepared to sell its U.S. rights to Nucynta and Nucynta ER. Even so, Defendants still spent double what they spent in 2000 on opioid marketing.

182 Matthew Daubresse et al., *Ambulatory Diagnosis and Treatment of Nonmalignant Pain in the United States, 2000-2010*, 51(10) Med. Care 870 (2013).

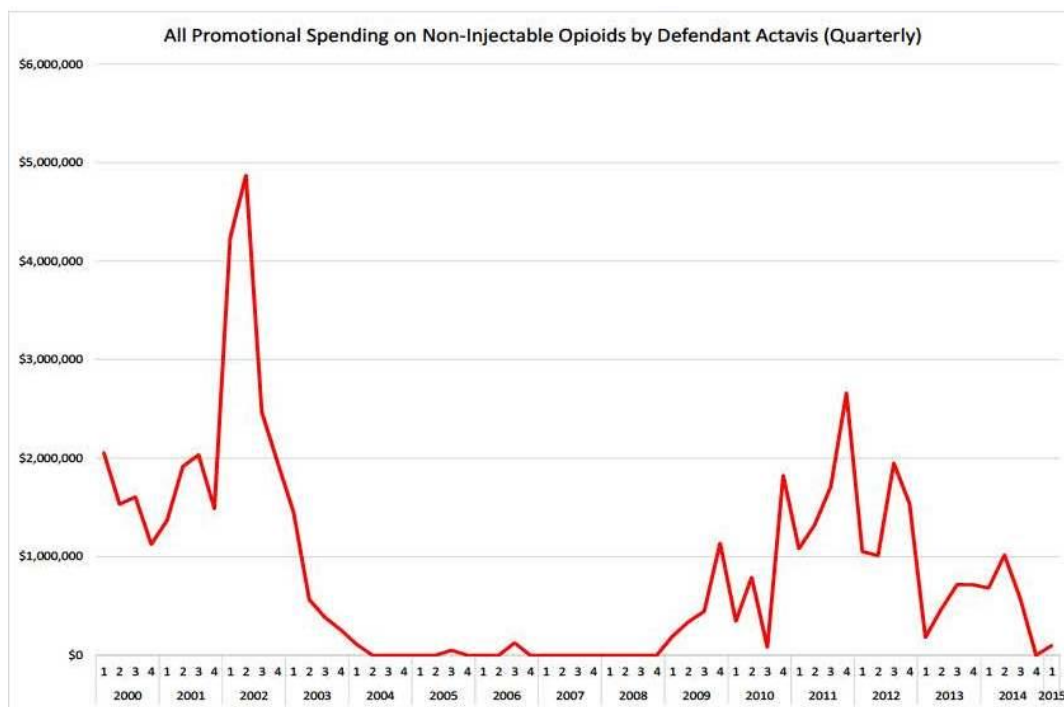
183 Deborah Grady et al., *Opioids for Chronic Pain*, 171(16) Arch. Intern. Med. 1426 (2011).



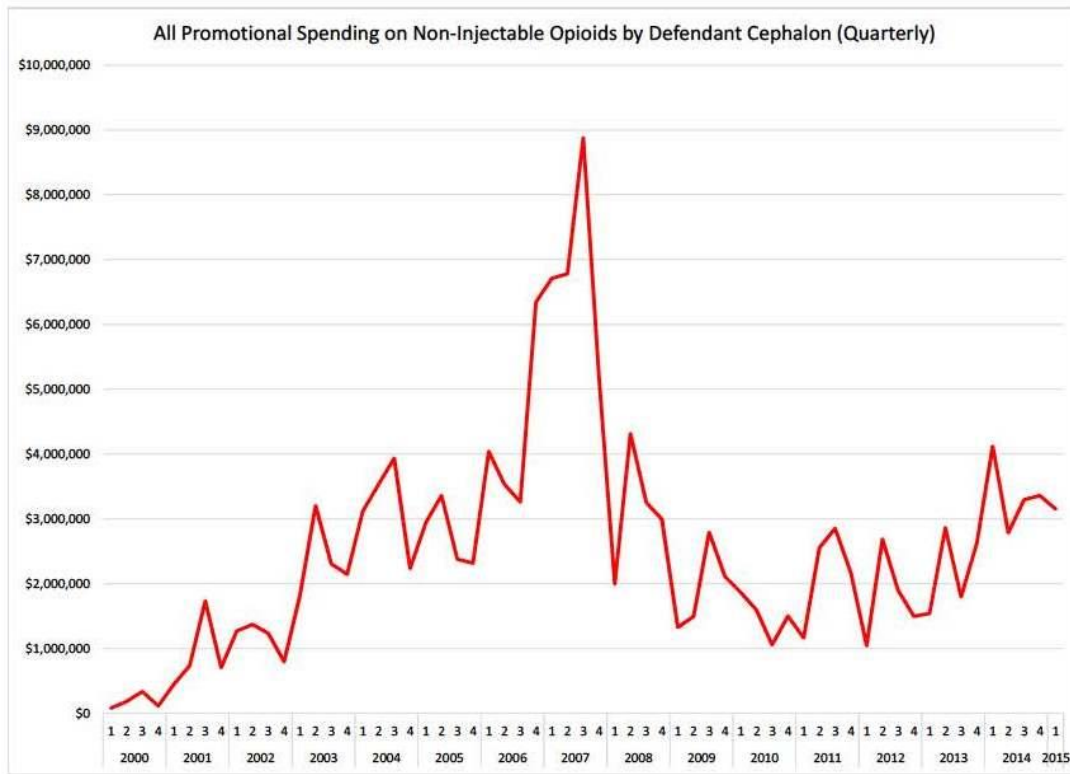
675. Defendants' opioid detailing visits to individual doctors made up the largest component of this spending, with total detailing expenditures more than doubling between 2000 and 2014 to \$168 million annually.

676. Each Defendant's promotional spending reflects its participation in this marketing blitz. Between 2000 and 2011:

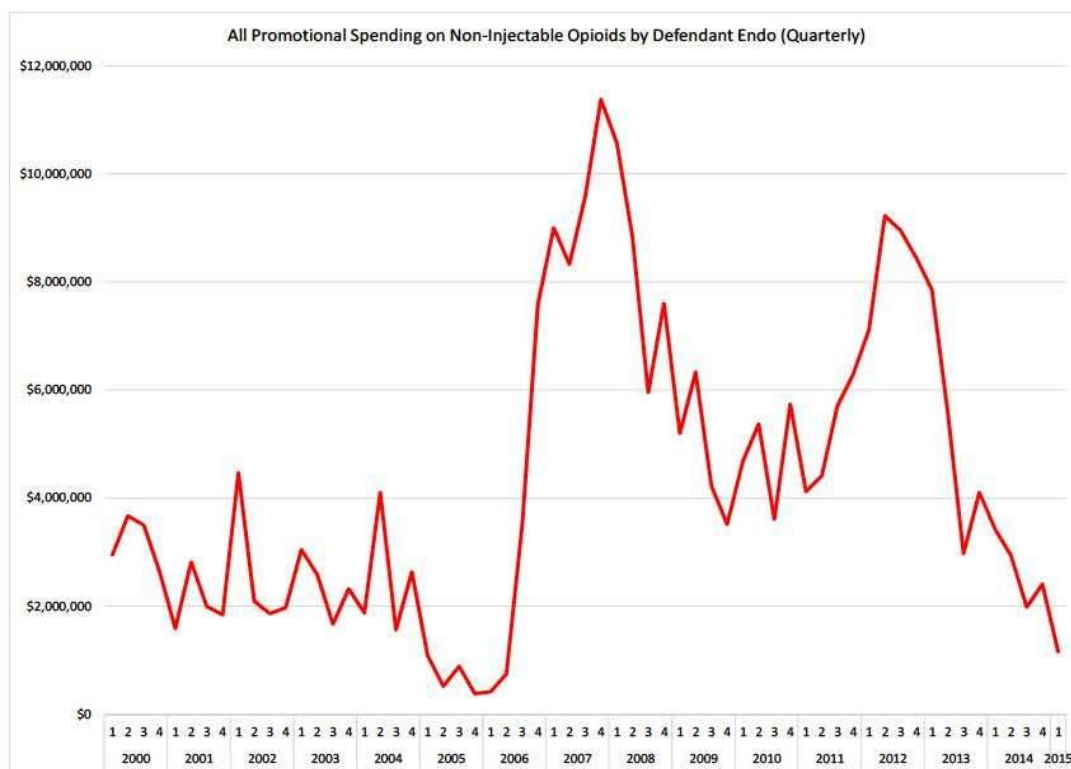
- Actavis's promotional spending, which was virtually nonexistent in the 2004-2008 period, began to sharply rise 2009. The third quarter of 2011 saw a peak of \$3 million at one point in 2011 and nearly \$7 million for the year, as shown below:



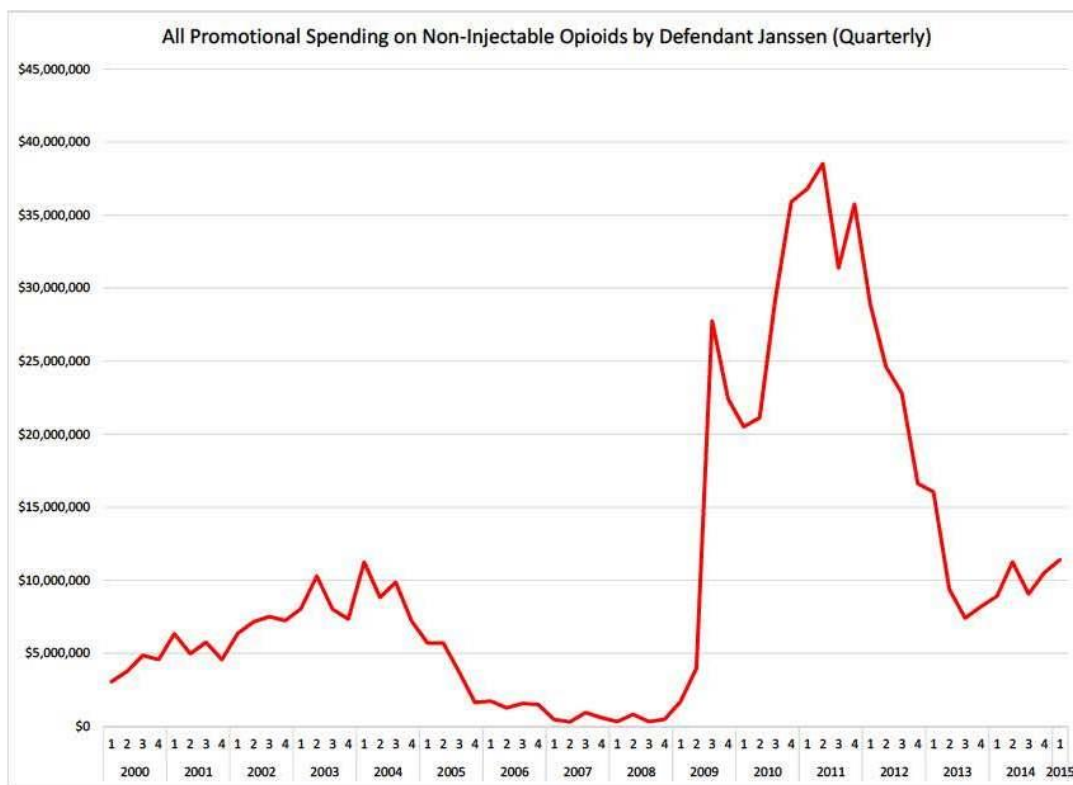
- Cephalon's quarterly spending steadily climbed from below \$1 million in 2000 to more than \$4 million in 2014 (and more than \$13 million for the year), including a peak, coinciding with the launch of Fentora, of nearly \$9 million half way through 2007 (and more than \$27 million for the year), as shown below:



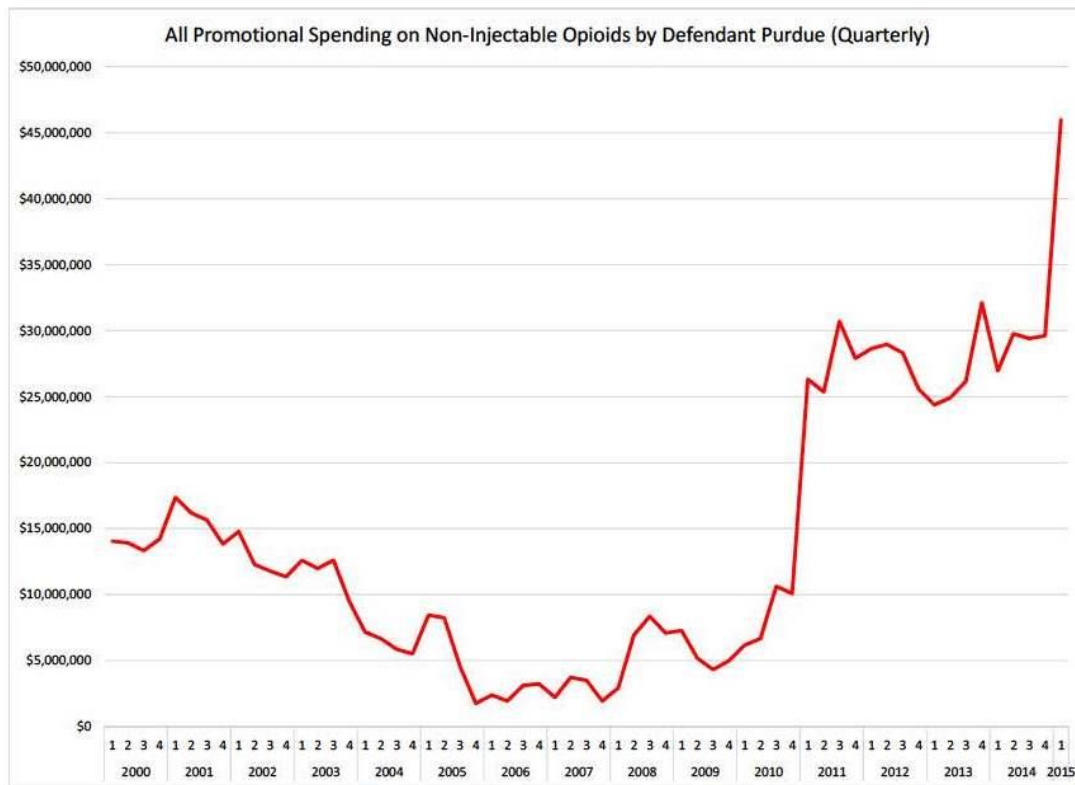
- Endo 's quarterly spending went from the \$2 million to \$4 million range from 2000 to 2004 to more than \$10 million following the launch of Opana ER in mid-2006 (and more than \$38 million for the year in 2007) and more than \$8 million coinciding with the launch of a reformulated version in 2012 (and nearly \$34 million for the year):



- Janssen’s quarterly spending dramatically rose from less than \$5 million in 2000 to more than \$30 million in 2011, coinciding with the launch of Nucynta ER (with yearly spending at \$142 million for 2011) as shown below:



- Purdue's quarterly spending notably decreased from 2000 to 2007, as Purdue came under investigation by the Department of Justice, but then spiked to above \$25 million in 2011 (for a total of \$110 million that year), and continued to rise, as shown below:



b. The County's Increased Spending on Opioids

677. As a direct and foreseeable consequence of Defendants' wrongful conduct, Plaintiff has been required to spend millions of dollars each year in its efforts to combat the public nuisance created by Defendants' deceptive marketing campaign. Plaintiff has incurred, and continues to incur, costs related to opioid addiction and abuse, including, but not limited to, health care costs, criminal justice and victimization costs, social costs, and lost productivity costs. Defendants' misrepresentations regarding the safety and efficacy of long-term opioid use proximately caused injury to Plaintiff and its residents.

i. *Defendants' Misrepresentations Were Material*

678. Defendants' misrepresentations were material to, and influenced, the County's decisions to pay claims for opioids for chronic pain (and, therefore, to bear its consequential costs in treating overdose, addiction, and other side effects of opioid use). In the first instance, the County

would not have been presented with, or paid, claims for opioids that would not have been written but for Defendants' fraudulent and deceptive marketing. Second, the County has demonstrated that Defendants' marketing is material by taking further steps to ensure that the opioids are only prescribed and covered when medically necessary or reasonably required.

679. As laid out above, Defendants' misrepresentations related to the County's requirement that medical treatments be medically necessary or reasonably required – a condition of payment for any medical treatment under the County's health plans and workers' compensation program. But for Defendants' fraudulent and deceptive marketing, prescribers would have accurately understood the risks and benefits of opioids and would not have prescribed opioids where not medically necessary or reasonably required to treat chronic pain. Misrepresentations as to, for example, whether patients were likely to become addicted to the drug, would be able to resume life activities, and would experience long-term relief were not minor or insubstantial matters, but the core of prescribers' decision-making.

680. It is the County's practice not to pay claims that are not medically necessary or reasonably required. However, the County would not have known whether a prescriber had made an informed judgment that a particular claim for opioids was medically necessary or reasonably required, or, conversely had acted under the influence of Defendants' fraudulent and deceptive marketing. It is not clear from the face of a claim whether: (1) the patient suffered from cancer or another terminal condition, for example, where long-term prescribing was medically necessary or appropriate; or (2) the prescriber was exposed to Defendants' marketing materials, treatment guidelines, or education programs, or visited by a drug representative who engaged in affirmative misrepresentations or omissions, for example.

ii. *The County's Increased Costs Correlate with Defendants' Promotion*

681. The County's spending in connection with opioids rose along with Defendants' spending to promote opioids. That spending was directly impacted by opioid use (and its consequences in abuse, addiction, and overdose) in Osceola County.

682. It is also distressing (and a sign of further problems ahead) that the drop in opioid prescribing beginning in 2014 has been accompanied by a corresponding increase in Defendants' promotional spending, which is headed towards a new high, despite evidence of the grave toll that opioids are taking on law enforcement, public health, and individual lives.

2. Defendants' Fraudulent and Deceptive Marketing of Opioids Directly Caused Harm to Osceola County Consumers.

a. Increased Opioid Use Has Led to an Increase in Opioid Abuse, Addiction, and Death

683. Nationally, the sharp increase in opioid use has led directly to a dramatic increase in opioid abuse, addiction, overdose, and death. Scientific evidence demonstrates a very strong correlation between therapeutic exposure to opioid analgesics, as measured by prescriptions filled, and opioid abuse. "Deaths from opioid overdose have risen steadily since 1990 in parallel with increasing prescription of these drugs."¹⁸⁴ Prescription opioid use contributed to 16,917 overdose deaths nationally in 2011—more than twice as many deaths as heroin and cocaine combined; drug poisonings now exceed motor vehicle accidents as a cause of death. More Americans have died from opioid overdoses than from participation in the Vietnam War.

684. Contrary to Defendants' misrepresentations, most of the illicit use stems from *prescribed* opioids; in 2011, 71% of people who abused prescription opioids got them through friends or relatives, not from drug dealers or the internet. According to the CDC, the 80% of opioid patients who take low-dose opioids from a single prescriber (in other words, who are not illicit users or "doctor-shoppers") account for 20% of all prescription drug overdoses.

¹⁸⁴ Deborah Grady et al., *Opioids for Chronic Pain*, 171(16) Arch. Intern. Med. 1426 (2011).

685. Death statistics represent only the tip of the iceberg. According to 2009 data, for every overdose death that year, there were nine abuse treatment admissions, 30 emergency department visits for opioid abuse or misuse, 118 people with abuse or addiction problems, and 795 non-medical users. Nationally, there were more than 488,000 emergency room admissions for opioids other than heroin in 2008 (up from almost 173,000 in 2004).

686. Emergency room visits tied to opioid use likewise have sharply increased in Osceola County.

687. Widespread opioid use and abuse in Osceola County are problems even when they do not result in injury or death. Opioid addiction is affecting residents of all ages, ethnicities, and socio-economic backgrounds in the County. Many addicts start with a legal opioid prescription—chronic back pain, fibromyalgia, or even dental pain—and do not realize they are addicted until they cannot stop taking the drugs.

688. These glaring omissions, described consistently by counselors and patients, mirror and confirm Defendants’ drug representatives’ own widespread practice, as described above, of omitting any discussion of addiction from their sales presentations to physicians or in their “educational” materials.

b. Increased Opioid Use Has Increased Costs Related to Addiction Treatment

689. Osceola County has opioid treatment programs, Substance Alternative Clinics, that provide a comprehensive treatment program for persons addicted to heroin or other opioids.

690. In addition to intense counseling, many treatment programs prescribe additional drugs to treat opioid addiction. Nationally, in 2012, nearly 8 billion prescriptions of the two drugs commonly used to treat opioid addiction — buprenorphine/naloxone and naltrexone—were written and paid for. Studies estimate the total medical and prescription costs of opioid addiction and diversion to public and private healthcare payors to be \$72.5 billion.

c. Increased Opioid Use Has Fueled An Illegal Secondary Market for Narcotics and the Criminals Who Support It

691. Defendants' success in extending the market for opioids to new patients and chronic conditions has created an abundance of drugs available for criminal use and fueled a new wave of addiction, abuse, and injury. Defendants' scheme supplies both ends of the secondary market for opioids—producing both the inventory of narcotics to sell and the addicts to buy them. One researcher who has closely studied the public health consequences of opioids has found, not surprisingly, that a “substantial increase in the nonmedical use of opioids is a predictable adverse effect of substantial increases in the extent of prescriptive use.”¹⁸⁵ It has been estimated that the majority of the opioids that are abused come, directly or indirectly, through doctors' prescriptions.

692. A significant black market in prescription opioids also has arisen, not only creating and supplying additional addicts, but fueling other criminal activities.

693. In addition, because heroin is cheaper than prescription painkillers, many prescription opioid addicts migrate to heroin. Self-reported heroin use nearly doubled between 2007 and 2012, from 373,000 to 669,000 individuals. In 2010, more than 3,000 people in the U.S. died from heroin overdoses, also nearly double the rate in 2006. Nearly 80% of those who used heroin in the past year had previously abused prescription opioids. Patients become addicted to opioids and then move on to heroin because these prescription drugs are roughly four times more expensive than heroin on the street. In the words of one federal DEA official, “Who would have ever thought in this country it would be cheaper to buy heroin than pills . . . [t]hat is the reality we're facing.”¹⁸⁶

694. That reality holds true in Osceola County. According to addiction programs, a typical course sees addicts requesting more and more opioids from their doctors, who eventually cut them

185 G. Caleb Alexander et al., *Rethinking Opioid Prescribing to Protect Patient Safety and Public Health*, 308(18) JAMA 1865 (2012).

186 Matt Pearce & Tina Susman, *Philip Seymour Hoffman's death calls attention to rise in heroin use*, L.A. Times, Feb. 3, 2014, <http://articles.latimes.com/2014/feb/03/nation/la-na-heroin-surge-20140204> (accessed May 30, 2017).

off. Many addicts then doctor-shop for additional prescriptions, and when that source runs out, turn to the streets to buy opioids illicitly. A significant number become heroin addicts. Addiction treatment programs, whose patient populations vary, reported rates of patients who had switched from prescription opioids to heroin ranging from half to 95%. Those addicts who do reach treatment centers often do so when their health, jobs, families and relationships reach the breaking point, or after turning to criminal activity such as prostitution and theft to sustain their addiction. Unfortunately, few are successful in getting and staying clean; repeated relapse is common.

3. Defendants' Fraudulent Marketing Has Led to Record Profits

695. While the use of opioids has taken an enormous toll on Osceola County and its residents, Defendants have gained blockbuster profits. In 2012, health care providers wrote 259 million prescriptions for opioid painkillers¹⁸⁷—roughly one prescription per American adult. Opioids generated \$8 billion in revenue for drug companies just in 2010.

696. Financial information—where available—indicates that Defendants each experienced a material increase in sales, revenue, and profits from the fraudulent, misleading, and unfair market activities laid out above. Purdue's OxyContin sales alone increased from \$45 million in 1996 to \$3.1 billion in 2010.

4. Defendants Fraudulently Concealed Their Misrepresentations

697. At all times relevant to this Complaint, Defendants took steps to avoid detection of, and fraudulently conceal, their deceptive marketing and conspiratorial behavior.

698. First, and most prominently, Defendants disguised their own roles in the deceptive marketing of chronic opioid therapy by funding and working through patient advocacy and professional front organizations and KOLs. Defendants purposefully hid behind these individuals

187 Press Release, Center for Disease Control, Opioid painkiller prescribing varies widely among states: Where you live makes a difference (July 1, 2014), <https://www.cdc.gov/media/releases/2014/p0701-opioid-painkiller.html> (accessed May 30, 2017).

and organizations to avoid regulatory scrutiny and to prevent doctors and the public from discounting their messages.

699. While Defendants were listed as sponsors of many of the publications described in this Complaint, they never disclosed their role in shaping, editing, and exerting final approval over their content. Defendants exerted their considerable influence on these promotional and “educational” materials.

700. In addition to hiding their own role in generating the deceptive content, Defendants manipulated their promotional materials and the scientific literature to make it appear as if they were accurate, truthful, and supported by substantial scientific evidence. Defendants distorted the meaning or import of studies they cited and offered them as evidence for propositions they did not actually support. The true lack of support for Defendants’ deceptive messages was not apparent to the medical professionals who relied upon them in making treatment decisions, nor could they have been detected by the County.

701. Thus, while the opioid epidemic was evident, Defendants, in furtherance of their respective marketing strategies, intentionally concealed their own role in causing it. Defendants successfully concealed from the medical community, patients, and health care payers facts sufficient to arouse suspicion of the existence of claims that the County now asserts. The County was not alerted to the existence and scope of Defendants industry-wide fraud and could not have acquired such knowledge earlier through the exercise of reasonable diligence.

702. Through their public statements, marketing, and advertising, Defendants’ deceptions deprived the County of actual or presumptive knowledge of facts sufficient to put them on notice of potential claims.

G. Through Their Public Statements, Marketing, And Advertising, Defendants' Deceptions Deprived Plaintiff Of Actual Or Presumptive Knowledge Of Facts Sufficient To Put Them On Notice Of Potential Claims. Defendants Entered Into And Engaged In A Civil Conspiracy.

703. Defendants entered into a conspiracy to engage in the wrongful conduct complained of herein, and intended to benefit both independently and jointly from their conspiratorial enterprise.

704. Defendants reached an agreement between themselves to set up, develop, and fund an unbranded promotion and marketing network to promote the use of opioids for the management of pain in order to mislead physicians, patients, and others through misrepresentations or omissions regarding the appropriate uses, risks and safety of opioids.

705. This network is interconnected and interrelated and relied upon Defendants' collective use of and reliance upon unbranded marketing materials, such as KOLs, scientific literature, CMEs, patient education materials, and Front Groups. These materials were developed and funded collectively by Defendants, and Defendants relied upon the materials to intentionally mislead consumers and medical providers of the appropriate uses, risks and safety of opioids.

706. By knowingly misrepresenting the appropriate uses, risks, and safety of opioids, Defendants committed overt acts in furtherance of their conspiracy.

H. Defendants Flooded Plaintiff Counties with Suspiciously Large Amounts of Opioids.

707. The Distributor Defendants are opioid distributors in Osceola County.

708. The Distributor Defendants purchased opioids from manufacturers, such as the named defendants herein, and sold them to pharmacies throughout Osceola County.

709. The Distributor Defendants played an integral role in the chain of opioids being distributed throughout Osceola County.

710. Pursuant to the Florida Statutes, Title XXXIII, Chapter 499.0121 "Storage and handling of prescription drugs, recordkeeping", also known in its entirety as the "Drug, Cosmetic and

Household Product Act”, “[t]he department shall adopt rules to implement this section as necessary to protect the public health, safety, and welfare.”

711. Section 499.0121(6) of this statute is entitled “recordkeeping”. It requires that wholesale distributors “maintain inventories and records” of all transactions regarding the receipt and distribution of prescription drugs. §499.0121(6)(1). It also requires that wholesale distributors that deal in controlled substances, such as the defendants herein, “comply with all applicable state, local and federal laws.”

712. Pursuant to §499.021(11), titled “Distribution Reporting”, wholesale distributors are required to submit a report to the department of its receipts and distributions of controlled substances, shall report all transactions of controlled substances. This data must then be shared with the “Department of Law Enforcement and local law enforcement agencies upon request and must monitor purchasing to identify levels that are inconsistent with the purchasing entity’s clinical needs.”

713. Pursuant to §499.021(15), titled “Due Diligence of Purchasers”, wholesale distributors, such as the defendants, “must establish and maintain policies and procedures to credential physicians...and pharmacies that purchase or otherwise receive from the wholesale distributor controlled substances...” Furthermore, they must “maintain records of such credentialing and make the records available to the department upon request.” This section requires that such credentialing include, among other things, “a determination that the receiving entity’s Schedule II and Schedule II controlled substance purchasing history, if any, is consistent with and reasonable for that entity’s clinical business needs.” §499.021(15)(a)(3).

714. Pursuant to §499.021(15)(b):

A wholesale distributor must take reasonable measures to identify its customers, understand the normal and expected transactions conducted by those customers, and identify those transactions that are suspicious in nature. A wholesale distributor must establish internal policies and procedures for identifying suspicious orders and preventing suspicious transactions. A wholesale distributor must assess orders for greater than 5,000 unit doses of

any one controlled substance in any one month to determine whether the purchase is reasonable. In making such assessments, a wholesale distributor may consider the purchasing entity's clinical business needs, location, and population served, in addition to other factors established in the distributor's policies and procedures. A wholesale distributor must report to the department any regulated transaction involving an extraordinary quantity of a listed chemical, an uncommon method of payment or delivery, or any other circumstance that the regulated person believes may indicate that the listed chemical will be used in violation of the law. The wholesale distributor shall maintain records that document the report submitted to the department in compliance with this paragraph.

715. The Defendants were each on notice that the controlled substances they manufactured and distributed were the kinds that were susceptible to diversion for illegal purposes, abused, overused, and otherwise sought for illegal, unhealthy and problematic purposes.

716. The Defendants were each on notice that there was an alarming and suspicious rise in manufacturing and distributing opioids to retailers within Osceola County during this time period.

717. As entities involved in the manufacture and distribution of opioid medications, Defendants were engaged in abnormally and/or inherently dangerous activity and had a duty of care under Florida.

718. The Defendants had a duty to notice suspicious or alarming orders of opioid pharmaceuticals and to report suspicious orders to the proper authorities and governing bodies including the DEA and the Florida Department of Health.

719. The Defendants knew or should have known that they were supplying vast amounts of dangerous drugs in Osceola County that were already facing abuse, diversion, misuse, and other problems associated with the opioid epidemic.

720. Between the years in question, including 2007 through 2016, the Distributor Defendants have shipped millions of doses of highly addictive controlled opioid pain killers into Osceola County.

721. According to the Drug Enforcement Administration Automation of Reports and Consolidated Orders System ("ARCOS"), from 2007 to 2016 pharmaceutical distributors, including

Defendants, distributed amounts of opioid pain medications, such as oxycodone and hydrocodone, to Osceola County and surrounding areas that representing suspicious and alarming numbers.

722. For example, in 2006 approximately 55,000 grams of oxycodone was sold in Osceola County, along with 38,000 grams of hydrocodone.

723. By 2009, the amount of oxycodone distributed to retailers to the 347 zip code (Osceola County) skyrocketed to over 222,000 grams, an increase of over 300%. For a county with a population of just over 300,000, that is almost 1,000 grams per resident of just oxycodone.

724. In 2011, distributors still sent over 221,000 grams of oxycodone, along with 47,000 grams of hydrocodone to the 347 zip code.

725. Even in 2012, as defendants were well aware of the diversion of their drugs to pill mills in places such as Florida, they sold over 160,000 grams of oxycodone and 44,000 grams of hydrocodone to the Osceola County area.

726. As recent as 2015, even after many pill mills across Florida have been shut down, the opioid epidemic was in full force, and new opioids such as fentanyl entered the market, distributors sold over 107,000 grams of oxycodone to retailers in the Osceola County area (a 94% increase from 2006).

727. This number only represents opioids distributed directly to retailers.

728. This number shows an alarming and suspicious rise in the ordering of opioid pain medications by retailers throughout Osceola County.

729. Many of these orders should have been stopped, reported, or at the very least, investigated as potential suspicious orders.

730. The sheer volume of the increase in opioid pain medications, including oxycodone, being distributed to retailers, should have put the Distributor Defendants on notice to investigate and report such

731. Many of these orders should have been stopped, or at the very least, investigated as potential suspicious orders.

732. The sheer volume of the increase in opioid pain medications, including oxycodone, being distributed to retailers, should have put the Defendants on notice to investigate and report such orders.

733. The Defendants manufactured and delivered an excessive and unreasonable amount of opioid pain medications to retailers in Osceola County.

734. Upon information and belief, the Defendants did not refuse to manufacture, ship, or supply any opioid medications to any pharmacy in Osceola County from 2007 to the present.

735. The Defendants knew or should have known that they were manufacturing and distributing levels of opioid medications that far exceeded the legitimate needs of Osceola County.

736. The Defendants also paid their sales force bonuses and commissions on the sale of most or all of the highly addictive opioid pain medications within Osceola County.

737. The Defendants made substantial profits from the opioids sold in Osceola County.

738. The Defendants violated Florida law and regulations for manufacturers and distributors, by failing to properly report suspicious orders.

739. By the actions and inactions described above, the Defendants showed a reckless disregard for the safety of the residents of Osceola County.

740. By the actions and inactions described above, the Defendants caused great harm to Osceola County.

741. The Defendants failed in their duty to take any action to prevent or reduce the distribution of these drugs.

742. The Defendants were in a unique position and had a duty to inspect, report, or otherwise limit the manufacture and flow of these drugs to Osceola County.

743. The Defendants, in the interest of their own massive profits, intentionally failed in this duty.

744. The Defendants have displayed a continuing pattern of failing to submit suspicious order reports.

745. In 2008, McKesson paid a \$13.25 million fine to settle similar claims regarding suspicious orders from internet pharmacies.¹⁸⁸

746. Despite these prior penalties, McKesson's pattern of failing to report suspicious orders continued for many years.

747. According to the DEA, McKesson "supplied various U.S. pharmacies an increasing amount of oxycodone and hydrocodone pills" during the time in question, and "frequently misused products that are part of the current opioid epidemic."¹⁸⁹

748. On January 17, 2017, the DEA announced that McKesson had agreed to pay a record \$150 million fine and suspend the sale of controlled substances from distribution centers in several states.¹⁹⁰

749. In 2008, defendant Cardinal paid a \$34 million penalty to resolve allegations that it failed to report suspicious opioid orders.¹⁹¹

750. Despite this past penalty, in 2017, it was announced that defendant Cardinal agreed to a \$44 million fine to "resolve allegations that it failed to alert the Drug Enforcement Agency to suspicious orders of powerful narcotics by pharmacies in Florida, Maryland, and New York."¹⁹²

¹⁸⁸ <http://www.wvgazettemail.com/news-health/20161218/suspicious-drug-order-rules-never-enforced-by-state> (accessed May 30, 2017).

¹⁸⁹ <https://www.justice.gov/opa/pr/mckesson-agrees-pay-record-150-million-settlement-failure-report-suspicious-orders> (accessed May 30, 2017).

¹⁹⁰ *Id.*

¹⁹¹ <https://www.justice.gov/usao-wdwa/pr/united-states-reaches-34-million-settlement-cardinal-health-civil-penalties-under-0> (access May 30, 2017).

¹⁹² https://www.washingtonpost.com/national/health-science/cardinal-health-fined-44-million-for-opioid-reporting-violations/2017/01/11/4f217c44-d82c-11e6-9a36-1d296534b31e_story.html?utm_term=.7049c4431465 (accessed on May 30, 2017).

751. Defendant AmeriSource faced a criminal inquiry “into its oversight of painkiller sales” in 2012.¹⁹³ They have paid out fines for similar claims to the state of West Virginia. Despite the charges, fines, and penalties brought against the Distributor Defendants in the past, they continued to fail to report suspicious orders or prevent the flow of prescription opioids, including into Osceola County.

752. The Distributor Defendants are also members of the Healthcare Distribution Management Association (“HDMA”). The HDMA created “Industry Compliance Guidelines” which stressed the critical role of each member of the supply chain in distributing controlled substances. The HDMA guidelines provided that “[a]t the center of a sophisticated supply chain, Distributors are uniquely situated to perform due diligence in order to help support the security of controlled substances they deliver to their customers.”

753. On December 27, 2007, the U.S. Department of Justice, Drug Enforcement Administration, sent a letter to Cardinal stating, “This letter is being sent to every entity in the United States registered with the Drug Enforcement Agency (DEA) to manufacture or distribute controlled substances. The purpose of this letter is to reiterate the responsibilities of controlled substance manufacturers and distributors to inform DEA of suspicious orders in accordance with 21 C.F.R. § 1301.74(b).”

754. The DEA has provided briefings to each of the Defendant Distributors and conducted a variety of conferences regarding their duties under federal law.

755. The DEA sent a letter to each of the Defendant Distributors on September 26, 2006, warning that it would use its authority to revoke and suspend registrations when appropriate. The letter expressly states that a distributor, in addition to reporting suspicious orders, has a “statutory responsibility to exercise due diligence to avoid filling suspicious orders that might be diverted into

¹⁹³ <http://www.nytimes.com/2013/06/12/business/walgreen-to-pay-80-million-settlement-over-painkiller-sales.html> (accessed on May 30, 2017).

other than legitimate medical, scientific, and industrial channels.” The DEA warns that “even just one distributor that uses its DEA registration to facilitate diversion can cause enormous harm.”

756. The DEA sent a second letter to each of the Defendant Distributors on December 27, 2007. This letter reminded the Defendant Distributors of their statutory and regulatory duties to “maintain effective controls against diversion” and “design and operate a system to disclose to the registrant suspicious orders of controlled substances.” The letter further explains:

The regulation also requires that the registrant inform the local DEA Division Office of suspicious orders when discovered by the registrant. Filing a monthly report of completed transactions (e.g., “excessive purchase report” or “high unity purchases”) does not meet the regulatory requirement to report suspicious orders. Registrants are reminded that their responsibility does not end merely with the filing of a suspicious order report. Registrants must conduct an independent analysis of suspicious orders prior to completing a sale to determine whether the controlled substances are likely to be diverted from legitimate channels. Reporting an order as suspicious will not absolve the registrant of responsibility if the registrant knew, or should have known, that the controlled substances were being diverted.

The regulation specifically states that suspicious orders include orders of unusual size, orders deviating substantially from a normal pattern, and orders of an unusual frequency. These criteria are disjunctive and are not all inclusive. For example, if an order deviates substantially from a normal pattern, the size of the order does not matter and the order should be reported as suspicious. Likewise, a registrant need not wait for a “normal pattern” to develop over time before determining whether a particular order is suspicious. The size of an order alone, whether or not it deviates from a normal pattern, is enough to trigger the registrant’s responsibility to report the order as suspicious. The determination of whether an order is suspicious depends not only on the ordering patterns of the particular customer, but also on the patterns of the registrant’s customer base and the pattern throughout the segment of the regulated industry.

Registrants that rely on rigid formulas to define whether an order is suspicious may be failing to detect suspicious orders. For example, a system that identifies orders as suspicious only if the total amount of a controlled substance ordered during one month exceeds the amount ordered the previous month by a certain percentage or more is insufficient. This system fails to identify orders placed by a pharmacy if the pharmacy placed unusually large orders from the beginning of its relationship with the distributor. Also, this system would not identify orders as suspicious if the order were solely for one highly abused controlled substance if the orders never grew substantially. Nevertheless, ordering one highly abused controlled substance and little or nothing else deviates from the normal pattern of what pharmacies generally order.

When reporting an order as suspicious, registrants must be clear in their communication with DEA that the registrant is actually characterizing an order as suspicious. Daily, weekly, or monthly reports submitted by registrant indicating “excessive purchases” do not comply with the requirement to report suspicious orders, even if the registrant calls such reports “suspicious order reports.”

Lastly, registrants that routinely report suspicious orders, yet fill these orders without first determining that order is not being diverted into other than legitimate medical, scientific, and industrial channels, may be failing to maintain effective controls against diversion. Failure to maintain effective controls against diversion is inconsistent with the public interest as that term is used in 21 U.S.C. §§ 823 and 824, and may result in the revocation of the registrant’s DEA Certificate of Registration.

757. As a result of the decade-long refusal by the Defendant Distributors to abide by federal law, the DEA has repeatedly taken administrative action to force compliance. The United States Department of Justice, Office of the Inspector General, Evaluation and Inspections Divisions, reported that the DEA issued final decisions in 178 registrant actions between 2008 and 2012. The Office of Administrative Law Judges issued a recommended decision in a total of 177 registrant actions before the DEA issued its final decision, including 76 actions involving orders to show cause and 41 actions involving immediate suspension orders. The Drug Enforcement Administration’s Adjudication of Registrant Actions, United States Department of Justice, Office of the Inspector General, Evaluation and Inspections Divisions, I-2014-003 (May 2014). The public record reveals many of these actions:

On April 24, 2007, the DEA issued an Order to Show Cause and Immediate Suspension Order against the AmerisourceBergen Orlando, Florida distribution center (Orlando Facility) alleging failure to maintain effective controls against diversion of controlled substances. On June 22, 2007, AmerisourceBergen entered into a settlement which resulted in the suspension of its DEA registration;

On November 28, 2007, the DEA issued an Order to Show Cause and Immediate Suspension Order against the Cardinal Health Auburn, Washington Distribution Center (Auburn Facility) for failure to maintain effective controls against diversion of hydrocodone;

On December 5, 2007, the DEA issued an Order to Show Cause and Immediate Suspension Order against the Cardinal Health Lakeland, Florida Distribution Center

(Lakeland Facility) for failure to maintain effective controls against diversion of hydrocodone;

On December 7, 2007, the DEA issued an Order to Show Cause and Immediate Suspension Order against the Cardinal Health Swedesboro, New Jersey Distribution Center (Swedesboro Facility) for failure to maintain effective controls against diversion of hydrocodone;

On January 30, 2008, the DEA issued an Order to Show Cause and Immediate Suspension Order against the Cardinal Health Stafford, Texas Distribution Center (Stafford Facility) for failure to maintain effective controls against diversion of hydrocodone;

On May 2, 2008, McKesson Corporation entered into an Administrative Memorandum of Agreement (2008 MOA) with the DEA which provided that McKesson would “maintain a compliance program designed to detect and prevent the diversion of controlled substances, inform DEA of suspicious orders required by 21 C.F.R. § 1301.74(b), and follow the procedures established by its Controlled Substance Monitoring Program”;

On September 30, 2008, Cardinal Health entered into a Settlement and Release Agreement and Administrative Memorandum of Agreement with the DEA related to its Auburn Facility, Lakeland Facility, Swedesboro Facility, and Stafford Facility. The document also referenced allegations by the DEA that Cardinal failed to maintain effective controls against the diversion of controlled substances at its distribution facilities located in McDonough, Florida (McDonough Facility), Valencia, California (Valencia Facility) and Denver, Colorado (Denver Facility);

On February 2, 2012, the DEA issued an Order to Show Cause and Immediate Suspension Order against the Cardinal Health Lakeland, Florida Distribution Center (Lakeland Facility) for failure to maintain effective controls against diversion of oxycodone;

On June 11, 2013, Walgreens paid \$80 million in civil penalties for dispensing violations under the CSA regarding the Walgreens Jupiter Distribution Center and six Walgreens retail pharmacies in Florida;

On December 23, 2016, Cardinal Health agreed to pay a \$44 million fine to the DEA to resolve the civil penalty portion of the administrative action taken against its Lakeland, Florida Distribution Center; and

On January 5, 2017, McKesson Corporation entered into an Administrative Memorandum Agreement with the DEA wherein it agreed to pay a \$150,000,000 civil penalty for violation of the 2008 MOA as well as failure to identify and report suspicious orders at its facilities in Aurora, CO; Aurora, IL; Delran, NJ; LaCrosse, WI;

Lakeland, FL; Landover, MD; La Vista, NE; Livonia, MI; Methuen, MA; Sante Fe Springs, CA; Washington Courthouse, OH; and West Sacramento, CA

758. Rather than abide by these public safety statutes, the Defendant Distributors, individually and collectively through trade groups in the industry, pressured the U.S. Department of Justice to “halt” prosecutions and lobbied Congress to strip the DEA of its ability to immediately suspend distributor registrations. The result was a “sharp drop in enforcement actions” and the passage of the “Ensuring Patient Access and Effective Drug Enforcement Act” which, ironically, raised the burden for the DEA to revoke a distributor’s license from “imminent harm” to “immediate harm” and provided the industry the right to “cure” any violations of law before a suspension order can be issued.¹⁹⁴

COUNT I

PUBLIC NUISANCE (AGAINST ALL DEFENDANTS)

758. Plaintiff incorporates the allegations within the prior paragraphs 1 through 758 of this Complaint as if they were fully set forth herein.

759. Defendants, individually and acting through their employees and agents, and in concert with each other, have intentionally, recklessly, or negligently engaged in conduct or omissions which endanger or injure the property, health, safety or comfort of a considerable number of persons in Osceola County by their production, promotion, and marketing of opioids for use by residents of Osceola County.

¹⁹⁴ See Lenny Bernstein and Scott Higham, *Investigation: The DEA Slowed Enforcement While the Opioid Epidemic Grew Out of Control*, WASH. POST (Oct. 22, 2016), https://www.washingtonpost.com/investigations/the-dea-slowed-enforcement-while-the-opioid-epidemic-grew-out-of-control/2016/10/22/aea2bf8e-7f71-11e6-8d13-d7c704ef9fd9_story.html?utm_term=.d84d374ef062; Lenny Bernstein and Scott Higham, *Investigation: U.S. Senator Calls for Investigation of DEA Enforcement Slowdown Amid Opioid Crisis*, WASH. POST (Mar. 6, 2017), https://www.washingtonpost.com/investigations/us-senator-calls-for-investigation-of-dea-enforcement-slowdown/2017/03/06/5846ee60-028b-11e7-b1e9-a05d3c21f7cf_story.html?utm_term=.b44410552cde.

760. Defendants' conduct and subsequent sale of its opioid products is not only unlawful, but has also resulted in substantial and unreasonable interference with the public health.

761. Defendants' conduct is not insubstantial or fleeting. Indeed, Defendants' unlawful conduct has so severely impacted public health on every geographic and demographic level that the public nuisance perpetrated by Defendants' conduct is commonly referred to as a "crisis" or an "epidemic." It has caused deaths, serious injuries, and a severe disruption of public peace, order and safety; it is ongoing, and it is producing permanent and long-lasting damage.

762. Defendants' conduct constitutes a public nuisance.

763. Defendants' conduct directly and proximately caused injury to Plaintiff and its residents.

764. Plaintiff has been injured by reason of Defendants' creation of the public nuisance.

765. Plaintiff is entitled to recover their damages caused by Defendants' creation of this public nuisance in an amount to be determined at trial, plus costs and attorneys' fees.

WHEREFORE, Plaintiff demands judgment against defendants, individually and/or jointly and severally, awarding Plaintiff compensatory damages in an amount sufficient to fairly and completely compensate Plaintiff for all damages; treble damages, penalties, and costs; punitive damages; attorneys' fees as authorized by statute or rule; interest, costs and disbursements; and such further relief, including injunctive relief, as this Court may deem just and proper.

COUNT II

VIOLATION OF MEDICAID/SOCIAL WELFARE LAW (AGAINST ALL DEFENDANTS)

766. Plaintiff incorporates the allegations within the prior paragraphs 1 through 758 of this Complaint as if they were fully set forth herein.

767. Defendants violated Medicaid/Department of Community Health Law because they knowingly, by means of a false statement or representation, or by deliberate concealment of any material fact, or other fraudulent scheme or device, on behalf of themselves or others, attempted to obtain or obtained payment from public funds for services or supplies furnished or purportedly furnished.

768. By reason of Defendants' violation, Plaintiff has been damaged.

WHEREFORE, Plaintiff demands judgment against defendants, individually and/or jointly and severally, awarding Plaintiff compensatory damages in an amount sufficient to fairly and completely compensate Plaintiff for all damages; treble damages, penalties, and costs; punitive damages; attorneys' fees as authorized by statute or rule; interest, costs and disbursements; and such further relief, including injunctive relief, as this Court may deem just and proper.

COUNT III

VIOLATION OF FLORIDA'S DECEPTIVE AND UNFAIR TRADE PRACTICES ACT, FLA. STAT. §§ 501.201, *ET SEQ.* (AGAINST ALL DEFENDANTS)

769. Plaintiff incorporates the allegations within the prior paragraphs 1 through 758 of this Complaint as if they were fully set forth herein.

770. This cause of action is brought pursuant to sections 501.201 to 501.213, *Florida Statutes*, which is known as the Florida Deceptive and Unfair Trade Practices Act (FDUTPA).

771. FDUTPA "shall be construed liberally to promote the following policies: (1) To simplify, clarify, and modernize the law governing consumer protection, unfair methods of competition, and unconscionable, deceptive, and unfair trade practices; (2) To protect the consuming public and legitimate business enterprises from those who engage in unfair methods of competition, or unconscionable, deceptive, or unfair acts or practices in the conduct of any trade or

commerce; [and] (3) To make state consumer protection and enforcement consistent with established policies of federal law relating to consumer protection. Fla. Stat. § 501.202(2)

772. Section 501.204(1), *Florida Statutes* declares as unlawful “unfair methods of competition, unconscionable acts or practices, and unfair or deceptive acts or practices in the conduct of any trade or commerce.” Fla. Stat § 501.204(1).

773. Defendants violated the FDUTPA because they engaged in false advertising in the conduct of a business, trade or commerce in this state and county.

774. Defendants violated the FDUTPA because they engaged in false or misleading statements about the efficacy and safety of opioid pharmaceuticals.

775. Defendants’ acts and/or practices are “deceptive or misleading in a material way” and include but are not limited to:

- a. misrepresenting the truth about how opioids lead to addiction;
- b. misrepresenting that opioids improve function;
- c. misrepresenting that addiction risk can be managed;
- d. misleading doctors, patients, and payors through the use of misleading terms like “pseudoaddiction;”
- e. falsely claiming that withdrawal is simply managed;
- f. misrepresenting that increased doses pose no significant additional risks;
- g. falsely omitting or minimizing the adverse effects of opioids and overstating the risks of alternative forms of pain treatment.

776. Plaintiff and its residents have been injured by reason of Defendants’ violation.

777. Plaintiff is entitled to reimbursement of reasonable attorneys’ fee and costs pursuant to FDUTPA.

WHEREFORE, Plaintiff demands judgment against defendants, individually and/or jointly and severally, awarding Plaintiff compensatory damages in an amount sufficient to fairly and

completely compensate Plaintiff for all damages; treble damages, penalties, and costs; punitive damages; attorneys' fees as authorized by statute or rule; interest, costs and disbursements; and such further relief, including injunctive relief, as this Court may deem just and proper.

COUNT IV

**FRAUD
(AGAINST ALL DEFENDANTS)**

778. Plaintiff incorporates the allegations within the prior paragraphs 1 through 758 of this Complaint as if they were fully set forth herein.

779. Defendants, individually and acting through their employees and agents, and in concert with each other, knowingly made material misrepresentations and omissions of facts to Plaintiff and its residents to induce them to purchase, administer, and consume opioids as set forth in detail above.

780. Defendants knew at the time that they made their misrepresentations and omissions that they were false.

781. Defendants intended that Plaintiff, physicians, patients, and/or others would rely on their misrepresentations and omissions.

782. Plaintiff, physicians, patients, and/or others reasonably relied upon Defendants' misrepresentations and omissions.

783. In the alternate, the Defendants recklessly disregarded the falsity of their representations regarding opioids.

784. By reason of their reliance on Defendants' misrepresentations and omissions of material fact Plaintiff, physicians, patients, and/or others suffered actual pecuniary damage.

785. Defendants' conduct was willful, wanton, and malicious and was directed at the public generally.

786. Plaintiff is entitled to recover damages caused by Defendants' fraud in an amount to be determined at trial.

WHEREFORE, Plaintiff demands judgment against defendants, individually and/or jointly and severally, awarding Plaintiff compensatory damages in an amount sufficient to fairly and completely compensate Plaintiff for all damages; treble damages, penalties, and costs; punitive damages; attorneys' fees as authorized by statute or rule; interest, costs and disbursements; and such further relief, including injunctive relief, as this Court may deem just and proper.

COUNT V

**UNJUST ENRICHMENT
(AGAINST ALL DEFENDANTS)**

787. Plaintiff incorporates the allegations within all the prior paragraphs 1 through 758 of this Complaint as if they were fully set forth herein.

788. Defendants acted willfully, wantonly, and with conscious disregard of the rights of the Plaintiff.

789. As an expected and intended result of their conscious wrongdoing as set forth in this Complaint, Defendants have profited and benefited from opioid purchases made by Plaintiff.

790. In exchange for the opioid purchases, and at the time Plaintiff made these payments, Plaintiff expected that Defendants had provided all of the necessary and accurate information regarding those risks and had not misrepresented any material facts regarding those risks.

791. Defendants, through the wrongful conduct described above, have been unjustly enriched at the expense of Plaintiff.

792. In equity and good conscience, it would be unjust and inequitable to permit Defendants to enrich themselves at the expense of the Plaintiff and its residents.

793. By reason of the foregoing, Defendants must disgorge its unjustly acquired profits and other monetary benefits resulting from its unlawful conduct and provide restitution to the Plaintiff.

WHEREFORE, Plaintiff demands judgment against defendants, individually and/or jointly and severally, awarding Plaintiff compensatory damages in an amount sufficient to fairly and completely compensate Plaintiff for all damages; treble damages, penalties, and costs; punitive damages; attorneys' fees as authorized by statute or rule; interest, costs and disbursements; and such further relief, including injunctive relief, as this Court may deem just and proper.

COUNT VI

**FRADULENT PRACTICES – MISLEADING ADVERTISING, FLORIDA STATUTES
TITLE XLVI, CRIMES §817.41
(AGAINST ALL DEFENDANTS)**

794. Plaintiff incorporates the allegations within the prior paragraphs 1 through 758 of this Complaint as if they were fully set forth herein.

795. Pursuant to Florida Statute, Title XLVI, Crimes, §817.41(1):

it shall be unlawful for any person to make or disseminate or cause to be made or disseminated before the general public of the state, or any portion thereof, any misleading advertisement. Such making or dissemination of misleading advertising shall constitute and is hereby declared to be fraudulent and unlawful, designed and intended for obtaining money or property under false pretenses.

796. "Misleading advertising is defined by §817.40(5) as:

...any statements made, or in oral, written, or printed form or otherwise, to or before the public, or any portion thereof, which are known, or through the exercise of reasonable care or investigation could or might have been ascertained, to be untrue or misleading, and which are or were so made or disseminated with the intent or purpose, either directly or indirectly, of selling or disposing of real or personal property, services of any nature whatever, professional or otherwise, or to induce the public to enter into any obligation relating to such property or services.

797. Defendants engaged in misleading advertising in the conduct of a business, trade or commerce in this state.

798. Defendants engaged in false or misleading advertising in deceiving the public about the efficacy and safety of opioid pharmaceuticals.

799. The ways in which Defendants' advertising was misleading include but are not limited to:

- a. misrepresenting the truth about how opioids lead to addiction;
- b. misrepresenting that opioids improve function;
- c. misrepresenting that addiction risk can be managed;
- d. misleading doctors, patients, and payors through the use of misleading terms like "pseudoaddiction;"
- e. falsely claiming that withdrawal is simply managed;
- f. misrepresenting that increased doses pose no significant additional risks;
- g. falsely omitting or minimizing the adverse effects of opioids and overstating the risks of alternative forms of pain treatment.

800. Plaintiff and its residents have been injured by reason of Defendants' violation.

801. Pursuant to Florida Statute, Title XLVI, Crimes, §817.41(6), plaintiff is entitled to costs, attorney's fees, and punitive damages in addition to actual damages proven.

WHEREFORE, Plaintiff demands judgment against defendants, individually and/or jointly and severally, awarding Plaintiff compensatory damages in an amount sufficient to fairly and completely compensate Plaintiff for all damages; treble damages, penalties, and costs; punitive damages; attorneys' fees as authorized by statute or rule; interest, costs and disbursements; and such further relief, including injunctive relief, as this Court may deem just and proper.

COUNT VII

**NEGLIGENCE PER SE
(AGAINST ALL DEFENDANTS)**

802. Plaintiff incorporates the allegations within the prior paragraphs 1 through 758 of this Complaint as if they were fully set forth herein.

803. Defendants have a duty to comply with the regulations of the Florida Drug, Cosmetic, and Household Product Act (FDCHPA), Florida Statutes, Title XXXIII, Chapter 499, as detailed above.

804. Failure to comply with the FDCHPA constitutes negligence per se.

805. Defendants failed to comply with the FDCHPA.

806. In the instant case, as detailed above, the FDCHPA require that the Defendants know their customers, which includes, an awareness of the customer base, knowledge of the average prescriptions filled each day, the percentage of controlled substances compared to overall purchases, a description of how the dispenser fulfills its responsibility to ensure that prescriptions filled are for legitimate medical purposes, and identification of physicians and bogus centers for the alleged treatment of pain that are the dispenser's most frequent prescribers.

807. Defendants have failed to diligently respond to the suspicious orders which Defendants have filled.

808. Defendants have failed to provide effective controls and procedures to guard against diversion of controlled substances in contravention of Florida law.

809. Defendants have willfully turned a blind eye towards the actual facts by regularly distributing large quantities of controlled substances to retailers and dispensers who are serving a customer base comprised of individuals who are themselves abusing and/or dealing prescription

medications, many of whom are addicted and all of whom can reasonably be expected to become addicted.

810. Defendants negligently acted with others by dispensing controlled substances for illegitimate medical purposes, operating bogus pain clinics which do little more than provide prescriptions for controlled substances and thereby creating and continuing addictions to prescription medications in this state.

811. Defendants have, by their acts and omissions, proximately caused and substantially contributed to damages to Osceola County by violating Florida law, by creating conditions which contribute to the violations of Florida laws by others, and by their negligent and/or reckless disregard of the customs, standards and practices within their own industry.

812. Osceola County has suffered and will continue to suffer enormous damages as the proximate result of the failure by Defendants to comply with Florida law.

813. Defendants' acts and omissions imposed an unreasonable risk of harm to others separately and/or combined with the negligent and/or criminal acts of third parties.

814. Defendants are in a class of a limited number of parties that can legally sell and distribute opioids, which places it in a position of great trust by the County.

815. The trust placed in Defendants by Osceola County through the license to distribute opioids in Osceola County creates a duty on behalf of Defendants to prevent diversion of the medications it supplies to illegal purposes.

816. A negligent and/or intentional violation of this trust poses distinctive and significant dangers to the County and its residents from the diversion of opioids for non-legitimate medical purposes and addiction to the same by consumers.

817. Defendants were negligent in not acquiring and utilizing special knowledge and special skills that relate to the dangerous activity in order to prevent and/or ameliorate such distinctive and significant dangers.

818. Defendants are required to exercise a high degree of care and diligence to prevent injury to the public from the diversion of opioids during distribution.

819. Defendants breached their duty to exercise the degree of care, prudence, watchfulness, and vigilance commensurate to the dangers involved in the transaction of its business.

820. Defendants are in exclusive control of the management of the opioids it distributed to pharmacies and drug stores in Osceola County.

821. Osceola County is without fault and the injuries to the County and its residents would not have occurred in the ordinary course of events had Defendants used due care commensurate to the dangers involved in the distribution of opioids.

822. Plaintiff is within the class of persons the FDCHPA was intended to protect.

823. The harm that has occurred is the type of harm that the FDCHPA were intended to guard against.

824. Defendants breached this duty by failing to take any action to prevent or reduce the distribution of the opioids.

825. As a direct and proximate result of Defendants' negligence per se, the County has suffered and continues to suffer injury, including but not limited to incurring excessive costs related to diagnosis, treatment, and cure of addiction or risk of addiction to opioids, bearing the massive costs of these illnesses and conditions by having to provide necessary resources for care, treatment facilities, and law enforcement services for County Residents and using County resources in relation to opioid use and abuse.

826. Defendants were negligent in failing to monitor and guard against third-party misconduct and participated and enabled such misconduct.

827. Defendants were negligent in failing to monitor against diversion of opioid pain medications.

828. Moreover, Defendant's violation of Florida Statute, section 817.40(5), as alleged in paragraphs 794 through 801, and incorporated herein, also constitutes negligence per se.

829. Plaintiff is entitled to recover damages caused by Defendants' fraud in an amount to be determined at trial.

WHEREFORE, Plaintiff demands judgment against defendants, individually and/or jointly and severally, awarding Plaintiff compensatory damages in an amount sufficient to fairly and completely compensate Plaintiff for all damages; treble damages, penalties, and costs; punitive damages; attorneys' fees as authorized by statute or rule; interest, costs and disbursements; and such further relief, including injunctive relief, as this Court may deem just and proper.

COUNTY VIII

NEGLIGENT MARKETING (AGAINST ALL DEFENDANTS)

830. Plaintiff incorporates the allegations within the prior paragraphs 1 through 758 of this Complaint as if they were fully set forth herein.

831. Defendants had a duty to exercise reasonable care in the marketing of opioids.

832. Defendants were aware of the potentially dangerous situation involving opioids.

833. Defendants marketed opioids in an improper manner by:

- a. overstating the benefits of chronic opioid therapy, promising improvement in patients' function and quality of life, and failing to disclose the lack of evidence supporting long-term use;

- b. trivializing or obscuring opioids' serious risks and adverse outcomes, including the risk of addiction, overdose, and death;
- c. overstating opioids' superiority compared with other treatments, such as other non-opioid analgesics, physical therapy, and other alternatives;
- d. mischaracterizing the difficulty of withdrawal from opioids and the prevalence of withdrawal symptoms;
- e. marketing opioids for indications and benefits that were outside of the opioids' labels and not supported by substantial evidence.

834. It was Defendants' marketing — and not any medical breakthrough — that rationalized prescribing opioids for chronic pain and opened the floodgates of opioid use and abuse. The result has been catastrophic.

835. Defendants disseminated many of their false, misleading, imbalanced, and unsupported statements indirectly, through KOLs and Front Groups, and in unbranded marketing materials. These KOLs and Front Groups were important elements of Defendants' marketing plans, which specifically contemplated their use, because they seemed independent and therefore outside FDA oversight. Through unbranded materials, Defendants, with their own knowledge of the risks, benefits and advantages of opioids, presented information and instructions concerning opioids generally that were contrary to, or at best, inconsistent with information and instructions listed on Defendants' branded marketing materials and drug labels. Defendants did so knowing that unbranded materials typically are not submitted to or reviewed by the FDA.

836. Defendants also marketed opioids through the following vehicles: (a) KOLs, who could be counted upon to write favorable journal articles and deliver supportive CMEs; (b) a body of biased and unsupported scientific literature; (c) treatment guidelines; (d) CMEs; (e) unbranded patient education materials; and (f) Front Group patient-advocacy and professional organizations, which

exercised their influence both directly and through Defendant-controlled KOLs who served in leadership roles in those organizations.

837. Defendants knew or should have known that opioids were unreasonably dangerous and could cause addiction.

838. Defendants' marketing was a factor in physicians, patients, and others to prescribe or purchase opioids.

839. As a direct and proximate result of Defendants' negligence, the County has suffered and continues to suffer injury, including but not limited to incurring excessive costs related to diagnosis, treatment, and cure of addiction or risk of addiction to opioids, bearing the massive costs of these illnesses and conditions by having to provide necessary resources for care, treatment facilities, and law enforcement services for County Residents and using County resources in relation to opioid use and abuse.

840. Plaintiff is entitled to recover damages caused by Defendants' negligence in an amount to be determined at trial.

WHEREFORE, Plaintiff demands judgment against defendants, individually and/or jointly and severally, awarding Plaintiff compensatory damages in an amount sufficient to fairly and completely compensate Plaintiff for all damages; treble damages, penalties, and costs; punitive damages; attorneys' fees as authorized by statute or rule; interest, costs and disbursements; and such further relief, including injunctive relief, as this Court may deem just and proper.

COUNT IX

NEGLIGENCE (AGAINST ALL DEFENDANTS)

841. Plaintiff incorporates the allegations within the prior paragraphs 1 through 758 of this Complaint as if they were fully set forth herein.

842. Defendants have a duty to exercise reasonable care in the distribution, promotion, and marketing of opioids.

843. Defendants breached this duty by failing to take any action to prevent or reduce the distribution of the opioids.

844. As a proximate result, Defendants and its agents have caused Osceola County to incur excessive costs related to diagnosis, treatment, and cure of addiction or risk of addiction to opioids, the County has borne the massive costs of these illnesses and conditions by having to provide necessary resources for care, treatment facilities, and law enforcement services for County Residents and using County resources in relation to opioid use and abuse.

845. Plaintiff is entitled to recover damages caused by Defendants' negligence in an amount to be determined at trial.

WHEREFORE, Plaintiff demands judgment against defendants, individually and/or jointly and severally, awarding Plaintiff compensatory damages in an amount sufficient to fairly and completely compensate Plaintiff for all damages; treble damages, penalties, and costs; punitive damages; attorneys' fees as authorized by statute or rule; interest, costs and disbursements; and such further relief, including injunctive relief, as this Court may deem just and proper.

PRAYER FOR RELIEF

WHEREFORE, Plaintiff demands judgment against defendants, individually and/or jointly and severally, as to the FIRST, SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH, EIGHTH and NINTH Causes of Action, awarding Plaintiff in amounts that exceed the jurisdiction of all lower Courts:

- i. compensatory damages in an amount sufficient to fairly and completely compensate Plaintiff for all damages;
- ii. treble damages, penalties, and costs

- iii. Punitive Damages;
- iv. attorneys' fees as authorized by statute or rule;
- v. interest, Costs and Disbursements; and
- vi. such further relief, including injunctive relief, as this Court may deem just and proper.

Dated: November 20th, 2017
Kissimmee, Florida

EGGNATZ PASCUCCI

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**Leon County
Board of County Commissioners**

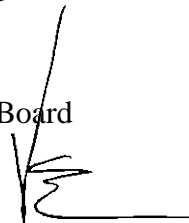
Notes for Agenda Item #13

Leon County Board of County Commissioners

Agenda Item #13

February 27, 2018

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Establishment of the FY 2019 Maximum Discretionary Funding Levels and Initial Budget Policy Guidance

Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Wanda Hunter, Assistant County Administrator Ken Morris, Assistant County Administrator Scott Ross, Director, Office of Financial Stewardship
Lead Staff/ Project Team:	Tim Barden, Budget Manager Jelani Marks, Management & Budget Analyst

Statement of Issue:

Establishing the FY 2019 maximum discretionary funding levels as required by County ordinance. In addition, this item recommends Board consideration for the purchase of additional debris removal equipment prior to the upcoming hurricane season and to purchase enhanced cyber security monitoring services to mitigate potential damage to the County's computer networks.

Fiscal Impact:

This item establishes the maximum discretionary funding levels for next fiscal. In addition, this item has a potential current fiscal impact to the County by appropriating \$552,200 from the Transportation Trust Fund's fund balance: \$545,800 to purchase debris removal equipment in advance of the current year hurricane season and \$6,400 to support three position reclassifications necessary to operate the equipment. \$41,450 from General Fund Contingency is recommended to purchase enhanced cyber security monitoring of the County's computer network systems. Alternatively, if not approved for mid-year funding, both requests could be considered as part of the FY 2019 budget development process.

Staff Recommendation:

- Option #1: Establish the Community Human Services Partnership (CHSP) funding level for FY 2019 at \$1,200,000.
- Option #2: Establish the Non-departmental maximum discretionary funding for FY2019 as follows:
- a) \$27,000 for Special Event Funding
 - b) \$100,000 for the Kearney Center/Homeless Shelter
- Option #3: Approve a Resolution and Budget Amendment appropriating \$552,200 in Transportation Trust Fund balance: \$545,800 for debris removal equipment and \$6,400 to support the reclassification of three Equipment Operator positions to Heavy Equipment Operators.
- Option #4: Approve a Budget Amendment realigning \$41,450 from General Fund Contingency to purchase cyber security monitoring services for the balance of the current fiscal year.

Report and Discussion

Background:

As specified in Leon County Ordinance, No. 2013-08 “Discretionary Funding Guidelines” (Attachment #1), and Policy No. 93-44 “Fiscal Planning” (Attachment #2), prior to March 31, 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. In addition, this item considers the purchase of additional debris removal equipment prior to the upcoming hurricane season, as recommended in the Hurricane Irma After Action Report and to purchase enhanced cyber security monitoring services to mitigate potential damage to the County’s computer networks.

Consistent with the adopted FY 2019 Budget Calendar, this item agenda item establishes the discretionary funding levels for the Community Human Services Partnership (CHSP); Commissioner District Budgets; and Non-departmental (Special Events, Line Item) categories. Subsequent to this item, Budget Workshops are scheduled for April and June, and if necessary, July.

As way of background, the County has two approaches for funding outside agencies. This item addresses the first approach where the funding being provided does 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.

The second approach of outside agency funding is established through contracts for service that align with County core functions. These services can be provided more efficiently through contracts with outside agencies. To ensure the contracts receive appropriate budget oversight, Fiscal 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 24, 2018 budget workshop. Attachment #3 provides a list of the existing outside agency contracts.

Analysis:

Consistent with the County Discretionary Funding Ordinance (No. 2013-08), the Board annually establishes maximum funding levels for a series of categories. Table 1 summarizes the funding for the discretionary categories allocated during FY 2017 and FY 2018 and recommended amounts for FY 2019.

Table 1: FY 2017 – FY 2019 Total Discretionary Funding

Discretionary Funding Category/Fiscal Year	FY 2017 Actual	FY 2018 Actual	FY 2019 Recommended
Community Human Service Partnership (CHSP)	\$1,200,000	\$1,200,000	\$1,200,000
Commission District Budgets	\$66,500	\$87,500	\$87,500
Special Event Sponsorships	\$27,000	\$27,000	\$27,000
Line Item - Kearney/Homeless Shelter Capital	\$100,000	\$100,000	\$100,000
Total	\$1,393,500	\$1,414,500	\$1,414,500

Community Human Service Partnership Funding

This agenda item establishes the funding level to be used for the current grant funding cycle, in order to align the CHSP funding levels with the CHSP application process. Prior to last fiscal year, the funding amount established early in the budget process was a maximum amount which could change through the budget process. However, to provide certainty to the grant cycle, the Board approved establishing the funding level early in the process in order to provide certainty to the CHSP grant process.

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 will conduct a separate fund distribution process beginning in FY 2019.

The Board increased funding for the Community Human Service Partnerships program by \$200,000 in FY 2017 from \$1,000,000 to \$1,200,000, and continued this level of funding for FY 2018. This agenda recommends maintaining the FY 2019 funding level for CHSP at \$1,200,000.

Special Event Funding

Leon County has traditionally assisted in funding small 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 events funding agencies that have received funding in FY 2018, and the recommendation to maintain these levels for FY 2019.

Table 2: FY 2018 and Recommended FY2019 Special Event Funding

Special Event Agencies	FY 2018 Actual Funding	FY 2019 Recommended Funding
Celebrate America 4 th 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
Total	\$27,000	\$27,000

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, these two events now apply annually for tourist development special event grant funding.

Line Item Funding: Kearney Center/Homeless Shelter Capital Funding - \$100,000 annually

During the FY 2015 budget process, the Board approved a \$500,000 funding commitment towards the capital construction of the new center to be paid in \$100,000 increments over five years. FY 2019 reflects the fifth and final payment.

Commissioner District Budgets

This item recommends maintaining individual Commissioner District Budgets at the current \$12,500 level.

Other Funding Considerations

The following section provides an analysis for two funding requests to address storm debris removal and the security of the County's computer networks.

Storm Debris Removal

Following any large-scale emergency event, Leon County conducts an extensive after-action review to assess the preparedness, response, and recovery activities taken and to identify strengths and weaknesses in these efforts as well as recommendations for improvement during future emergencies. The Hurricane Irma After Action Report identified 95 findings and 65 specific recommendations to build upon our community's successful response efforts and become even stronger for the next emergency. Several findings and recommendations relative to Debris Removal and Monitoring were identified, including:

Finding #85: The utilization of up to four County Public Works crews seven days a week expedited the removal of debris in the County but, with additional equipment capable of debris removal operations, additional staff resources could have been deployed for the debris response.

Recommendation 85.1: Prepare a budget discussion item for Board consideration during the FY 2018-19 budget cycle to evaluate the purchase of debris removal trucks and equipment for Public Works in order to deploy additional resources for debris removal needs and to expedite day-to-day operations.

As discussed in the Irma After Action Report, Leon County has contracts with debris removal vendors to provide emergency debris removal services for certain storm events. However, due to high demand for debris removal services, both in Florida and in Texas as a result of Hurricane Harvey, which occurred only two weeks prior, every jurisdiction affected by Irma was in competition for the same limited pool of resources, resulting in a much slower cleanup effort

than anticipated. Given the limited external resources available, Leon County relied extensively on Public Works crews and equipment to complete the debris cleanup.

To implement the After Action Report recommendation, staff conducted an analysis and is recommending two grapple trucks and one dump/chipping truck at a cost of \$545,800. Currently, Public Works has one dedicated grapple truck. For storm debris cleanup, Public Works converts three excavators to grapple trucks bringing the total grapple trucks available to four. During storm events, the equipment is heavily stressed through extended shift work and it is not uncommon for unplanned downtime to make necessary repairs. If the new equipment had been available post Irma, staff estimates that the storm cleanup could have been completed two to three weeks earlier.

Funding for the equipment is available in the Transportation Trust Fund's fund balance. In addition to providing cash flow and thereby eliminating the need for short-term borrowing, Leon County's Reserve Policy No. 07-2 supports the use of fund balance for one-time capital project funding. Fund balances are also accumulated for future "fund balance sweeps" to support the five-year capital improvement program. The reserve policy requires fund balances to be maintained between 15% and 30% of the total operating expenses in the fund. Currently, the Transportation Trust Fund's fund balance is \$4.6 million, or 28%. Purchasing the debris removal equipment will put the fund balance at 24% which is within policy guidelines. Given the funds are currently available, the equipment could be ordered immediately and be on-site for the upcoming hurricane season (Attachment #4); the equipment has an approximate three to four month lead time from order to delivery. If considered as a budget discussion item and ultimately included in the FY 2019 budget, the equipment would be available in January 2019 (after the upcoming hurricane season).

The new equipment does require employees with a specialized skill set to operate. While no new positions are being requested, three reclassifications of Equipment Operators to Heavy Equipment Operators are recommended. The reclasses are estimated to cost \$15,321 annually or \$6,400 for the balance of the current fiscal year. The reclassifications allow Public Works the ability to redeploy crew members as necessary to operate the additional equipment.

While the equipment provides a significant increase in resources to ensure timely debris cleanup following a hurricane, the County also realizes an immediate benefit to daily operations. As previously noted, the County currently owns and operates one grapple truck to address all downed trees and illegal dumping activities for the entire unincorporated area. This includes all road rights-of-way, including canopy roads, greenways, parks and trails. The purchase of the additional equipment provides an immediate benefit by:

- On a daily basis, increasing the capacity of Public Works right-of-way crews in tree and related debris removal;
- Responding to and addressing illegal dumping complaints;
- Assisting Parks and Recreation with removal of trees and debris in parks and greenways;

- Providing for expedited reopening of canopy roads and parks in response to unnamed storm events; and
- Assisting Solid Waste with the removal of debris piles not picked up by the County's curbside vendor in a timely manner.

As recommended in the Hurricane Irma After Action Report, staff is also reviewing the current debris removal contract and the curbside collection contract for improvement opportunities. The current debris removal contract does not have a minimum number of trucks that are required when there is a declared state of emergency triggering a request to mobilize. Staff is currently working with the vendor to add a minimum number of trucks to the contract, and will have the issue resolved prior to hurricane season. In addition, staff is reviewing different manners in deploying the debris removal contractor to possibly overlay their cleanup efforts with the daily curbside collection pickup routes. This alignment could eliminate confusion from customers regarding when their debris will be removed.

Enhanced Cyber Security

Subsequent to the hacking of the County's website last year, Management Information Systems (MIS) engaged industry experts to conduct a cyber-security review of the County's technology infrastructure. As a result of the review, the consultant recommends MIS procure enhanced security monitoring services. The security services continuously monitor the County firewalls and network logs for external threats. If external threats are identified, the security services firm would alert the County and work closely to mitigate potential damage to the County's computer networks. Currently, MIS has some security layers in place for the network, servers, endpoints such as desktops and mobile devices, email, applications, and the web. However, malicious activity on the web is increasing dramatically and evolving into very sophisticated cyber threat schemes. Additional security resources are being requested to improve the County's security posture in protecting Leon County's computer and data assets. Additional security measures will provide mitigating controls to reduce the risk of infiltration by prevention, detection, and analysis.

As an alternative to request funding for the enhanced network security monitoring during the FY 2019 budget process, staff recommends purchasing enhanced security monitoring for the remainder of the current fiscal year and provide a full year funding during the FY 2019 budget process. To purchase enhanced cyber security for the remainder of the fiscal year will cost \$41,450. Funding for this purchase is available in the General Fund Contingency account.

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 updates regarding the following items:

- Consideration of funding for solar energy at County Facilities

- Consideration of Ready2Work Funding
- Consideration of funding for the Crime Stoppers Program
- Consideration of preliminary Livable Infrastructure For Everyone (L.I.F.E) Projects
- Annual review of funding recommendations of Outside Agency Contracts

Detailed budget discussion items for these specific topics will be prepared for Board consideration during the scheduled budget workshops. Additionally, staff will prepare budget discussion items pertaining to 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 2019 Tentative Budget.

Options:

1. Establish the Community Human Services Partnership (CHSP) funding level for FY 2019 at \$1,200,000.
2. Establish the Non-departmental maximum discretionary funding for FY 2019 as follows:
 - a) \$27,000 in special event funding
 - b) \$100,000 for the Kearney Center/Homeless Shelter
3. Approve a Resolution and Budget Amendment appropriating \$552,200 in Transportation Trust Fund balance: \$545,800 for debris removal equipment and \$6,400 to support the reclassification of three Equipment Operator positions to Heavy Equipment Operators.
4. Approve a Budget Amendment realigning \$41,450 from General Fund Contingency to purchase cyber security monitoring services for the balance of the current fiscal year.
5. Prepare a budget discussion item for the April Budget Workshop to consider funding for additional debris removal equipment.
6. Prepare a budget discussion item for the April Budget Workshop to consider additional funding for enhanced security monitoring.
7. Board direction.

Staff Recommendation:

Options #1, #2 #3 and #4.

Attachments:

1. Leon County Ordinance No. 2013-08, Discretionary Funding Guidelines
2. Fiscal Planning Policy No. 93-44
3. List of Outside Agency contracts
4. Resolution and Budget Amendment to fund the purchase of debris removal equipment
5. Budget Amendment & General Fund Contingency Statement to purchase cyber security

Leon County Code of Laws – Chapter 2

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

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.

Fiscal Planning
Policy No. 93-44

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

Outside Agencies	
1)	Legal Services of North Florida
2)	DISC Village
3)	Tallahassee Memorial Hospital-Trauma Center
4)	Tallahassee Senior Citizens Foundation
5)	St. Francis Wildlife Association
6)	Tallahassee Trust for Historic Preservation
7)	Whole Child Leon
8)	Domestic Violence Coordinating Council
9)	United Partners for Humans Services (UPHS)
10)	OASIS Center/Commission on Status of Women
11)	Sharing Tree
12)	Sustainable Tallahassee

RESOLUTION NO.

WHEREAS, the Board of County Commissioners of Leon County, Florida, approved a budget for fiscal year 2017/2018; 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 27th day of February, 2018.

LEON COUNTY, FLORIDA

BY: _____
Nick Maddox, 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 2017/2018

BUDGET AMENDMENT REQUEST

No: BAB18012
Date: 2/12/2018

Agenda Item No: _____
Agenda Item Date: 2/27/2018

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			
106	000	399900	000	Appropriated Fund Balance	116,132	552,200	668,332
					Subtotal:	552,200	

Expenditures

Account Information					Current Budget	Change	Adjusted Budget
Fund	Org	Acct	Prog	Title			
106	950	591306	581	Transfer to Fund 306	2,674,485	545,800	3,220,285
106	432	51200	541	Salaries & Wages	1,095,183	6,400	1,101,583
					Subtotal:	552,200	

Revenues

Account Information					Current Budget	Change	Adjusted Budget
Fund	Org	Acct	Prog	Title			
306	950	381106	000	Transfer from Fund 106	2,674,485	545,800	3,220,285
					Subtotal:	545,800	

Expenditures

Account Information					Current Budget	Change	Adjusted Budget
Fund	Org	Acct	Prog	Title			
306	026022	56400	541	New Vehicles & Equipment	-	545,800	545,800
					Subtotal:	545,800	

Purpose of Request:

This budget amendment appropriates a total of \$552,200 in the Transportation Trust Fund Balance for the purchase of debris removal trucks(\$545,800) and funding to support the reclassification of three positions necessary to operate the equipment(\$6,400). In the Hurricane Irma After-Action Report, staff recommended additional grapple trucks that can be deployed to expedite debris collection during future disasters. In addition to being able to expedite debris removal associated with hurricanes, this equipment will also be able to assist with other County operations, such as tree removal in road right-of-ways associated with heavy thunderstorm events. The budget amendment will ensure that the vehicles and equipment are in place prior to the start of hurricane season.

Group/Program Director

Budget Manager

Scott Ross, Director, Office of Financial Stewardship

Approved By: Resolution ☒ Motion ☐ Administrator ☐

FISCAL YEAR 2017/2018 BUDGET AMENDMENT REQUEST

No: BAB18013
Date: 2/12/2018

Agenda Item No: _____
Agenda Item Date: 2/27/2018

County Administrator

Deputy County Administrator

Vincent S. Long

Alan Rosenzweig

Request Detail: Revenues

Fund	Org	Acct	Prog	Title	Current Budget	Change	Adjusted Budget
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Subtotal:

-

Expenditures

Fund	Org	Acct	Prog	Title	Current Budget	Change	Adjusted Budget
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001	990	59900	599	General Fund Contingency	148,450	(41,450)	107,000
001	171	53400	713	Other Contractual Services	216,680	41,450	258,130

Subtotal:

-

Purpose of Request:

This budget amendment appropriates \$41,450 in the General Fund Contingency to procure cyber security monitoring services. This is a result of a recent cyber security review that recommended enhanced monitoring to protect the County's computer network.

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 2017/18)**

			GENERAL FUND 001-990-59900-599	Beginning Balance: \$200,000.00
No.	APPROVAL DATE	AGENDA DATE	AMENDMENT TITLE	BALANCE
1		14-Nov-17	Installation of a Historical Marker at the Leon County Fairgrounds	\$1,100
2		12-Dec-17	Renaming of the Leon County Courthouse Annex in Honor of Retiring Circuit Judge Charles A. Francis	\$9,000
3				
4		<i>27-Feb-18</i>	<i>Cyber Security Monitoring for County Computer Network</i>	<i>\$41,450</i>
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25				
 <i>Bold, Italic Items are pending Board Approval</i>				
USAGE TO DATE (TOTAL AMENDMENTS)				<u>\$51,550.00</u>
ENDING BALANCE				148,450.00
END BALANCE AS % OF BEGIN BALANCE				74%
USAGE BALANCE AS % OF BEGIN BALANCE				26%

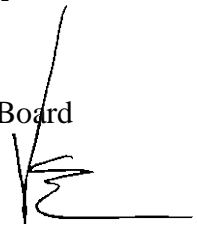
**Leon County
Board of County Commissioners
Notes for Agenda Item #14**

Leon County Board of County Commissioners

Agenda Item #14

February 27, 2018

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Proposed Restructuring of the County's Participation in the Community Redevelopment Agency

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

Statement of Issue:

This agenda item seeks Board consideration of a proposed restructuring of the County's participation in the Community Redevelopment Agency (CRA), including significant reductions in the County's total financial contribution to the CRA and elimination of County Commissioner membership on the CRA Board. This proposed restructuring greatly benefits the County by providing a long-term savings of \$23 million and the short-term cash flow necessary to implement the FY 2020 Fiscal Plan approved by the Board to address anticipated revenue losses associated with the additional Homestead Exemption.

This proposed restructuring of the CRA is the culmination of ongoing negotiations, proposals, and policy options dating back to the Board's 2016 Annual Retreat with the approval of the following strategic initiative:

Evaluate sunseting the Downtown CRA and correspondingly evaluate the effectiveness of the Frenchtown/Southside CRA including the County's partnership with the City (2016-9).

The City Commission is expected to consider this proposed restructuring at its next meeting on February 28, 2018.

Fiscal Impact:

This item has a fiscal impact. The proposed restructuring will provide adequate funding for the County to satisfy the impacts of the possible additional Homestead Exemption and provides additional long-term savings by reducing the County's overall contributions to the CRA as follows:

- \$23 million in overall savings to the County by adopting the proposed restructuring.
- FY 2019 – FY 2023: \$1.0 million growing to \$1.4 million in annual reduced payments from the County to the CRA as a result of equalizing the County and City's contribution rates to the Frenchtown/Southside CRA District.
- Beginning in FY 2024: Annual payments to the CRA would be reduced by an additional \$1.8 million to a total of \$3.3 million through the elimination of the County's contribution to the Downtown CRA District. Total savings from the discontinuance of Downtown CRA payments are estimated at \$29.2 million. (Note: the County would still make contributions for Firestone/Bloxham redevelopment, 4Forty North Apartments, and Washington Square).
- By extending the County's investment in the Frenchtown/Southside CRA District from 2030 to 2038, the County's overall contribution would increase by \$6.3 million over the life of the District. The City would contribute an additional \$22.7 million for a total increase in funding of \$29 million to the Frenchtown/Southside CRA District.

Staff Recommendation:

- Option #1: Accept the proposed restructuring of the County's participation in the Community Redevelopment Agency and direct the County Administrator to finalize the terms with the City, in a form to be approved by the County Attorney, which shall be brought back to the Board for approval on April 10, 2018 and include the following elements:
- A. Discontinue the County's financial contributions to the Downtown CRA District by FY 2024 (final payment to be made in FY 2023).
 - i. County increment incentives would continue to be made only for the three recently approved projects (Firestone/Bloxham redevelopment, 4Forty North Apartments, and Washington Square).
 - B. Equalize the County's millage rate contribution to the City's millage rate throughout the entirety of the Frenchtown/Southside CRA District starting in FY 2019.
 - C. Finalize and approve the boundaries for the proposed Frenchtown/Southside CRA District expansion.
 - D. Extend the term of the Frenchtown/Southside CRA District from 2030 to 2038.
 - E. Upon execution of this proposed restructuring, County Commissioners would no longer serve on the governing body of the CRA.

Report and Discussion

Background:

This agenda item seeks the Board's acceptance of a proposed restructuring of the County's participation in the Community Redevelopment Agency (CRA) including significant reductions in the County's financial contribution to the CRA and elimination of County Commissioner membership on the CRA Board. The City Commission is expected to consider this proposed restructuring at its next meeting on February 28, 2018.

Since December 2016, the County and City Commissions have considered the County's desired withdrawal from the Downtown CRA District (DT CRA) during their respective annual retreats, budget workshops, and Commission meetings. Both Commissions and the CRA Board have examined various phaseout options and policy considerations which were most recently presented in an October 24, 2017 status report to the Board (Attachment #1). At that time, the Board directed the County Administrator to:

- Bring back an amendment to the DT CRA Interlocal Agreement by February 2018 to sunset the County's participation by FY 2020, subject to the support of the City Commission, based on Phaseout Options #2 or #4 as presented in that agenda item;
- Cease consideration for the expansion of an existing CRA District or the creation of a new CRA District until an agreement has been executed to sunset the County's participation in the Downtown CRA by FY 2020; and
- Bring back a revised fiscal plan during the FY 2019 budget process if there is no agreement to phase out the County's financial participation in the DT CRA.

Related to the redevelopment and economic vitality of the Downtown, Frenchtown, and Southside areas, the Board also directed OEV to bring back an agenda item on possible alternative programs that could be implemented in these areas including the former state Enterprise Zone incentives. A status report on alternative programs will be presented by OEV in a separate agenda item at a later date.

Following the Board's October 24, 2017 meeting, the County Administrator immediately summarized the Board's guidance in a letter provided to the City Manager in time for the City Commission's deliberations the following evening on October 25th (Attachment #2). At that meeting, the City Commission unanimously supported a hybrid concept that would narrow the focus of the DT CRA by eliminating funding for events and business improvement grants, focusing on public infrastructure and large private projects that "pay for themselves," and fulfilling the financial commitments for all of the previously approved projects (Attachment #3). The City's hybrid proposal was designed to refine the expenses of the DT CRA and thereby reduce the County and City increment revenue contributions by an indeterminate amount starting in FY 2020 through the expiration of the DT CRA in FY 2034.

The City has also taken the position that upon any restructuring of the County's financial participation in the DT CRA, it wishes to remove County Commissioner participation on the CRA Board. Since the CRA Board governs both CRA Districts as required by Florida law, this

would also remove the County's participation and oversight in the Greater Frenchtown/Southside CRA District (F/S CRA) for which the County contributed \$1.7 million in FY 2018 based on the County's full millage rate and more than double the City's contribution.

Although the County and City Commissions offered different policy guidance at their respective meetings in October, there remained mutual interest and opportunity to explore modifications to the existing CRA Districts leading the County Administrator and the Interim City Manager to continue negotiations throughout this period to further the goals and objectives of the two local governments. This agenda item presents the product of these negotiations which provides for a multifaceted restructuring of both the Downtown and Frenchtown/Southside CRA Districts including the County's financial participation and governance roles.

Should the Board choose not to accept the proposed restructuring of the CRA, additional guidance and direction may be provided for staff to continue negotiations with the City on this matter. Alternatively, the Board may choose to maintain the status quo whereby the County continues to make annual contributions to the F/S and DT CRA Districts through 2030 and 2034 under the respective interlocal agreements and millage rates.

The proposed restructuring of the County's participation in the CRA is essential to the following FY2017-FY2021 Strategic Initiative:

- *(EC1, EC2) Evaluate sunseting the Downtown CRA and correspondingly evaluate the effectiveness of the Frenchtown/Southside CRA including the County's partnership with the City. (2016-9)*

This particular Strategic Initiative aligns with the Board's Economy Priorities of:

- *(EC1) - Do well designed public infrastructure which supports business, attracts private investment and has long term economic benefits.*
- *(EC2) - Support programs, policies and initiatives to attract, create, and promote expansion of business, entrepreneurship, and job creation.*

Analysis:

Based on the Board's previous guidance, the County Administrator engaged in negotiations with the Interim City Manager taking into consideration the forthcoming Constitutional Amendment providing an additional Homestead Exemption and the County's Fiscal Plan to ensure the long term financial viability of Leon County. Unanimously adopted by the Board on June 20, 2017, the Fiscal Plan is designed to address the anticipated \$7.2 million revenue loss in 2020 associated with the additional Homestead Exemption while minimizing any property tax rate increase (Attachment #4). More specifically, the Fiscal Plan called for sunseting the County's projected \$1.4 million increment revenue contributions to the DT CRA by FY 2020. In turn, the \$1.4 in realized savings would be directed back into the general fund to offset a portion of the anticipated \$7.2 million revenue loss and mitigate the need for further budget reductions or increases in the Countywide millage.

Changes to the structure, participation, or financial obligations regarding the CRA require an interlocal agreement approved by the County, City, and the CRA Board. While numerous ideas and scenarios have been discussed at the CRA in their deliberations related to this issue, the County Administrator and Interim City Manager explored in good faith opportunities to balance the short- and long-term goals of their respective organizations, resolve long standing differences with regard to the CRA, and present a solution that serves the best interest of all affected stakeholders. Since the proposed restructuring includes elements not previously considered by either Commission, this concept is described in the analysis. Based on the guidance of the County and City Commissions at their respective meetings on February 27th and 28th, an interlocal agreement could be drafted for adoption in the spring as described in the final section of this analysis.

The proposed restructuring will shorten the County's financial participation in the DT CRA District by 11 years from FY 2034 to FY 2023, four years beyond the County's recent efforts to conclude payments to the DT CRA in FY 2019. However, the DT CRA will continue to operate through FY 2034 and collect incremental revenue from the City of Tallahassee. In addition, this proposal includes several significant changes to the F/S CRA which had not been considered in recent Board deliberations. The modifications to the F/S CRA provide short-term financial savings to the County in order to address the financial constraints anticipated for FY 2020 and significant long-term savings to the County while also providing greater investment in the F/S CRA to further revitalization efforts. The following is an outline of this proposed restructuring for both CRA Districts, a summary of the benefits, and a detailed analysis for each element of the proposal:

- A. Discontinue the County's financial contributions to the Downtown CRA District by FY 2024 (final payment to be made in FY 2023).
 - i. County increment incentives would continue to be made only for the three recently approved projects (Firestone/Bloxham redevelopment, 4Forty North Apartments, and Washington Square).
- B. Equalize the County's millage rate contribution to the City's millage rate throughout the entirety of the Frenchtown/Southside CRA District starting in FY 2019.
 - i. The County contributes approximately 8.3 mills for the majority of the Frenchtown/Southside CRA District while the City contributes 4.1 mills.
- C. Finalize and approve the boundaries for the proposed Frenchtown/Southside CRA District expansion.
- D. Extend the term of the Frenchtown/Southside CRA District from 2030 to 2038.
- E. Upon execution of this proposed restructuring, County Commissioners would no longer serve on the governing body of the CRA.

This proposed restructuring greatly benefits the County by providing long-term savings and the short-term cash flow necessary to implement the FY 2020 Fiscal Plan approved by the Board to address anticipated revenue losses associated with the additional Homestead Exemption. In

addition to the overall savings to the County, this restructuring will extend the life of the F/S CRA and thereby increase the County and City investment where revitalization is needed most. The key financial benefits of the restructuring are as follows:

- \$23 million in overall savings to the County.
 - A \$29.2 million reduction in the County's financial investment in the Downtown CRA
 - An additional \$6.3 million investment in the Frenchtown/Southside CRA.
- \$1 million annual recurring savings to the County starting in FY 2019 (by equalizing the millage rate contributions for the Frenchtown/Southside CRA).
- An additional \$1.8 million annual recurring savings to the County starting in FY 2024 (by no longer making annual increment payments to the Downtown CRA except for the Firestone/Bloxham redevelopment, 4Forty North Apartments, and Washington Square projects).
- By equalizing the millage rate contributions and extending the term of the Frenchtown/Southside CRA District from 2030 to 2038, the County will provide an additional \$6.3 million and the City will provide an additional \$22.8 million totaling \$29.1 of added investment for the Frenchtown/Southside CRA.

Downtown CRA District

Leon County is required to make annual increment revenue payments to the DT CRA District through FY 2034 under the existing Interlocal Agreement. The County contributes approximately 4.3 mills in increment revenue payments and sought to withdraw its financial participation by FY 2020 (final payment in FY 2019) with the exception of the three recently approved projects that require future incentives to be paid from the property taxes generated upon their completion. Based on the existing project commitments and repayment obligations that extend beyond FY 2019, along with the desire to utilize DT CRA funds to improve infrastructure, the City would not consent to the County's financial withdrawal by FY 2020. Alternatively, the proposed restructuring developed by the County Administrator and Interim City Manager would push back the County's withdrawal date from the DT CRA by four years with the final annual increment payment being made in FY 2023. Beyond FY 2023, the County would only be obligated to provide its share of increment revenue payments for the three projects approved since July 1, 2017 (the Firestone/Bloxham redevelopment, 4Forty North Apartments, and the Washington Square project).

Assuming a modest growth in the tax increment value for the DT CRA, the County would realize a savings of \$1.8 million in FY 2024 by no longer having to make a full increment revenue payment to the DT CRA. Over the long-term, the County's financial withdrawal would take place 11 fiscal years prior to the scheduled expiration of its existing obligations for the DT CRA in 2034, resulting in a \$29.2 million savings for the County. While the return of these monies to the County's general fund will greatly alleviate future budget constraints associated with the additional Homestead Exemption, the modifications to the Frenchtown/Southside CRA District

also provides the necessary cash flow to address the County's FY 2020 budget needs outlined in the Fiscal Plan.

Frenchtown/Southside CRA District

Leon County contributes its entire millage rate, approximately 8.3 mills, in annual increment revenue payments to the F/S CRA District which is scheduled to conclude in 2030. The City also contributes its full millage rate (4.1 mills) which is less than half of the County payment. The County has long sought millage parity with the City for payments to the F/S CRA much like what has been negotiated through interlocal agreements for the DT CRA. However, the F/S CRA was created prior to the establishment of the County's Charter allowing the City to independently establish the F/S CRA District utilizing the County's full millage rate and without being required to enter into an interlocal agreement. Since that time, Florida Statutes have been revised to prescribe millage parity for new CRA districts and/or the expansion of existing districts. Such was the case when the County and City approved the expansion of the F/S CRA District in 2016. Accordingly, 26 parcels along the South Monroe Street corridor were added to the F/S CRA resulting in additional tax increment contributions by the County and City, both based on the City's millage rate (Attachment #5). The disparate millage rate contributions for the original portion of the F/S CRA remained the same.

More recently, the CRA Board has expressed interest in another expansion of the F/S CRA District boundaries to include additional neighborhoods along Orange Avenue, east of Meridian Street and the Bond neighborhood, and west of Pasco Street (Attachment #6). Following a presentation on September 25, 2017, the CRA Board directed staff to bring back a more detailed blight analysis of the study area to include better defined boundaries and a schedule for required actions. Similar to the 2016 boundary expansion for the F/S CRA, this proposed expansion would also rely on millage parity if approved by the County, City, and CRA Board. The consideration of this boundary expansion took place as the County and City were unable to reconcile the timing and execution of the County's financial withdrawal from the DT CRA. As a result, on October 24, 2017 the County Commission unanimously agreed to cease consideration for the creation or expansion of a CRA District until an agreement has been executed to sunset the County's participation in the Downtown CRA by FY 2020.

Based on the County's long-sought desire for millage parity for the F/S CRA, the CRA Board's desire for another expansion of the F/S CRA District, and the continued need for long-term investments within the F/S CRA communities, the County Administrator and Interim City Manager propose the following modifications:

- Equalize the County's millage rate contribution to the City's millage rate throughout the entirety of the F/S CRA District starting in FY 2019.
 - The County contributes approximately 8.3 mills for the majority of the F/S CRA District while the City contributes 4.1 mills.
 - Finalize and approve the boundaries for the proposed F/S CRA District expansion.
 - Extend the term of the F/S CRA District from 2030 to 2038.

As shown in Table #1, the proposed restructuring would result in the County realizing approximately \$1 million of savings in increment revenue payments for the F/S CRA District beginning in FY 2019, one year sooner than anticipated in the Fiscal Plan. The following year, the County would realize another \$1.1 million due to millage equalization for the F/S CRA which would grow correspondingly with the taxable values in the District. Today, the County's general fund does not realize additional revenues associated with the growth in F/S CRA values because the County's entire millage rate is obligated to the increment revenue payment for this District.

The County's Fiscal Plan approved by the Board to address the reduction of ad valorem revenues associated with the additional Homestead Exemption is anticipated to impact the County's FY 2020 budget. While the anticipated FY 2020 savings of \$1.1 million due to the millage equalization of the F/S CRA is less than the \$1.4 million the County sought by withdrawing from the DT CRA by FY 2020, the modifications to the F/S CRA beginning in FY 2019 provide an opportunity to set aside the \$1 million realized in the prior year to offset or bridge the shortfall as the County budget is impacted by the Homestead Exemption. By FY 2024, as described in the previous section and illustrated in Table #1, the County will realize an additional \$1.8 million upon the discontinuance of annual increment revenue payments to the DT CRA.

Table #1: Leon County's Estimated Short-Term Savings (in Millions) Under the Proposed Restructuring of the Community Redevelopment Agency

	FY 19	FY 20²	FY 21	FY 22	FY 23	FY 24	FY 25
Frenchtown/Southside CRA Savings (4.1 Mills) ¹	\$1 M	\$1.1 M	\$1.2 M	\$1.3 M	\$1.4 M	\$1.5 M	\$1.6 M
Downtown CRA Savings	\$0	\$0	\$0	\$0	\$0	\$1.8 M	\$2.0 M
Total Savings	\$1 M	\$1.1 M	\$1.2 M	\$1.3 M	\$1.4 M	\$3.3 M	\$3.6 M

¹ Leon County contributes approximately 8.3 mills annually to the Frenchtown/Southside CRA District.

² Implementation of the additional Homestead Exemption and the County's Fiscal Plan

In addition to the immediate savings to the general fund to satisfy the revenue needs outlined in the County's Fiscal Plan, millage parity provides a greater opportunity and financial flexibility to reexamine the long-term needs of the F/S CRA. As evidenced by the CRA Board's desire for another expansion of the F/S CRA District and the community's call for greater investment in redevelopment projects in the District, this proposed restructuring calls for the extension of the F/S CRA from 2030 to 2038. This proposed extension comes with the backdrop of the Florida Legislature's consideration of dissolving and/or shortening the remaining life of existing CRAs during the 2017 and 2018 legislative sessions. By approving the proposed restructuring, the County and City can ensure the extension of the F/S CRA through 2038 without regard to seeking the approval of the Florida Legislature as contemplated in HB 17 and approved by the House. In addition, this eight year extension of the F/S CRA would enhance opportunities to incentivize vital long term projects for 15 or 20-year periods.

Table #2: Estimated Long-Term Financial Impacts (in Millions) of the Proposed Restructuring for the Frenchtown/Southside CRA District

	County Increment	City Increment (4.1 Mills)	Total Tax Increment for the Frenchtown/Southside CRA District
Existing Structure – County Contributes 8.3 Mills Through FY 2030	\$36.7 M	\$18.1 M	\$54.8 M
Proposed Restructuring – County Contributes 4.1 Mills Through 2038	\$43 M	\$40.9 M	\$83.9 M
Increased Contributions to the Frenchtown/Southside CRA District	\$6.3 M	\$22.8 M	\$29.1 M

Assuming a modest growth rate in the incremental tax values in the out-years, Table #2 shows that the eight year extension of the F/S CRA would realize an additional \$29 million under the proposed restructuring. The extension benefits the District much like compound interest. The additional time provides more compounding revenue associated with the growth of incremental values and will further empower the CRA Board to pursue projects that may require long-term financing or incentives. This is best illustrated in Table #2 by analyzing the difference between the City's increment contributions anticipated for the existing structure versus the proposed structure. Although the City will maintain the same millage rate either way, its increment obligations to the F/S CRA are projected to be \$18.1 million over the next 12 years under the current structure but would more than double that amount (\$40 million) over the subsequent eight year extension. Similarly, the County would contribute more revenue over the next 20 years at the reduced millage rate (4.1 mills) than would be required over the remaining 12 years of the existing term with the higher millage rate (8.3 mills) due to the compounding benefit afforded by the additional time for values to grow.

The County's extended investment in the F/S CRA combined with the millage equalization will require an additional investment of \$6.3 million through 2038 but will also provide adequate short term savings to meet financial constraints outlined in the Board-approved Fiscal Plan. The additional \$29 million generated for the F/S CRA does not contemplate the proposed boundary expansion being sought by the CRA Board and included in this proposed restructuring which would further enhance revenues and revitalization efforts in the F/S CRA District. In addition to the short-term savings to help balance the County budget over the next few years, the overall long-term savings to the County as shown in Table #3 is approximately \$23 million due in large part to the discontinuance of annual increment payments for the DT CRA 11 years prior to the requirements called for in the Interlocal Agreement.

Table #3: Leon County's Estimated Long-Term Savings (in Millions) Under the Proposed Restructuring of the Community Redevelopment Agency

CRA District	County Changes in Total Payments
Downtown CRA Restructuring: (Last Payment to be made in FY 2023) ¹	\$29.2 million in savings
Frenchtown/Southside CRA Restructuring: 4.1 Mills Through 2038 ²	\$6.3 million in total increased payments
Total Long-Term County Savings	\$22.9 million

¹ Leon County contributes approximately 4.3 mills annually which is currently scheduled through FY 2034.

² Leon County contributes approximately 8.3 mills annually to the Frenchtown/Southside CRA District which is currently scheduled through FY 2030.

CRA Board Governance

From 2000 to 2007, the initial makeup of the CRA Board consisted only of the five City Commissioners as voting members. Following the adoption of the County Charter and subsequent approval of an amendment to the Interlocal Agreement creating the DT CRA, four County Commissioners were added with full voting rights to make a nine member governing body for both Districts of the CRA. Florida law limits the membership of CRA Boards to nine members so the County has maintained its minority membership and voting position on the CRA Board since 2007 despite contributing much more tax increment funding each year. As described in the October 24, 2017 status report to the Board, Florida law allows for multiple community development areas within a jurisdiction but requires a singular governing agency and board of directors to oversee its activities. Based on the City's willingness to restructure the County's financial contribution to both CRA Districts and desire that the CRA Board revert back to its former structure composed only of City Commissioners, this negotiated proposal recommends the removal of County Commissioners from the CRA Board upon the final adoption of an interlocal agreement to effectuate the entirety of this restructuring concept as presented herein.

While the removal of County Commissioners from the CRA Board would be a vital concession on the part of the County, the resulting composition of the CRA Board would better align with peer governing bodies throughout the state. In summary, the County can achieve significant short- and long-term financial savings in exchange for yielding its participation in the governance of both CRA Districts.

Summary & Next Steps

Although the County and City Commissions offered differing policy guidance at their respective meetings in October, there remained a mutual interest and opportunity to explore modifications to the CRA, prompting the County Administrator and the Interim City Manager to continue negotiations throughout this period to further the goals and objectives of the two local governments. However, this multifaceted proposed restructuring of both the DT and F/S CRA Districts is the culmination of proposals, policy options, and negotiations dating back to the December 2016 Board Retreat.

The proposed restructuring of the CRA balances the County's short- and long-term goals, resolves long standing differences with regard to the millage parity, and requires a vital concession by the County to no longer have Commissioners serve on the CRA Board. It will shorten the County's financial participation in the DT CRA District by 11 years from FY 2034 to FY 2023, four years beyond the County's recent efforts to conclude payments to the DT CRA in FY 2019, and extend the life of the F/S CRA by eight years to direct investment where it is needed most. The City will continue to provide incremental revenue to the DT CRA through FY 2034 while both the County and City would provide further investment in to the F/S CRA District through the proposed expansion of the District as included in this concept.

The key financial impacts of the restructuring are as follows:

- \$23 million in overall savings to Leon County.
- By equalizing the millage rate contributions for the F/S CRA, the County would realize approximately \$1 million of savings from reduced increment revenue payments beginning in FY 2019, one year sooner than anticipated in the Fiscal Plan.
- In FY 2020, when the additional Homestead Exemption is implemented to reduce the tax base and ad valorem revenues, the County would realize another \$1.1 million due to the parity in millage for the F/S CRA.
- While the \$1.1 million savings in FY 2020 is less than the \$1.4 million identified shortfall in the County's Fiscal Plan, the FY 2019 implementation as proposed herein provides an opportunity to set aside the initial \$1 million realized by the County to offset the shortfall for the first few years following the implementation of the Homestead Exemption.
- For the DT CRA after FY 2023, the County will only make increment revenue reimbursements for the three projects recently approved (Firestone/Bloxham redevelopment, 4Forty North Apartments, and Washington Square) which will be paid from the property taxes generated upon their completion.
- By FY 2024, the County will realize an additional \$1.8 million upon the discontinuance of annual increment revenue payments for the DT CRA.
- By discontinuing annual increment revenue payments for the DT CRA 11 years prior to the requirements called for in the Interlocal Agreement, the County's general fund will realize a savings of \$29.2 million.
- The eight year extension of the F/S CRA District from 2030 to 2038 combined with the millage equalization will result in an overall \$29 million additional investment for the F/S CRA.
 - The County's investment in the F/S CRA will increase by an estimated \$6.3 million. The City's investment will increase by approximately \$41 million.

By approving the proposed restructuring, the County and City can ensure the extension of the F/S CRA through 2038 without regard to seeking the approval of the Florida Legislature as

contemplated in HB 17 and approved by the House. In the best interests of affected stakeholders, the final product of this negotiation offers a solution that will reduce the County's reliance on fund balance and millage increases to balance the FY 2020 budget, provides greater long-term investment to the F/S CRA, provides an overall estimated \$23 million in savings to the County, and sets a course to begin winding down the investments by the DT CRA over the next five years.

To effectuate modifications to the structure, participation, or financial obligations regarding the CRA, approval of an interlocal agreement is required of the County, City, and the CRA Board. This item seeks the Board's acceptance of the proposed restructuring prior to the drafting of an interlocal agreement. The City Commission is expected to consider this proposed restructuring of the CRA at its next meeting on February 28th. Based on the guidance provided by the respective Commissions, the County Administrator and Interim City Manager will work to immediately finalize the proposed restructuring and, if needed, will present any remaining or unresolved policy issues for discussion at the March 22nd CRA meeting.

The March 22nd CRA agenda will also include an item seeking to finalize the boundary expansion for the F/S CRA in order to meet the timelines presented herein and posed in active state legislation. To further the broader restructuring efforts, staff recommends supporting the anticipated F/S CRA District boundary expansion at the March 22nd CRA meeting as subsequent approval by the County Commission is required to effectuate the boundary changes and obligate the County's financial participation. Consistent with the direction approved by the Board on October 24, 2017, the Board's approval of the Finding of Necessity to expand the F/S CRA District boundaries would be incorporated into the interlocal agreement to restructure the CRA and contingent upon the execution of the interlocal agreement by all three parties.

Should both Commissions accept the general terms and conditions for the proposed restructuring of the CRA, the County and City will prepare an interlocal agreement and any other necessary legal documents to be formally executed by each party. The anticipated schedule provides the County and City the opportunity to review and approve the formal documents so that the restructuring can be implemented by the start of FY 2019. Alternatively, should the Board or City Commission not approve the proposed restructuring at their respective meetings in early April, the Board will still have time to reexamine the Fiscal Plan during the FY 2019 budget workshops:

- March 22nd CRA Meeting: Finding of Necessity to expand the Frenchtown/Southside CRA.
- April 24th County Commission Meeting: Approval of the Interlocal Agreement for the proposed restructuring of the CRA and the Finding of Necessity to expand the Frenchtown/Southside CRA.
- April 25th City Commission Meeting: Approval of the Interlocal Agreement for the proposed restructuring of the CRA.
- May 23rd City Commission Meeting: Public Hearing to adopt the Finding of Necessity to expand the Frenchtown/Southside CRA.

- May 24th, CRA Meeting: Final Adoption of the Interlocal Agreement for the proposed restructuring of the CRA (the final CRA meeting to include County Commissioner participation).

Staff will bring back a revised Fiscal Plan during the FY 2019 budget process as previously directed by the Board on October 24, 2017, if the County or City Commissions do not wish to pursue the proposed restructuring as is or as amended, or if either party does not approve the necessary legal documents to restructure the County's participation in the CRA at their respective meetings on April 10th and April 11th.

Options:

1. Accept the proposed restructuring of the County's participation in the Community Redevelopment Agency and direct the County Administrator to finalize the terms with the City, in a form to be approved by the County Attorney, which shall be brought back to the Board for approval on April 10, 2018 and include the following elements:
 - A. Discontinue the County's financial contributions to the Downtown CRA District by FY 2024 (final payment to be made in FY 2023).
 - i. County increment incentives would continue to be made only for the three recently approved projects (Firestone/Bloxham redevelopment, 4Forty North Apartments, and Washington Square).
 - B. Equalize the County's millage rate contribution to the City's millage rate throughout the entirety of the Frenchtown/Southside CRA District starting in FY 2019.
 - C. Finalize and approve the boundaries for the proposed Frenchtown/Southside CRA District expansion.
 - D. Extend the term of the Frenchtown/Southside CRA District from 2030 to 2038.
 - E. Upon execution of this proposed restructuring, County Commissioners would no longer serve on the governing body of the CRA.
2. Do not accept the proposed restructuring of the Community Redevelopment Agency.
3. Board direction.

Recommendation:

Options #1 A-E.

Attachments:

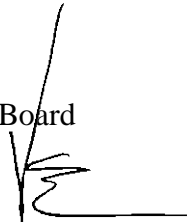
1. October 24, 2017 Status Report on the Sunsetting of the Downtown Community Redevelopment Area.
2. October 24, 2017 letter to City Manager regarding the Board's actions related to the sunset of the Downtown CRA.
3. October 25, 2017 City Commission Agenda Item regarding the Phase out of the Downtown CRA.
4. June 20, 2017 budget discussion item and ratification of the Fiscal Plan to address the additional Homestead Exemption.
5. July 12, 2016 agenda item to expand the Greater Frenchtown/Southside CRA.
6. September 25, 2017 CRA agenda item regarding a second expansion of the Greater Frenchtown/Southside CRA.

Leon County Board of County Commissioners

Agenda Item #20

October 24, 2017

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Status Report on the Sunsetting of the Downtown Community Redevelopment Area

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

Statement of Issue:

In recent months, the County and City Commissions have contemplated the potential sunset of the Downtown CRA District (DT CRA) during their respective annual retreats, budget workshops, and Commission meetings. This agenda item summarizes the actions taken at the July and September CRA meetings and provides an analysis of the Phaseout Options as requested by the CRA Board. Further, the analysis delineates which of the proposed Phaseout Options align with the long term financial plan approved by the Board during the FY 18 Budget Workshop to address the \$7.2 million loss resulting from the possible additional homestead exemption.

Fiscal Impact:

This item has no fiscal impact. However, this status report does offer guidance related to recent deliberations with the City and CRA regarding the sunsetting of the DT CRA. The sunsetting of the DT CRA is a vital component of the Board's recently approved long term fiscal plan to ensure the County's financial viability in the upcoming years.

Staff Recommendations:

See next page.

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Staff Recommendations:

- Option #1: Accept the status report on the Sunsetting of the Downtown Community Redevelopment Area and direct the County Administrator to formally notify the City of the policy options herein adopted by the Board.
- Option #2: Direct the County Administrator to bring back an amendment to the Downtown CRA Interlocal Agreement by February 2018 to sunset the County's participation by FY 2020, subject to the support of the City Commission, based on Phaseout Options #2 or #4 presented in this item as they are financially equivalent for the County.
- Option #3: Do not consider the expansion of an existing CRA or the creation of a new CRA until an agreement has been executed to sunset the County's participation in the Downtown CRA by FY 2020.
- Option #4: Direct staff to bring back a revised fiscal plan during the FY 2019 budget process if there is no agreement to phase out the DT CRA.

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Report and Discussion

Background:

In recent months, the County and City Commissions have contemplated the potential sunset of the Downtown CRA District (DT CRA) during their respective annual retreats, budget workshops, and Commission meetings. At the most recent meeting of the CRA on September 25, 2017, the CRA Board deferred taking action to sunset the DT CRA and requested an agenda item be brought back to the County and City Commissions respectively analyzing several of the Phaseout Options presented by CRA staff for consideration by both Commissions. Thereafter, the CRA Board is expected to resume its discussion on this matter at its next meeting scheduled for November 9, 2017.

Previous Board and City Commission Direction on Sunsetting the Downtown CRA

During the December 2016 Annual Retreat, the Board established the County's FY 2017-FY 2021 Strategic Plan. As a part of the Economic Strategic Priority, the Board unanimously adopted the following Strategic Initiative: "Evaluate sunsetting the Downtown CRA and correspondingly evaluate the effectiveness of the Frenchtown/Southside CRA including the County's partnership with the City."

At the City Commission Retreat on January 11, 2017, City Commissioners also expressed an interest in discussing the future of the CRA districts in light of several ongoing initiatives related to Southside revitalization efforts including the County's long-term interest in redeveloping the Fairgrounds and the joint County/City efforts to ensure the availability of affordable housing. The City Commission directed staff to bring these matters back as part of a comprehensive workshop during the calendar year.

Given the mutual interest in exploring modifications to the existing CRA districts, County and City staff began formulating an analysis to be presented to both Commissions providing a comprehensive overview of the two distinct CRA districts, examining the levels of public and private investment as a result of those districts, their return on investment and performance since creation, and any outstanding financial obligations. However, this analysis was put on hold once the 2017 Florida Legislature began consideration of HB 13 and SB 1770 which, as originally proposed, would have phased out the existence of CRAs and prohibited the creation of new CRAs. Although the 2017 Legislature did not approve a measure to sunset CRAs, HB 17 has already been filed for the 2018 legislative session which calls for phasing out all CRAs by 2038.

Of greater significance to the County's budget, the House and Senate approved a joint resolution during the final week of the 2017 legislative session that will place a constitutional amendment on the 2018 general election ballot to provide an additional \$25,000 homestead exemption for all ad valorem taxes except those levied by school districts. HJR 7105, if adopted by an affirmative vote of at least 60% of the statewide electorate in 2018, would create a new \$25,000 homestead exemption applicable to the value of homesteaded property between \$100,000 and \$125,000. If this referendum passes, Leon County would see a loss of \$7.2 million in ad valorem taxes based on the current 8.3144 millage rate. The statewide impact would be an estimated \$644 million.

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The amendment would become effective January 1, 2019, artificially removing property values from the tax rolls as the County prepares the FY 20 budget.

In anticipation of the November 2018 referendum, the County Administrator took immediate steps to prepare the County organization such as imposing a temporary hiring freeze for non-essential employees and recommended immediate capital project deferrals. At the Board's FY 18 Budget Workshop on June 20, 2017, the County Administrator presented a fiscal plan with options to ensure the long term fiscal viability of Leon County while minimizing any property tax rate increase (Attachment #1). In seeking the Board's long-term fiscal guidance, the County Administrator proposed four fiscal plan options, all of which prioritized maintaining funding levels for essential public services and the continued maintenance of core infrastructure. Each of the fiscal plan options were developed using some or all of the following elements:

- Property Tax Offset
- Phase out of the DT CRA by 2020
- Operating Budget Reductions
- Fund Balance

Based on the County's Strategic Initiative, the City's willingness to discuss the future of the CRA districts, the conclusion of the 2017 legislative session without changes to the structure or existence of CRAs, and the anticipated loss of revenue associated with the additional homestead exemption, the County Administrator recommended continuing to work with the City to formally dissolve the DT CRA prior to FY 2020. The fiscal plan unanimously approved by the Board on June 20, 2017 and illustrated in Table #1 called for a combination of a millage increase (0.4 mills), the phasing out of the DT CRA, and places the County in a favorable long term financial position to address the anticipated \$7.2 million revenue loss in 2020 associated with the additional homestead amendment.

Table #1: Fiscal Plan Approved by the Board on June 20, 2017

<i>FY 2020 Policy/Programmatic Changes</i>	<i>+/- Revenue</i>
Additional Homestead Exemption	(\$7, 200,000)
Increased Property Tax Collection (0.4 Mills)	\$5,800,000
Phase-out Downtown CRA by 2020	\$1,400,000
Operating Budget Reductions	N/A
Additional Recurring Fund Balance	N/A
Net Revenue +/- in FY 2020	\$0

The increase in the Countywide millage rate and sunsetting of the DT CRA would provide for the necessary revenues to offset the anticipated loss of revenues resulting from the passage of the additional homestead amendment. The fiscal plan approved by the Board would not increase the use of fund balances, thereby allowing resources to continue to be accumulated for new capital projects. The fiscal plan was again approved by the Board during the ratification of the FY 2018 Budget Workshop on July 11, 2017. Following the Board's ratification of this plan, the County

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Administrator formally notified the City of the County's actions and desire to sunset the DT CRA by FY 2020 (Attachment #2).

Analysis:

Since the Board's approval of the long term fiscal plan, the CRA has met twice to consider the sunsetting of the DT CRA with another discussion planned for its next meeting on November 9, 2017. This agenda item summarizes the actions taken at the July and September CRA meetings and provides an analysis of the Phaseout Options as requested by the CRA Board.

July 2017 CRA Meeting

At the July 19, 2017 CRA meeting, CRA staff presented a report and agenda item to the CRA Board outlining the framework and necessary data to be analyzed for the review of the DT CRA phase out (Attachment #3). CRA staff anticipated that the analysis would be brought back to the CRA Board for consideration at its January 2018 meeting. Discussion among Commissioners ensued, refining the data fields to be analyzed in order for CRA staff to bring back an agenda item for the September CRA meeting. Commissioners directed that the following matters be addressed in the September CRA agenda item:

- DT CRA major achievements.
- Existing commitments and obligations that extend beyond FY 19.
- Identification of available reserves or surplus funds.
- An outline detailing each step of the dissolution process for the County, City, and CRA including a timeline of required actions for each of the respective parties to the Interlocal Agreement.
- Consideration for two pending projects (Firestone and 4Forty North Apartments) to be contemplated in the dissolution analysis should the CRA subsequently approved said projects for tax increment inducements.
- A separate agenda item for the CRA to consider expanding the Greater Frenchtown/Southside (GFS) CRA or creating a new redevelopment district.

The CRA Board also directed staff to include two pending projects for the September analysis to sunset the DT CRA, the Firestone/Bloxham redevelopment and the Charles Street Investment Partners' Mixed-Use 4Forty North Apartments on North Monroe Street:

Firestone/Bloxham Redevelopment

The CRA has been working with North American Properties (NAP) to determine the level of CRA support for the proposed Firestone Bloxham Development. The CRA Board authorized CRA staff to negotiate inducements with NAP, the majority of which would be provided as reimbursements of the tax increment generated by the project. The reimbursement schedule would not begin until FY 2022, once the project has been completed.

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4Forty North Apartments

Charles Street Investment Partners entered a purchasing agreement to acquire and redevelop the 400-block of N. Monroe Street into a mixed-use residential development. In addition, the City of Tallahassee recently approved the sale of the former City utility drive-through center property to the Envision Credit Center. Envision plans to move their credit union operations to this property and sell the 400-block of N. Monroe Street where they are currently located to Charles Street Investment Partners.

Charles Street Investment Partners indicated the CRA's participation is essential for the proposed project to move forward but was not prepared to request a specific level of financial assistance at the July 13, 2017 CRA meeting. The CRA Board authorized CRA staff to negotiate inducements for with Charles Street Investment Partners based on the tax increment generated by the project. The reimbursement schedule would not begin until FY 2022, after the County's desired timeline to sunset or withdraw from the DT CRA.

September 2017 CRA Meeting

As requested by the CRA Board, the September 25, 2017 CRA meeting agenda materials included standalone agenda items on the sunsetting of the DT CRA, expansion of the GFS CRA, the Firestone/Bloxham redevelopment project, and the 4Forty North Apartments on North Monroe Street. However, a third project was also placed on the September 25th CRA agenda relating to the Washington Square mixed-use redevelopment project. On August 4, 2017, the developer submitted a Project Update and requested \$9.6 million in tax increment. In light of the scale of this potential project, CRA staff sought further direction as to whether the Washington Square mixed-use redevelopment proposal and request for financial assistance should be considered by the DT CRA.

For these three individual projects within the DT CRA, the CRA Board voted to (Attachments #4, #5, and #6):

- Authorize CRA staff to move forward with the completion and execution of the CRA Funding Agreement and Development Agreement with NAP for the redevelopment of the Firestone and Bloxham Annex properties to include DT CRA assistance in the amount of \$2.25 million for public improvements, DT CRA financing of 229 public parking spaces valued at \$6.5 million, and 90% of the tax increment generated by this project over the remaining life of the DT CRA valued at \$13.9 million.
- Authorize CRA staff to negotiate and execute a development agreement with Charles Street Investment Partners up to the requested \$4.3 million for the 4Forty North Apartments project.
- Authorize CRA staff to begin negotiations with Fairmont Development LLC for up to \$9.6 million for the Washington Square mixed-use redevelopment project.

In summary, the CRA Board has already approved its funding commitments for the Firestone and 4Forty North Apartments projects and directed staff to negotiate with the developers of the Washington Square project.

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For the DT CRA sunset discussion at the September 25th CRA meeting, CRA staff presented an agenda item with four phaseout options to determine the future of the DT CRA (Attachment #7). The analysis presented at that meeting identified existing obligations associated with prior project commitments along with the anticipated obligations for the three new projects (Firestone, 4Forty North Apartments, and Washington Square) in the pipeline. The DT CRA's prior financial obligations can be satisfied by the end of FY 2019 thereby eliminating the County's \$1.4 million TIF payment in FY 2020. The three new projects would require an additional \$36.6 million from the DT CRA, most which will rely on future property taxes generated to fulfill future payment obligations.

The phaseout options presented at the September 25th CRA meeting are described below followed by the deliberations and series of motions considered by the CRA Board on this matter. Each of the options anticipate supporting the TIF reimbursements for the Firestone/Bloxham redevelopment, 4Forty North Apartments and, subject to final approval by the CRA Board, the Washington Square project. Any modifications to the DT CRA (Phaseout Options #2 - #4), including the decision to sunset by FY 2020, would require approval by the City Commission. Staff is seeking Board direction on these options, or others, should the Commission wish to continue the process to sunset the DT CRA by 2020:

Phaseout Option #1: Do not sunset the DT CRA.

Phaseout Option #2: Sunset the DT CRA by 2020

- This option dissolves the DT CRA as previously requested by the County.
- Eliminates the County's \$1.4 million TIF payment to the DT CRA by 2020.
- Supports the three new projects with future incentives paid from property taxes generated by these projects upon their completion.

Phaseout Option #3: Maintain the DT CRA but explore future modifications to limit the use of TIF funding.

- This option would continue the DT CRA through 2039 but would explore future cost savings opportunities by refining the scope of the DT CRA in order to reduce the County's TIF contribution.
- There is no guarantee that the respective parties will refine the scope of the DT CRA or identify cost savings to adequately reduce the County's TIF payment by FY 2020.
- Not consistent with the adopted financial plan.
- The full financial impact or savings to the County for this option is indeterminate as it would be based on future redevelopment or project strategies led by CRA Board. Until those priorities are identified and formally adopted by Interlocal Agreement, the County's scheduled TIF payments would remain.
- Supports the three new projects with future incentives paid from property taxes generated by these projects upon their completion.

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Phaseout Option #4: County withdrawal from the DT CRA by FY 2020 while the City continues supporting the DT CRA.

- This option would remove the County's participation from the DT CRA by FY 2020.
- The City would continue the DT CRA without the County's participation. This would allow for future projects to be considered for incentives solely at the discretion and expense of the City.
- The composition of the CRA would have to be addressed given the County's continued participation in the GFS CRA.
- Supports the three new projects with future incentives paid from property taxes generated by these projects upon their completion.

Following the presentation by CRA staff, Commissioner Proctor immediately made a motion for Phaseout Option #2 to sunset the DT CRA by 2020 but it died due to the lack of a second for the motion. Commissioner Proctor then made a motion for Phaseout Option #4 to remove the County from the DT CRA by 2020 with the City continuing to operate it through 2039. The motioned was seconded by Commissioner Lindley followed by discussion among County and City Commissioners.

Commissioner Scott Maddox offered a substitute motion to sunset both CRAs by 2020. The substitute motion was seconded by Commissioner Proctor but the vote failed 2-7.

Commissioner Dozier offered another substitute motion for the County Administrator and City Manager to prepare a side-by-side comparison and analysis of anticipated tax revenues for Phaseout Options 2, 3, and 4 to be brought back to the County and City Commissions independently for consideration in October in anticipation of the November 9th CRA meeting. The substitute motion was approved and the following section provides the analysis of Phaseout Options 2 – 4 as requested by the CRA Board.

Analysis of Downtown CRA Phaseout Options

Based on the direction at the September 25th CRA meeting, County staff worked with CRA staff to identify a set of base assumptions to formulate revenue and expense projections for the phaseout options (Attachment #8). These projection tables guide much of the analysis for the remainder of this agenda item. For purposes of analyzing the DT CRA phaseout options, the following assumptions were made:

- The County's TIF payment is based on a rate of 4.2698 mills and the City's rate is 4.1 mills. (Note: Under the terms of the Interlocal Agreement, the County's TIF payment is equal to 1.154 times the City's millage rate, with a rate not to exceed 4.2698 mills).
- The homestead exemption referendum passes and the County's fiscal plan is implemented, including the increase of the Countywide millage rate by 0.4 mills in FY 2020.
 - The millage rate increase would not affect the County's TIF contribution which is capped at 4.2698 mills but it would increase revenues for the County.

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- The projection tables do not anticipate reductions in the DT CRA taxable values following the passage of the homestead amendment as there are relatively few homesteads in the District. However, the anticipated Countywide millage increase is applied to the District values to illustrate projected revenues.
- Beginning in FY 2020, the projection tables assume a two percent increase in taxable values. No new construction is accounted for in these tables aside from the three projects already in the pipeline for incentives from the DT CRA.
- As presented to the CRA in September, the three new projects begin paying property taxes on \$250 million in new construction in FY 2022 based on the following taxable values:
 - \$150 million: North American Properties (Firestone/Bloxham Annex)
 - \$40 million: 4Forty North Apartments (Envision Credit Union)
 - \$60 million: Washington Square
- County, City, and CRA staff concur that based on existing reserves and the next two fiscal years of TIF payments (FY2018 and FY2019) the DT CRA will have the funds necessary to meet its existing financial commitments for projects approved as of July 31, 2017.
- Beginning in FY 2022, based on the project values presented in the September CRA agenda item, the County would pay approximately \$1.1 million for the three new projects in the first year of inducements. Conversely, these new projects would generate a little more than \$1.1 million back to the County based on the portion of the County's millage rate that is not required to be contributed to the DT CRA.

Based on the these assumptions, Table #2 illustrates the projected County expenses (TIF payments to the DT CRA) and revenues (property tax collections generated from the three new projects) under Option #3 (Maintain the DT CRA but Explore Future Modifications) as requested by the CRA Board in order to assess how the three new projects impact revenues that may be available to offset the revenue losses associated with the passage of the homestead amendment. Although the CRA Board did not specifically include Phaseout Option #1 (Do not sunset the DT CRA) to be included in this analysis, its financial impact to the County is identical until such time that the CRA agrees to modify the scope of the downtown District in order to reduce costs and potentially pass along identified savings back to the County and City. Until those priorities are determined, the County's scheduled TIF payments would remain.

As shown in Table #2, it would take 12 years (FY 2034) for the County to reach an annual collection of \$1.4 million based on the additional revenue generated from the three projects. Taking into consideration the downtown district-wide growth in property tax collections, including the three new projects, would result in \$1.4 million of additional revenue being collected by FY 2022.

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Table #2: Maintain the Downtown CRA but Explore Future Modifications (Option #3)

	<i>Expense: County TIF Payment to DT CRA</i>	<i>Revenue: Additional Property Tax to County (3 New Projects)</i>
FY 2020	\$1,409,522	\$0
FY 2021	\$1,458,058	\$0
FY 2022	\$2,575,014	\$1,111,150
FY 2023	\$2,646,860	\$1,133,373
FY 2024	\$2,720,142	\$1,156,040
FY 2025	\$2,794,890	\$1,179,161
FY 2026	\$2,871,133	\$1,202,744
FY 2027	\$2,948,900	\$1,226,799
FY 2028	\$3,028,224	\$1,251,335
FY 2029	\$3,109,133	\$1,276,362
FY 2030	\$3,191,661	\$1,301,889
FY 2031	\$3,275,839	\$1,327,927
FY 2032	\$3,361,701	\$1,354,486
FY 2033	\$3,449,280	\$1,381,575
FY 2034	\$3,538,611	\$1,409,207

Given the required TIF payment in FY 2020 as depicted in Table #2, the County would need to anticipate alternative approaches to offsetting a \$1.4 million shortfall in FY 2020 as a result of the passage of the homestead amendment and continued TIF payments to the DT CRA. Alternative approaches to offset the \$1.4 million may need to be considered, including the utilization of fund balances, reduction in capital project funding, additional increase in the millage rate and/or reduction in County services.

The budget shortfall could be partially mitigated once the three new projects are completed. However, under this scenario the increase in additional property tax revenue would not be available until two years past the initial impact of the homestead passing thereby creating an immediate short term funding problem. Further, if any of the projects are delayed or ultimately valued less than projected this will cause a lesser amount of property taxes to be collected. Therefore, if the DT CRA is not phased out, staff recommends as part of the upcoming budget process, the Board review the adopted financial plan to address the additional shortfall. As presented previously, options to address this additional funding shortfall may include a higher millage increase, greater use of fund balance, reduction in capital project funding, and/or further service reductions.

However, if financial incentives are assumed to be necessary for new development to continue occurring in the DT CRA then the County's TIF payment is a good investment and Option #3 "Maintaining the DT CRA" should be considered. Under this assumption, future development in the DT CRA is not going to occur without financial incentives being provided by the CRA. To address the \$1.4 million not being maintained by the County, alternative approaches to address

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the shortfall from the additional homestead exemption could be considered by the Board as part of the upcoming budget process.

Phaseout Options #2 and #4, as previously mentioned, are identical with regard to the County's finances because they would sunset the County's participation in the DT CRA at the conclusion of FY 2019. As reflected in Table #3, this would allow the County to offset revenue losses associated with the additional homestead exemption beginning in FY 2020 by redirecting its \$1.4 million TIF payment to County services.

**Table #3: Sunset the County's Participation in the
Downtown CRA (Options #2 & #4)**

	<i><u>Expense:</u></i> <i>County TIF Payment for the 3 New Projects</i>	<i><u>Revenue:</u></i> <i>Property Tax to County</i>
FY 2020	\$0	\$1,409,522
FY 2021	\$0	\$1,458,058
FY 2022	\$1,067,450	\$2,562,187

Beginning in FY 2022, the three new projects would begin paying property taxes. In order to support the three new DT CRA projects included in these phaseout options, the County would reimburse the projects a portion of their property taxes based on an amount equivalent to the current County TIF millage rate in the DT CRA. Table #3 estimates the initial reimbursement for the three projects to total \$1.67 million in FY 2022. Table #3 also shows that once the three new projects have been completed in FY 2022, the County would receive an estimated \$2.56 million in revenue that year, realizing a \$1.1 million increase in revenue from the prior year. The County would also continue to receive a portion of the property tax associated with the growth in the rest of the DT CRA.

If financial incentives are assumed to no longer be necessary for new development to occur in the DT CRA then the County's TIF payment is no longer considered a good investment and either Option #2 or #4 should be considered. Under this assumption, new development in the DT CRA is going to occur without the financial incentives being provided. The TIF payments made by the County are no longer necessary and the property taxes could be maintained by the County to assist in offsetting the loss in revenue from the homestead exemption. Currently, there are a number of projects in downtown either under construction or scheduled that are not receiving or being considered for support by the DT CRA. These projects include:

- The 'Ballard Building' at the corner of Monroe St. and Park Ave.
- The Florida Health Care Association's Education and Training Center at the corner of Park Ave. and Bronough St.
- A three-story office building for Florida Power & Light on the corner of Jefferson St. and Duval St.
- A two-story headquarters for the Capital City Consultants lobbying firm on the corner of Adams St. and Duval St.

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In addition, many of the state properties identified earlier this year in a consultant's report have garnered redevelopment interest from the private sector despite not being within the DT CRA and subject to TIF incentives.

While Options #2 and #4 both have the same financial impact to the County, if selected, Option #4 will require further analysis regarding the composition of the CRA. Although multiple community development areas can be created by a City, Florida law calls for a singular governing agency and board of directors to be created to oversee the activities of all community development areas within a given City. Should the respective parties select Phaseout Option #4 whereby the City Commission wishes to continue operating the DT CRA, staff will coordinate with the City to prepare recommendations that resolve governance matters related to board composition, voting, etc.

In light of the fiscal plan approved by the Board, the sunsetting of the DT CRA by FY 2020 (Option #2) or the withdrawal of the County's future financial participation (Option #4) is a vital component to the County's financial viability without further raising the millage rate, relying on fund balance, or reducing County services. This analysis finds that the obligations of the DT CRA will not require a TIF contribution from the County beyond FY 2019 to satisfy existing project commitments. Once the new projects have been completed in FY 2022, the TIF generated from the three new projects will provide enough revenue to fulfill the CRA commitments.

Expansion of the Greater Frenchtown/Southside CRA

At the conclusion of the September 25th CRA meeting, the CRA Board discussed the possible expansion of the GFS CRA boundaries to include additional neighborhoods along Orange Avenue, east of Meridian Street and the Bond neighborhood, west of Pasco Street (Attachment #9). Following a presentation by staff and discussion by Commissioners, the CRA Board directed CRA staff to bring back a more detailed blight analysis of the study area to include better defined boundaries and a schedule for required actions.

Although the blight analysis and definition of the boundaries will take time to bring back before the CRA Board, staff does not recommend further consideration to expand the GFS CRA or create new CRAs until agreements are in place to sunset the County's participation in the DT CRA by FY 2020.

Conclusion

Per the Interlocal Agreement between the County, City, and CRA, the term for the DT CRA is set to expire in 2039. The DT CRA has significant financial assistance agreements and obligations that extend beyond FY 2019. The County's FY 2018 budget includes \$1.035 million as a payment for the Downtown CRA. Based on historic trends, the County's payment to the CRA is projected at \$1.4 million in FY 2020. The Board's recent approval of the County's long term fiscal plan to address the passage of the additional homestead exemption including the decision to sunset the DT CRA by FY 2020 can be accomplished by approving either Phaseout Option #2 or #4. These Phaseout Options are identical with regard to the County's finances but under Phaseout Option #4, the City would independently operate the DT CRA following the County's withdrawal at the end of FY 2019.

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It is important to note that under Florida Law, a CRA cannot technically dissolve if it still has any outstanding project obligations or debts. The County's focus has been to discontinue funding the DT CRA by FY 2020 aside from fulfilling its financial obligations for project commitments already approved by the CRA Board. Staff does not anticipate that the DT CRA will require a TIF contribution from the County beyond FY 2019 to satisfy the earlier project commitments. Once the new projects have been completed in FY 2022, based on the information provided in the CRA agenda materials, the analysis finds that the TIF generated from the three new projects will provide enough revenue to fulfill the CRA commitments with the possible exception of the costs of the public parking spaces adjacent to Cascades Park. Once the terms, conditions, and repayment schedule have been finalized, this parking project may require the City, County and CRA to provide additional funding in support of this obligation.

In light of the fiscal plan approved by the Board to address the proposed additional homestead exemption, the sun-setting of the County's financial participation in the DT CRA by FY 2020 (Option #2 or #4) is an existing component in support of County's financial viability without further raising the millage rate, relying on fund balance, reducing capital projects and/or reducing County services. Further, based on the new private sector investment occurring in downtown without financial incentives, the analysis indicates the DT CRA may no longer be necessary to stimulate private sector investment in downtown.

However, if it is determined that financial incentives are necessary to continue to stimulate private sector investment in downtown, then the County's TIF payment would be considered a good investment and continued support of the DT CRA should be considered through the implementation of Option #3. Under Option #3, the County would not realize the \$1.4 million beginning in FY2020, thereby creating an immediate short term problem. Under Option #3, staff recommends that during the budget process recommendations to modify the financial plan be considered to address the \$1.4 million shortfall, which may include additional use of fund balances, reduction in support for capital projects, increase in the millage rate and/or service level reductions.

The City Commission will discuss this matter at its meeting on October 25, 2017 followed by the CRA Board on November 9th. Should these deliberations not result in an agreement to sunset the DT CRA, staff recommends preparing revised fiscal plan options for the Board's consideration during the FY 2019 budget process in order to continue guiding the County's finances in a prudent manner.

Staff recommends the Board continue its pursuit to sunset the DT CRA by 2020 as described in Phaseout Options #2 and #4. This will require the approval of both the City Commission and CRA Board. Should the City and CRA concur with the Board's direction, staff will bring back an amended DT CRA Interlocal Agreement by February 2018 reflecting the agreed upon changes. However, if the City Commission does not concur with Phaseout Options #2 or #4 allowing the County to withdraw its participation from the CRA by FY 2020, staff will bring back a revised fiscal plan during the FY 2019 budget process if there is no agreement to phase out the DT CRA.

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And finally, staff recommends deferring further consideration regarding the expansion of an existing CRA or the creation of a new CRA until an agreement has been executed so sunset the County's participation in the DT CRA by FY 2020.

Options:

1. Accept the status report on the Sunsetting of the Downtown Community Redevelopment Area and direct the County Administrator to formally notify the City of the policy options herein adopted by the Board.
2. Direct the County Administrator to bring back an amendment to the Downtown CRA Interlocal Agreement by February 2018 to sunset the County's participation by FY 2020, subject to the support of the City Commission, based on Phaseout Options #2 or #4 presented in this item as they are financially equivalent for the County.
3. Do not consider the expansion of an existing CRA or the creation of a new CRA until an agreement has been executed to sunset the County's participation in the Downtown CRA by FY 2020.
4. Direct staff to bring back a revised fiscal plan during the FY 2019 budget process if there is no agreement to phase out the DT CRA.
5. Support the Downtown CRA Option #3, which maintains the County's full participation in the Downtown CRA and direct staff to bring back a revised fiscal plan during the FY 2019 budget process.
6. Do not accept the status report on the Sunsetting of the Downtown Community Redevelopment Area.
7. Board Direction.

Recommendation:

Options #1, #2, #3 and #4

Attachments:

1. June 20, 2017 budget discussion item regarding the homestead amendment and the County's proposed financial plan.
2. July 11, 2017 letter to City regarding the County's desire to sunset the Downtown CRA.
3. July 19, 2017 CRA agenda item regarding the Phaseout of the Downtown CRA.
4. September 25, 2017 CRA agenda item regarding the Firestone/Bloxham Redevelopment.
5. September 25, 2017 CRA agenda item regarding 4Forty North Apartments.
6. September 25, 2017 CRA agenda item regarding Washington Square project.
7. September 25, 2017 CRA agenda item regarding the Phaseout of the Downtown CRA.
8. Projected Revenues and Expenses for the Downtown CRA Sunset Phaseout Options, prepared by CRA staff.
9. September 25, 2017 CRA agenda item regarding the expansion of the Greater Frenchtown/Southside CRA.



Leon County

Board of County Commissioners

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

October 25, 2017

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County Administrator

HERBERT W.A. THIELE
County Attorney

Ricardo Fernandez, City Manager
City of Tallahassee
300 South Adams Street
Tallahassee, FL 32301

Dear Mr. Fernandez,

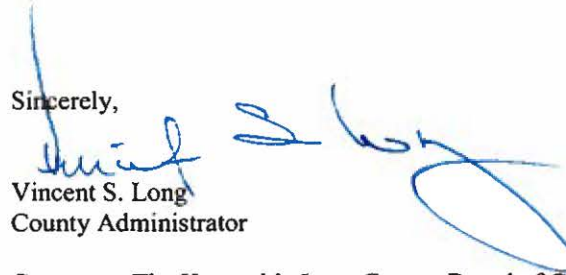
I am writing to notify you of the action taken by the Board of County Commissioners during yesterday's Commission meeting regarding the sunset of the Downtown Community Redevelopment Agency (DT CRA). As you may recall, I sent you an update in July regarding the Board's direction for staff to pursue, in coordination with the City, the elimination of the DT CRA by FY 2020 in light of the Legislature's recent approval of the additional \$25,000 homestead exemption. Since July, the CRA Board has met twice to discuss this matter and I understand the City Commission will consider the proposed Phaseout Options at its meeting later today.

During yesterday's County Commission meeting, staff provided the Board with an analysis of the Phaseout Options as presented to the CRA Board on September 25, 2017. Following the analysis, the Board unanimously voted in support of Phaseout Options #2 and #4 which call for sunseting the DT CRA by FY 2020 or the withdrawing of the County's participation by FY 2020 while the City continues its support for the DT CRA. The Board has taken several votes on this matter in recent months to reaffirm its desire to no longer participate in the DT CRA. Until an agreement has been executed pursuant to either of these Phaseout Options, the Board does not wish to consider proposals for the expansion, or creation of, a CRA district.

Per the interlocal agreement between the County, City, and CRA, any modifications to the DT CRA, including a sunset or the County's withdrawal by FY 2020, would require approval by the County, City, and CRA Board. To ensure further coordination among the City and County, I wanted to notify you of the Board's action prior to the City Commission's discussion on this matter scheduled for later today. If the City wishes to support the sunset of, or the County's withdrawal from, the DT CRA by FY 2020, I will direct Ken Morris in my office to work with your staff to prepare an amended DT Interlocal Agreement by February 2018 reflecting the agreed upon changes for consideration by our respective Commissions.

I appreciate the City's consideration and coordination with the County on this effort. Please let me know if you have any questions or wish to discuss further.

Sincerely,


Vincent S. Long
County Administrator

Cc: The Honorable Leon County Board of County Commissioners
Herbert W.A. Thiele, County Attorney
Alan Rosenzweig, Deputy County Administrator
Ken Morris, Assistant County Administrator
Wayne Tedder, Assistant City Manager
Roxanne Manning, Executive Director, Community Redevelopment Agency



Agenda Item Details

Meeting Oct 25, 2017 - City Commission Meeting

Category 13. POLICY FORMATION AND DIRECTION

Subject 13.09 Discussion on the Sunset of the Downtown CRA District -- Wayne Tedder, Assistant City Manager

Type Action, Discussion

Recommended Action Option 6: Provide staff direction

For more information, please contact: Wayne Tedder, (850)891-8328

Statement of Issue

At their June 20, 2017 FY 2018 Budget Workshop, the Leon County Board of Commissioners (BOCC) directed County staff to implement one of four options presented to the Board to address anticipated impacts from the State Legislature-proposed additional \$25,000 homestead exemption to the Florida Constitution that would take place in 2020 if approved through the state-wide vote. Option 2 approved by the BOCC included, among other budget adjustments, phasing out the Downtown District Community Redevelopment Area (DT District) by FY 2020 to partially address the annual budget shortfall from the reduction in property tax.

On June 28, 2017, City Commission received an update of the city's FY 2018 Budget Plan that included a brief overview of the BOCC action from the County's budget workshop. The City Commission also directed staff to bring back an agenda item discussing revisions to the DT District.

On September 25th, the CRA Board reviewed four potential options for the DT District:

1. No change to DT District operations
2. Sunset the DT District by 2020
3. Retain the DT District with restrictions
4. Retain the DT District with County support removed from the District

The Board directed additional staff review and comparison of the options at subsequent City and County Commission meetings and then report back to the Board at the November 9th CRA Board meeting. The purpose of this agenda item is to provide additional information relating to the identified options and develop a City Commission recommendation to the CRA Board regarding the sunset of the DT district.

Recommended Action

Option 5: Provide staff direction.

Fiscal Impact

There is no fiscal impact at this time. The fiscal impacts are dependent upon the option selected by the City and County Commissions and the CRA Board as discussed below.

Supplemental Material/Issue Analysis***History/Facts & Issues***

The City Commission adopted the Downtown Community Redevelopment Plan and established the Downtown (DT) District Trust Fund in June 2004. Funding of the DT District, as well as any expansion of either the DT District or the GFS District or establishment of new redevelopment districts is governed by the "Interlocal Agreement" dated June 23, 2004, and amended on October 4, 2007, February 9, 2009, and December 11, 2014. The interlocal agreement is included as Attachment 1.

At their June 20, 2017 FY 2018 Budget Workshop, the BOCC directed County staff to implement a phase out of the DT District by FY 2020 to partially address the budget shortfall from the expected reduction in property tax collections if the proposed additional \$ 5,000 homestead exemption is approved. This approach was expected to eliminate an estimated County annual payment of \$1.4 million to the DT District.

On June 28, 2017, the City Commission received an update of the city's FY 2018 Budget Plan that included an overview of the BOCC action from the county's budget workshop on June 20th. City staff noted the following three elements that would be part of any action to phase-out the DT District:

- The City, County and CRA Board would direct and supervise the dissolution process and require decisions about end dates, existing and continuing redevelopment expenditures and, if necessary, other work to be addressed.
- As part of this directing effort, the City, County and CRA Board would develop and review the list of previously committed CRA funds. This includes current payments for existing contractual obligations and consideration for projects in process but not currently under contract.
- Depending upon timing, funds that formerly would have been distributed to the CRA as tax increment could be deposited into the DT District Trust Fund to pay enforceable obligations and, upon payment, any remaining monies would be proportionally redistributed to the City and County.

The City Commission, later in the meeting, directed staff to bring back an agenda or commission discussion on the continuance of the DT District.

On September 25th, the CRA Board reviewed four potential options for the DT District:

1. No change to DT District operations
2. Sunset the DT District by 2020
3. Retain the DT District with restrictions
4. Retain the DT District with County support removed from the District

The Board directed additional staff review and comparison of the options at subsequent City and County Commission meetings and then report back to the Board at the November 9th CRA Board meeting.

Review of CRA Impacts on the DT District:

The following table highlights the amount of private investment generated by the large projects within the DT District that the CRA has invested in and the value created by these projects.

Downtown District CRA - Major Project Results (as of January 2017)

Project Name	CRA Investment	Est. Private Investment	Pre-Development Taxable Value	Post-Development Taxable Value	Increase in Taxable Value

Marriott Residence Inn on Gaines St.	\$500,000	\$11,505,000	\$588,166	\$7,897,614	\$7,309,448
Alliance Center on Monroe St.	\$495,000	\$16,953,000	\$1,282,584	\$8,763,858	\$7,481,274
College Town, Phase I	\$2,532,000	\$17,018,000	\$1,207,059	\$15,848,239	\$14,641,180
The Catalyst on Madison St.	\$912,000	\$25,488,000	\$925,562	\$27,241,605	\$26,316,043
601 Copeland St.	\$395,000	\$21,105,000	\$0	\$18,546,966	\$18,546,966
Gateway Tallahassee at Monroe and Tennessee St.	\$1,414,766	\$12,992,000	\$2,120,484	\$7,125,962	\$5,005,478
The Onyx on Macomb St.	\$1,368,892	\$41,000,000	\$999,376	\$48,154,359	\$47,156,983
Total	\$7,617,658	\$146,061,000	\$7,123,231	\$133,578,603	\$126,457,372

I. Based on 2016 certified values

In summary, these figures show that the total property value increase (\$126,457,372) generated by these seven CRA supported projects is responsible for approximately 55.9% of the total increase in DT District property values between 2004 and 2016. More importantly, due to the construction of these large construction projects, over 106 additional projects benefiting the community including small and local businesses and community organizations have received funding by the DT CRA. A full list of the DT District projects and programs that the CRA has supported since FY 2005 is included as Attachment 2.

Previous Project Commitments

At the time of the initial City and County Commission discussions there were four previously approved major redevelopment projects in the DT District receiving or eligible to receive tax increment reimbursements that will extend beyond FY 2018. However, since that time, two additional projects have received CRA Board approval. The following projects have been approved to date:

- College Town, Phase I – The total grant payment to College Town, Phase I was \$2,532,045. The fifth and final payment of \$366,409 will be made in FY 2019.
- Gateway Tallahassee – An estimated payment of \$57,000 will be made in FY 2018; however, reimbursements will continue to FY 2026 under the current payment schedule. From FY 2019 to FY 2026 the total estimated remaining reimbursement is \$377,897. These payments include interest of 4.2 percent on the outstanding

balance during the first seven years of the reimbursement payments (through FY 2021). The total estimated grant payment to Gateway Tallahassee is \$1,414,766.

- The Onyx – The first reimbursement payment was made in FY 2017 for \$288,771; an estimated payment of \$292,000 will be made in FY 2018. From FY 2019 to 2021 the total estimated reimbursement is \$788,916. The total grant payment to the Onyx is projected to be \$1,368,892.
- Doubletree - The CRA Board approved up to \$883,260 in grant funds for sidewalk and streetscape improvements within the City's right-of-way. The CRA will reimburse the cost of the improvements over a 10-year period (\$88,326/year) once the improvements are completed. Although the Board approved the grant funds, the hotel owner/operator has not executed an agreement with the CRA at this time.
- Firestone/Bloxham at Cascades - With an estimated taxable value of \$132.0 million this project will generate approximately \$1,077,754 in TIF beginning in FY 2022, and approximately \$15.3 million through FY 2034 when the DT District sunsets. The Board approved 90% of the TIF be reimbursed annually through 2034. This amounts to \$984,528 in 2022 and a projected total of \$13.9 million through FY 2034. Additionally, the Board approved staff obtaining a loan for \$6,500,000 for 229 public parking spaces. Any remaining TIF will be used by the CRA to pay for parking or other improvements as directed by the CRA Board. In addition to the TIF that will be collected by the CRA for this project, Leon County will receive an average of approximately \$664,411 each year (\$8.6 million over the thirteen-year period) based on the anticipated increase in the property's taxable value and their uncommitted millage per the DT Interlocal Agreement.
- Charles Street Properties Project - With an estimated taxable value of \$36.7 million this project is expected to generate \$299,344 in TIF in FY 2022, and approximately \$4.3 million through FY 2034. The CRA Board approved 100% of the TIF be reimbursed to the developer through FY 2034. In addition to the TIF that will be collected by the CRA for this project, Leon County will receive an average of approximately \$163,679 each year (\$2.1 million over the thirteen-year period) in property tax from their uncommitted millage.

Potential Project Commitments

In addition to the previously approved funding commitments, the CRA Board has approved staff to enter into negotiations with the Washington Square project on the former Ausley-McMullen Law Office site behind the Leon County Courthouse. The impact on the DT CRA is anticipated to be as follows:

- Based on preliminary development information, this development is estimated to have a taxable value of \$56.7 million, and is expected to generate \$462,720 in TIF in FY 2022, and approximately \$6.6 million through FY 2034. The developer has requested all of the TIF be reimbursed to them through FY 2034 as well as additional tax incentives above the CRA allowed TIF. In addition to the TIF that will be collected by the CRA, Leon County will receive an average of approximately \$252,306 each year (\$3.5 million over the thirteen-year period) in property tax from their uncommitted millage.

Payment Options

Depending on the City, County and CRA Board's direction, there are three options for paying off the project investment obligations including:

- Make payments as currently scheduled,
- Making the payments earlier than required through existing DT District revenues, or
- Using City and County general funds to make payments beyond FY 2019 or 2020.

For the purposes of evaluating the options to phase out the DT district, staff has assumed that funding of the previously approved and potential projects will be dispersed through annual tax increment funds as currently approved. This is the most appropriate methodology to pay out the financial obligations, in terms of both simplicity and accuracy, as the existing obligations are based on actual assessed values in the future years.

Options for Phasing Out the Downtown District:

CRA staff identified four options for initial consideration by the CRA Board. The assumptions and corresponding financial outcomes for each option are also provided. **It should be understood that all financial data included for all options are estimates that are based on assumed conditions.** There are a number of factors such as market conditions and tax rates that could significantly adjust the amounts represented in this agenda item.

1. No change to DT District Operations (Attachment 3, page 2)

- DT District would continue to function as is until June 30, 2034.
- This option includes all approved funding commitments to date (including the Firestone-Bloxham and 4Forty North projects). Also includes reimbursement for the pending Washington Square development.
- FY 2018: \$1,996,710 in TIF (\$952,526 in City contributions and \$1,044,184 in County contributions)
- FY 2018: \$989,111 in additional Property Taxes to Leon County
- FY 2018 - 2034: \$42,526,064 to CRA for additional programming
- FY 2018 - 2034: \$0 in additional Property Taxes to City of Tallahassee
- FY 2018 - 2034: \$46,258,110 in additional Property Taxes to Leon County

2. Sunset the DT District by 2020 (Attachment 3, page 2)

- Sunset and end all funding and programs by September 30, 2019 (except for TIF necessary to fund current commitments).
- This option includes all approved funding commitments to date (including the Firestone-Bloxham and 4Forty North projects). Also includes reimbursement for the pending Washington Square development.
- Uncommitted increment starting in FY 2020 would be returned to the City and County.
- FY 2018: \$1,996,710 in TIF (\$952,526 in City contributions and \$1,044,184 in County contributions)
- FY 2018: \$887,446 in additional Property Taxes to Leon County
- FY 2018 - 2034: \$1,684,854 to CRA for additional programming (through 2019)
- FY 2018 - 2034: \$21,458,141 in additional Property Taxes to City of Tallahassee
- FY 2018 - 2034: \$65,236,062 in additional Property Taxes to Leon County

3. Retain the DT District with Restrictions (Attachment 3, page 3)

- Maintain structure and current boundary of the DT District but narrow the focus of utilizing TIF funding.
- This option includes all approved funding commitments to date (including the Firestone-Bloxham and 4Forty North projects). Also includes reimbursement for the pending Washington Square development.
- Eliminate funding of large and small events and small business improvement grants.
- Focus on large projects in targeted areas that "pays for itself."
- Focus on infrastructure projects throughout the District (Attachment 4).
- Unused increment to be returned to the City and County.
- FY 2018: \$1,996,710 in TIF (\$952,526 in City contributions and \$1,044,184 in County contributions)
- FY 2018: \$989,111 in additional Property Taxes to Leon County
- FY 2018 - 2034: Up to \$19,483,218 to City of Tallahassee and \$21,357,992 to Leon County in returned/uncommitted TIF
- FY 2018 - 2034: \$46,258,110 in additional Property Taxes to Leon County

4. Retain the DT District with County removed from the District (Attachment 3, page 4)

- DT District would continue to function as is until June 30, 2034, without new Leon County participation beginning in FY 2020. The County tax increment through 2034 would be collected to fund currently approved projects and any new projects approved by the Board prior to 2020 (or date determined by the Board).
- This option includes all approved funding commitments to date (including the Firestone-Bloxham and 4Forty North projects). Also includes reimbursement for the pending Washington Square development.
- County could elect to pledge TIF for particular projects as desired after 2020. This would require Board of County Commission approval independent of the CRA Board meeting.
- The City generated TIF would remain available for development incentives and current programs.
- FY 2018: \$1,996,710 in TIF (\$952,526 in City contributions and \$1,044,184 in County contributions)
- FY 2018: \$887,446 in additional Property Taxes to Leon County

- FY 2018 - 2034: \$19,003,079 to CRA for additional programming
- FY 2018 - 2034: \$0 in additional Property Taxes to City of Tallahassee
- FY 2018 - 2034: \$65,236,062 in additional Property Taxes to Leon County

A financial summary of the four options is provided below.

	Option 1	Option 2	Option 3	Option 4
Projected Tax Increment	\$85,366,425	\$40,385,299	\$85,366,425	\$61,843,440
City Tax Increment	\$40,723,867	\$19,265,725	\$40,723,867	\$40,723,867
County Tax Increment	\$44,642,559	\$21,119,574	\$44,642,559	\$21,119,574
Operating Expenses	\$6,384,533	\$2,244,616	\$6,384,533	\$6,384,533
Current DT District Commitments	\$3,507,944	\$3,507,944	\$3,507,944	\$3,507,944
Future DT District Commitments	\$32,947,884	\$32,947,884	\$32,947,884	\$32,947,884
Uncommitted Funds (TIF less expenses) 1, 2	\$42,526,064	\$1,684,854	\$42,526,064	\$19,003,079
Uncommitted Funds Returned to City	\$0	\$0	\$19,483,218	\$0
Uncommitted Funds Returned to County	\$0	\$0	\$21,357,992	\$0
Net Property Taxes - City	\$0	\$21,458,141	\$0	\$0
Net Property Taxes - County	\$46,258,110	\$65,236,062	\$46,258,110	\$65,236,062

1. All options include Uncommitted Funds from City and/or County TIF contributions. All options include \$1,684,854 in projected FY 2018

and FY 2019 funds. Under Option 2, the DT District will only receive the TIF needed to meet current project obligations. As a result there are

no Uncommitted Funds beyond FY 2019. Under Option 4 only the City contributes their full TIF, the County only contributes the TIF needed

to meet their funding obligations and would have no uncommitted funds at the end of the year.

2. Uncommitted Funds would be retained by the CRA under Options 1 and 4 and used for other Board approved project/program needs in the

DT District. Under Options 2 and 3 the Uncommitted Funds would be returned to the City and County based on the premise that "projects must

pay for themselves."

Additional Considerations

Infrastructure needs within the DT District. Regardless of option directed, there is a significant amount of infrastructure needs within the DT District. Attachment 4 includes maps and a list of various infrastructure improvement needs within the DT District. While CRA funding is inadequate for funding most of the infrastructure projects, the CRA could be directed to fund infrastructure improvements, such as roadway projects, improved streets and pedestrian lighting, improved landscaping, mass transit improvements and other urban infrastructure and amenities.

Other Economic Development Incentives that would Support Appropriate Infill Redevelopment. At this time the CRA is the only source of development incentives exclusively targeted to the DT District that can be used for infill redevelopment efforts. Statewide competitive programs such as the Florida Job Growth Grant Fund are available through Enterprise Florida for economic development project proposals that enhance community infrastructure or develop workforce training programs. Additionally, Blueprint 2000 will have County-wide incentive funds in 2020. However, none of these are specifically targeted for the DT District.

CRA Board Composition. State Statutes allow for multiple CRA districts within a City. However, multiple CRA districts are required to be governed by a single Board. Should the City and CRA Board continue with the DT District and not object to the County from withdrawing from the DT District, then staff is recommending that the composition of the CRA Board be addressed through the necessary process.

Process:

In addition to the requirements outlined in Chapter 163, Part II, F.S., that address the operation of a redevelopment area, the Interlocal Agreement between the City, County and CRA would apply. Per the "Interlocal Agreement Among the City of Tallahassee, Leon County and the Community Redevelopment Agency of the City of Tallahassee Regarding the Creation and Operation of the Downtown District Community Redevelopment Area and the Expansion of Any Community Redevelopment Area" (the "Interlocal Agreement"), as amended, any action to phase out or restructure the DT District would have to be approved by the CRA Board, the City Commission and the Board of County Commissioners.

Options

1. Direct staff to make no changes to DT District Operations.

Pros:

Provides for continued economic development incentives.

Provides funding for large projects, small projects, events and infrastructure.

Cons:

Does not provide a focus on targeted areas for redevelopment.

Does not make infrastructure improvements a priority.

2. Sunset the DT District by 2020.

Pros:

Provides Leon County maximum amount of tax revenues that can be programmed throughout the County.

Provides the City of Tallahassee additional general revenue dollars that can be utilized throughout the City.

Cons:

Does not provide for continued economic development incentives.

Does not provide funding for large projects, small projects, events and infrastructure.

3. Retain the DT District with Restrictions as provided within this agenda.

Pros:

Provides for continued economic development incentives.

Provides funding for infrastructure projects and large development projects in targeted areas.

Cons:

Does not provide funding for small projects and events.

4. Retain the DT District with County removed from the District in 2020.

Pros:

Provides for continued economic development incentives.

Provides funding for large projects, small projects, events and infrastructure.

Allows County to participate on projects after 2020 if they desire.

Cons:

Does not provide greatest amount of funding for large projects, small projects, events and infrastructure.

Does not make infrastructure improvements a priority.

5. Do not object to the County withdrawing from the DT district and include restrictions identified in Option 3 as identified in this agenda item.

Pros:

Provides for continued economic development incentives.

Provides funding for infrastructure projects and large development projects in targeted areas.

Allows County to participate on projects after 2020 if they desire.

Cons:

Does not provide greatest amount of funding for large projects and infrastructure.

Does not provide funding for small projects and events.

6. Provide staff direction.

Attachments/References

1. The Interlocal Agreement dated June 23, 2004, and amended on October 4, 2007, February 9, 2009, and December 11, 2014.
2. List of all DT CRA projects
3. Tables showing fiscal impact of Options 1 – 4.
4. Infrastructure needs within the DT CRA District

Attachment 1.pdf (529 KB)

Attachment 2.pdf (272 KB)

Attachment 3.pdf (812 KB)

Attachment 4.pdf (2,329 KB)

Leon County Board of County Commissioners

Budget Workshop Item # 3

June 20, 2017

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: Fiscal Plan Options to Address Additional Homestead Exemption

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

Statement of Issue:

For the first time in a decade, Leon County is not facing significant budgetary shortfalls for the upcoming fiscal year at this point in the budget process. As a result of what has been a slow economic recovery for Leon County from the depths of the historic recession, FY18 is projected to be the first year property tax collections approach pre-recession levels and are expected to begin to approximate costs. However, beginning in FY2020 the proposed constitutional amendment providing an additional \$25,000 homestead exemption immediately reduces property tax collections by \$7.2 million annually, disrupting our local economic recovery. This item presents the Board with several options to properly plan for the financial impact if the amendment passes. The implementation of a financial plan allows the County several budget cycles to mitigate the impacts to citizens and to ensure Leon County's long term fiscal viability.

Fiscal Impact:

This item has a fiscal impact. If approved, the additional homestead exemption would cause an estimated \$1.0 billion loss in taxable homesteaded property valuation having an estimated recurring fiscal impact of \$7.2 million.

Staff Recommendation:

- Option #1: Accept the report on the impacts of the additional \$25,000 homestead exemption.
- Option #2: Board Direction for implementation of one of the four options presented in this item to prepare for the possible future impacts of the additional \$25,000 homestead exemption.

Report and Discussion

Background:

During the final week of the 2017 legislative session, the House and Senate gave final approval to HB 7105, a joint resolution that will place a constitutional amendment on the 2018 general election ballot to provide an additional \$25,000 homestead exemption for all ad valorem taxes except those levied by school districts. If adopted by an affirmative vote of at least 60% of the statewide electorate in 2018, the amendment would create a new \$25,000 homestead exemption applicable to the value of homesteaded property between \$100,000 and \$125,000. If this referendum passes, Leon County would see a loss of \$7.2 million in ad valorem taxes based on the current 8.3144 millage rate. The statewide impact would be an estimated \$644 million.

The amendment would become effective January 1, 2019. The Legislature also passed an implementing bill, HB 7017 that holds fiscally constrained counties harmless should the constitutional amendment be approved. The implementing bill directs the Legislature to appropriate funds to offset property tax losses in fiscally constrained counties attributable to the increased homestead exemption. This “carve-out” for fiscally constrained counties is not part of the proposed constitutional amendment, and the Legislature would have to budget for this relief every year.

Similar to the proposed 2018 referendum, in 2008 Amendment #1 provided a second \$25,000 homestead exemption on the \$50,000 - \$75,000 portion of the taxable value of a homestead. The referendum passed 64% to 36% statewide; however, in Leon County Amendment #1 failed 36% to 64%. The economic impact to Leon County was \$9.8 million.

Given the significant fiscal impact of Amendment #1 in 2008, numerous budgetary options were considered to mitigate the loss in revenue and corresponding impacts to County programs and services. Ultimately, to ensure the long term financial viability of the County, the Board approved increasing the millage rate by 0.6370 mills from 7.2130 to 7.85 mills. While the millage increase provided additional revenues, it did not completely offset the \$9.8 million revenue loss. Even with this partial off-set, reductions were made to County services to compensate for the remaining lost revenue. Branch library hours were reduced from 52 to 40 hours per week, a stormwater maintenance crew was eliminated, the risk management program was redesigned, take home vehicles were eliminated, and some health care costs were shifted to employees.

Following the approval of the additional homestead exemption in 2008, the slow economic recovery caused continuous reductions in property and sales tax revenues which resulted in unprecedented challenges for the County to maintain a balanced budget, while maintaining quality services. However, the County did not offset for the precipitous loss of tax revenue due to a steep decline in property values by raising the millage rate further. Instead, the County was deliberate in providing relief to citizens, during the toughest years the economy was in decline and at its bottom, by not raising fees and reduced property taxes by leaving the millage rate flat at 7.85. These actions allowed property owners to receive a total of \$13 million in property tax savings.

During this time, by reviewing the organization from top to bottom and implementing transformational, organizational, cultural and structural change, Leon County reduced its budget by more than \$62 million and its workforce by more than 83 positions, a 5% reduction, with no layoffs. This restructuring allowed the County to reduce costs while minimally effecting service levels to the community.

In FY 2013, in order to stem the tide of an eroding tax base and to preserve the expected level of essential services, the Board approved the rolled-back rate of 8.3144, which only ensured that the same amount of property taxes received in FY 2012 were collected in FY 2013.

As discussed at the April 23, 2017 Budget workshop, for the first time in ten years, with modest growth in property values and a constant millage rate, the County was not facing a significant budget shortfall. The 8.3144 millage rate has remained constant for the past five years. Coming out of the recession, and as part of the County's deliberate and reasoned long term fiscal planning, the budget continues to maintain the 8.3144 millage. By keeping the millage rate constant, this allowed significant property tax relief during the recession. However, with increasing values, the County has also been deliberate in maintaining the millage to offset annual inflationary pressures. Increasing values with a constant millage rate allowed Leon County to maintain a quality level of service, budget appropriately for capital projects by drawing down the use of recurring fund balances and avoiding the need to issue debt.

In anticipation of Amendment #1 and to address state mandated property tax reform which forced a reduction in the Countywide millage rate in FY2007, Leon County took proactive measures to avoid making drastic budget reductions at one-time. A hiring freeze was implemented, a voluntary separation program was created, capital projects were deferred, and operating program reductions were initiated. Similarly, subsequent to the legislature approving the November 2018 referendum, the County Administrator has imposed a temporary hiring freeze for non-essential employees and recommended immediate capital project deferrals as part of several of the options presented. Continuing operating personnel and programmatic freezes or reductions and capital project deferrals are contingent on Board direction at the budget workshop.

Analysis:

Through years of economic recession, despite an era of unfunded mandates and cost-shifts, and in the face of perennial state policy and political ideology that has ignored fundamental flaws and further perpetuated inequities in the tax structure, Leon County has positioned itself to remain fiscally viable and responsible to our citizenry. But it has not been easy. The County has been guided by consistent leadership of the Board of County Commissioners which balanced the needs of our community with sensitivity to the taxpayer and has benefited from strong and strategic fiscal and operational management. Over the past decade, during the hardest economic times, the County maintained fees and passed on significant property tax savings while maintaining quality services and a balanced budget. During this time, to ensure that the allocation of our limited resources aligns with the highest priorities of the Board, the County launched a rigorous strategic planning overhaul. To constrain budgetary growth and ensure the optimization of these limited resources, the County has eliminated positions, realigned functions, and leveraged technology. As a core practice, Leon County employees have identified

significant cost avoidances and budgetary cuts, while continuing to maximize efficiency, drive performance and deliver results for the community. In taking advantage of the financial markets, the County has refinanced and restructured long term debt which has produced significant recurring cost savings. All of these actions resulted in the Fitch Rating Agency raising Leon County's debt rating.

While Leon County has taken extraordinary efforts to constrain budgetary growth and be positioned for long term fiscal stability coming out of the recession, the Florida Legislature's intent is to once again constrain local government. The amendment takes a "one size fits all" approach for all counties, even though many Florida Counties have recently experienced significantly higher property growth rates than Leon County and therefore have greater financial flexibility to address the impacts of the referendum. In addition, the amendment further reduces the County's financial flexibility to provide essential public services mandated by the state. **This, despite the fact that during the past decade Leon County's budget has grown at a far slower pace than the State's own budget.**

In summary, the additional homestead exemption will create even more inequities to the Florida property tax system that already picks winners and losers. As designed this new exemption transfers the tax burden to non-homesteaded properties such as businesses and renters who currently receive far less property tax relief than homesteaded property owners. **In response to the referendum, local governments will either reduce services or increase the property taxes of businesses and renters by increasing the millage to offset the fiscal impact; the additional exemption is a tax shift, not a tax cut.**

If the property tax referendum is approved by voters in November 2018, the \$7.2 million recurring impact starts with the FY 2020 budget. The fiscal plan options presented provide the Board with alternatives which will dictate the fiscal plan to be implemented over the next three budget cycles. Without a fiscal plan, the only options available in FY 2020 would necessitate significant budget reductions or a substantial millage increase to offset the entire revenue loss.

Approach to Developing Options

The fiscal plan options presented here are designed to ensure the long term fiscal viability of Leon County while minimizing any property tax rate increase. While balancing taxpayer sensitivity, each of the options prioritizes maintaining funding levels for essential public services and the continued maintenance of core infrastructure. To ensure the delivery of County services continues to meet the basic quality metrics of safety, functionality, and professionalism, all options reflect the necessity to retain a competent and qualified workforce (especially important when employee numbers and other resources may shrink), and avoid budget gimmicks like "across-the-board" cuts or further reductions in employee pay or benefits. Finally, by implementing a fiscal plan early, this allows the County to minimize the potential for any employee lay-offs.

In developing the options, staff evaluated all current and future aspects of the County budget and finances. The options consider impacts of the proposed referendum and other future competing demands for financial resources. Future financial demands include: significant on-going maintenance of the County's aging infrastructure; increased recurring funding to support EMS

services; and the potential for increased costs to provide fire protection in the unincorporated area. Options to utilize future debt service savings in support of these other financial needs without the need to increase other taxes or fees is presented later in this budget discussion item.

In addition to these competing financial demands, the legislature has indicated that future budgetary constraints are likely to be imposed on local governments. The continued use of long term financial planning is consistent with previous budget cycles and best positions the County budgetarily to address anticipated and unanticipated fiscal demands.

The fiscal plan options were each developed using some or all of the following elements:

- Property Tax Offset
- Phase out of the Downtown CRA by 2020
- Operating Budget Reductions
- Fund Balance

Following the fiscal plan options are recommendations on the utilization of the recurring funding resulting from the debt service retirement.

Property Tax Offset

As a political sub-division of the State of Florida, the County's ability to increase revenue is severely limited by the Florida Constitution and Statutes. The County has the authority to levy 10 mills for countywide services and a separate 10 mills for municipal services (MSTUs). The general countywide millage rate is currently 8.3144 mills and property taxes collected against the millage rate can be used for any lawful purpose.

The options range from levying an additional 0.5 mills to offset the entire \$7.2 million revenue reduction, to not increasing the millage rate at all. As discussed in detail later in this item, regardless of the option selected, a vast majority of homesteaded property owners will realize a cost savings over the prior year regardless of any millage increase. Correspondingly, as the proposed exemption does not apply to non-homesteaded properties, or homesteaded properties valued less than \$100,000, any millage increase would result in an increased property tax payment for these properties (assuming the property's taxable value either stays the same or increases).

A dedicated municipal services taxing unit (MSTU) is an alternative approach to increasing the countywide millage rate. Unlike the general countywide millage rate, Countywide MSTUs (like EMS) require the assent of the City of Tallahassee to be levied in the City limits. By assenting to an MSTU this correspondingly reduces the City's overall 10 mill cap by a like amount. As MSTU's are collected for a dedicated purpose, any future growth in collections would also need to be set aside for this specific dedicated purpose. To continue to provide the County the maximum flexibility in addressing the current and future competing demands of the County budget, the creation of a new MSTU is not recommended at this time.

Key Points: *With the significant recurring revenue loss resulting if the homestead exemption passes, some level of millage increase included in Options #1, #2, or #3 best positions the County for long term fiscal stability by mitigating the severity of programmatic cuts or relying on the use of one-time resources to address a recurring problem.*

Phase Out the Downtown CRA by 2020

During the December 2016 Annual Retreat, the Board established the County's FY 2017-FY 2021 Strategic Plan. As a part of the Economic Strategic Priority, the Board adopted the following Strategic Initiative: "Evaluate sunseting the Downtown CRA and correspondingly evaluate the effectiveness of the Frenchtown/Southside CRA including the County's partnership with the City."

At the City Commission Retreat on January 11, 2017, City Commissioners also expressed an interest in discussing the future of the CRA districts in light of several ongoing initiatives related to Southside revitalization efforts including the County's long-term interest in redeveloping the Fairgrounds and the joint County/City efforts to ensure the availability of affordable housing. The City Commission directed staff to bring these matters back as part of a comprehensive workshop during the calendar year.

Given the mutual interest in exploring modifications to the existing CRA districts, County and City staff began formulating an analysis to be presented to both Commissions providing a comprehensive overview of the two distinct CRA districts, examining the levels of public and private investment as a result of those districts, their return on investment and performance since creation, and any outstanding financial obligations. However, this analysis was put on hold once the 2017 Florida Legislature began consideration of HB 13 and SB 1770 which, as originally proposed, would have phased out the existence of CRAs and prohibited the creation of new CRAs.

Throughout the legislative session, staff provided the Board information on HB 13 and SB 1770 through the weekly Capital Updates and the Legislative Dialogue Meetings. In light of the potential outcome of this legislation, staff planned to reinstate the analysis of the existing CRA districts following the conclusion of the 2017 legislative session. The City, through the CRA Board, took the same approach. Although the House approved a modified version that would have imposed some financial and transparency requirements, no legislation was ultimately approved by the Senate relating to this CRA matter.

The FY2018 preliminary budget includes \$1.035 million as a payment for the Downtown CRA. Based on historic trends, the payment is projected at \$1.4 million in FY2020. Several of the options presented contemplate the \$1.4 million being available to offset the property tax reduction. If approved by voters, the additional homestead exemption will also negatively affect the City's budget. Therefore, the sunseting of the Downtown CRA by FY2020 could also be beneficial to the City.

Based on the County's Strategic Initiative, the City's willingness to discuss the future of the CRA districts, the conclusion of the 2017 legislative session without changes to the structure or

existence of CRAs, and the anticipated loss of revenue associated with the additional homestead exemption, staff recommends continuing to work with the City to formally dissolve the Downtown CRA prior to FY 2020.

Key Points: *The sunseting of the downtown CRA by 2020 in Options #2, #3 or #4, realizes significant recurring savings, mitigates budget cuts and tax rate increases and does not appear to be necessary any longer to stimulate private sector investment in downtown.*

Operating Budget Reductions

In evaluating potential budget reductions, the focus was on maintaining mandatory essential services. Consistent with previous approaches, budget reductions eliminate complete programs as opposed to arbitrary “across the board” cuts to all program areas. By avoiding “across the board” reductions, remaining programs are properly funded, and able to continue to meet service obligations, citizen demands and community expectations.

To generate significant savings in recurring funding required the identification of large “non-mandatory” program areas. The term “non-mandatory” is only used as a basis of comparison to what programs and funding the County is required to support pursuant to the Florida Constitution, Florida Statutes and the County Charter. Potential reductions include:

- \$1.739 million: Eliminate support for the primary healthcare program.
- \$1.200 million: Eliminate support for the Community Human Services Partnership (CHSP).
- \$711,000: Program eliminations, including: Literacy Program, Closing the Main Library on Fridays, Federal and State Lobbying contracts, Enhanced Canopy Road Tree funding, Summer Youth Program, and County Event Sponsorships.
- \$614,000: Outside Agency funding elimination, including: Trauma Center, Senior Citizens Foundation, Legal Services of North Florida (reduced to statutory levels), Whole Child Leon, Domestic Violence Coordinating Council, United Partners for Human Services, Sharing Tree, OASIS Center and Sustainable Tallahassee.
- \$235,000: Constitutional Officers. By Florida Statute, the County is required to fund the Constitutional Officer budgets. Depending upon final direction from the Board, a formal request would be made for the Constitutional Officer’s to participate in future budget reductions. At this time, the \$235,000 is a minimal targeted amount, actual amounts could be greater.

Key Points: *Over the past decade, Leon County has implemented significant programmatic reductions and, as is reflected again in this year’s budget process, staff continues to identify cost avoidance measures and efficiency enhancements to further mitigate cost increases. Leon County continues to maintain the lowest net operating*

budget, the lowest net budget per capita and the lowest number of employees per 1,000 citizens versus our comparable Florida Counties. As included in Option #4, operating budget reductions eliminate completely several significant discretionary human services programs, including primary healthcare, CHSP funding, support for additional outside service agencies as well several County specific programs. While reductions mitigate the need for any property tax offset, given our previous efforts, further cuts would result in a significant number of citizens impacted by a degradation in levels of service or elimination of programs.

Fund Balance

Fund balance is typically accumulated to support cash flow, emergency needs, unforeseen revenue downturns and one-time capital projects. Additionally, fund balance accumulation is a significant consideration for bond rating agencies, and is necessary to address unforeseen cash flow needs such as debris removal related to hurricanes prior to any FEMA reimbursement. The options presented range from no increase in the use of fund balance to an increase of \$1.3 million. Currently, the County is using \$2.5 million in general fund balance annually to support the budget, with the continued goal of annually reducing this amount. An increase by \$1.3 million raises the annual amount to \$3.8 million. The County has reduced the use of fund balance by 50% since FY 2015 when for one fiscal year \$5.0 million was used to balance the budget. Utilizing \$5.0 million of recurring fund balance annually to balance the budget is not a sustainable financial practice as the County's five year capital improvement program is dependent on these resources being available for future projects.

The increased use of recurring fund balance to support the budget reduces the accumulation of fund balance to support capital projects. As a financial practice, accumulated fund balances are used as part of "fund balance sweeps." These fund balance sweeps allows the County to maintain the capital program through the use of current resources. This approach has allowed the County to fund significant one-time capital projects (i.e. Consolidated Dispatch Center and Branch Libraries). Without fund balance accumulation, the County may need to consider issuing debt to support future capital project needs. If an option is selected that uses the additional recurring fund balance to support the homestead exemption, staff recommends several existing and planned new capital projects not be funded in the five year capital program.

Two evaluation criteria were utilized in determining which projects should be recommended for elimination. First, the project needs to be funded through the use of accumulated fund balances or general revenue. In addition to accumulated fund balances and general revenue, the County's capital program is supported by a number of dedicated revenues sources such as sales tax, grants, and tourism taxes. Eliminating projects supported by these dedicated revenues (i.e. St. Marks Headwaters Greenway, Magnolia Drive Multi-Use Trail, and Ford's Arm South Water Quality and Flood Reduction project) does not assist in offsetting the use of recurring fund balance.

Second, funding for the maintenance of existing aging infrastructure was prioritized over the addition of new projects. As discussed previously in detail in the FY2018 Overview Budget Discussion item, staff continues to evaluate and implement new approaches to reduce the overall cost of the County's maintenance capital budget. However, even with new approaches, the majority of the capital program is still dedicated to the maintenance of existing aging

infrastructure. Significant recurring investment is required to maintain over 1.5 million square feet of facilities (including large aging buildings such as the Courthouse, Jail, and Main Library), 22 boat landings, 3,847 acres of greenways, trails, and parks, six community centers, seven libraries, miles of stormwater conveyances, numerous stormwater ponds, and our computer and network environment which supports not only the County but the Judiciary and Constitutional Officers.

After taking into consideration funding sources and maintenance projects, the County has very few new capital projects supported by general revenue or accumulated fund balances. Projects identified for elimination in Options #3 and #4, include: the expansion of the Apalachee Regional Park beyond those amenities necessary to support the cross country running track, the additional baseball field at Chaires Park, playground equipment for Fort Braden park, completion of parking and trailhead for Northeast Park, the new signature blooming feature at Pedrick Park adjacent to the Eastside Branch Library, and the new street lighting program. However, if the referendum did not pass funds for these projects could be restored in FY2020, at the direction of the Board, from the accumulated capital project fund balances.

As discussed at the April 2017 Budget Workshop, the master plan for the Apalachee Regional Park was originally planned to be presented at the June 20 budget workshop. The master plan is currently being finalized, including phasing and funding options. Pending Board direction to implement a specific option or other direction, the master plan will be presented at the Board's July 11, 2017 regular meeting for inclusion in the five year capital improvement program.

Key Points: *The increase use of additional recurring fund balance in Options #3 or #4 is appropriate to mitigate a property tax increase and reduce the level of budgetary reductions; however, this approach eliminates funding for new capital projects. The use of fund balance should be reduced in the future once the short-fall is mitigated.*

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Options Summary

Table #1 provides a summary of the four proposed options and Table #2 provides a summary of taxpayer impacts. For all options, the average homesteaded property owner has a property tax savings resulting from the new exemption. Following the table are detailed descriptions of each option, associated taxpayer impacts and FY2018 & FY2019 impacts.

Table #1: Fiscal Planning Options to Address Additional Homestead Exemption

	<u>Option #1</u> 0.5 Mills	<u>Option #2</u> 0.4 Mills	<u>Option #3</u> 0.3 Mills	<u>Option #4</u> No Millage
	New & Maintenance CIP	Downtown CRA Phase-Out New & Maintenance CIP	Downtown CRA Phase-Out Additional Recurring Fund Balance Maintenance CIP Only	Downtown CRA Phase-Out Operating Reductions Additional Recurring Fund Balance Maintenance CIP Only
<i>Revenue Loss Due to Additional Homestead Exemption</i>	\$7,200,000	\$7, 200,000	\$7, 200,000	\$7, 200,000
Increased Property Tax Collection	\$7,200,000	\$5,800,000	\$4,500,000	
Phase-out Downtown CRA by 2020		\$1,400,000	\$1,400,000	\$1,400,000
Operating Budget Reductions				\$4,500,000
Additional Recurring Fund Balance			\$1,300,000	\$1,300,000
Total Increased Revenue & Decreased Expenditures	\$7,200,000	\$7,200,000	\$7,200,000	\$7,200,000

Table #2: Annual Impact for Average Homesteaded Property Owner*

	<u>Option #1</u> 0.5 Mills	<u>Option #2</u> 0.4 Mills	<u>Option #3</u> 0.3 Mills	<u>Option #4</u> No Millage
Savings from Additional Homestead Exemption	\$208	\$208	\$208	\$208
Increase from Proposed Millage Adjustment	(\$42)	(\$34)	(\$25)	0
Total Savings	\$166	\$174	\$183	\$208

* The current average value for a homestead property in Leon County is \$159,000.

Option #1

In FY 2020, this option replaces all of the reduced revenue with a corresponding millage increase (0.50 mills). This option places the County in the most favorable long term financial position by continuing to fund the budget with dedicated recurring revenue. This option does not increase

the use of fund balances, allowing resources to continue to be accumulated for new capital projects.

Taxpayer Impact: As reflected in Table #2, the additional \$25,000 exemption would provide a \$208 annual savings. For the average homesteaded property, 0.5 mills increases the property tax payment by \$42. The net property tax savings for this option would be \$166 annually. Non-homesteaded property owners do not benefit from the exemption and any tax increase depends upon the property's taxable value (i.e. a 0.5 mill increase for \$150,000 taxable value results in a \$75 annual or \$6.25/monthly increase in property taxes.)

FY2018 and FY2019 Impacts: This option does not have any impacts on the current and following fiscal year budgets.

Option #2

This option replaces the reduced revenue with a combination of a millage increase (0.40 mills) and the phasing out of the downtown CRA, and places the County in a favorable long term financial position. This option does not increase the use of fund balances, thereby allowing resources to continue to be accumulated for new capital projects.

Taxpayer Impact: As reflected Table #2, the additional \$25,000 exemption would provide a \$208 annual savings. For the average homesteaded property, the 0.4 mill increases the property tax payment by \$34. The net property tax savings for this option would be \$174 annually. Non-homesteaded property owners do not benefit from the exemption and any tax increase depends upon the property's taxable value (i.e. a 0.4 mill increase for \$150,000 taxable value results in a \$60 annual or \$5.00/monthly increase in property taxes.)

FY2018 and FY2019 Impacts: As part of this option, the County would request the City to sunset the Downtown CRA by FY2020.

Option #3

While this option does contemplate a millage increase (0.30 mills) and the phasing out of the downtown CRA, the overall long term fiscal strength of the County is reduced. The use an additional \$1.3 million in recurring fund balance reduces the accumulation of resources for capital project sweeps. As noted above, to offset the use of the recurring fund balance, several new capital projects would not be funded as part of the five year capital program.

Taxpayer Impact: As reflected in Table #2, the additional \$25,000 exemption would provide a \$208 annual savings. For the average homesteaded property, the 0.3 mill increases the property tax payment by \$25. The net property tax savings for this option would be \$183 annually. Non-homesteaded property owners do not benefit from the exemption and any tax increase depends upon the property's taxable value (i.e. a 0.3 mill increase for \$150,000 taxable value results in a \$45 annual or \$3.75/monthly increase in property taxes.)

FY2018 and FY2019 Impacts: Implementation of this option has implications for the capital budget over the next two fiscal years. Several new capital projects would be stopped to allow for the accumulation of funding for future capital maintenance projects.

As part of this option, the County would request the City to sunset the Downtown CRA by FY2020.

Option 4

This option is the least favorable to the County's long term financial viability. This option contemplates no increase to the millage rate, uses additional recurring fund balance, contemplates phasing out of the downtown CRA and implements significant operating budget reductions.

Taxpayer Impact: As reflected in the table, the additional \$25,000 exemption would provide \$208 in annual savings.

FY2018 and FY2019 Impacts: Implementation of this option has the most direct impacts for the current and next fiscal year. Several new capital projects would be stopped to allow for the accumulation of funding for future capital maintenance projects.

As part of this option, the County would request the City to sunset the Downtown CRA by FY2020.

Several of the operating reductions involve the elimination of filled library positions. To avoid possible future lay-offs, the County would maintain vacancies to provide positions for the impacted employees resulting from any program eliminations.

To allow adequate time for preparation, Primary Healthcare, CHSP and outside agency recipients would be notified of possible future budget reductions.

Constitutional Officers would be requested to begin identifying possible budget reductions for FY2020.

Allocation of Future Debt Service Reduction

In developing the fiscal options for the Board, staff took into consideration other issues on the horizon which would have significant impact and result in tax or fee increases in close proximity to fiscal plan option implementation. Increases in the EMS MSTU in FY2020 and in the Fire Services Fee in FY2021 were to be considered as part of the County's long term financial plan.

Regarding EMS, as directed by the Board during the FY2015 budget process, the County has been deliberately using EMS fund balance to support the on-going operations of EMS. This approach was implemented to defer as long as possible any potential need to reduce service levels or consider an increase to the EMS millage rate. Projections show that the use of EMS fund balance can continue until through FY2020 without any decrease in current service levels.

With regard to fire protection, the fire services fee study established the current fee through FY2020. In recognizing taxpayer sensitivity to increases in the fire services fee, the Board authorized one-time unincorporated area fund balances be utilized to mitigate increases to residential property owners for two years. The existing interlocal agreement with the City provides for future negotiations to address increased costs for fire protection. To impose a new fee requires the mailing of first class letters to thousands of property owners in the

unincorporated area notifying them of the proposed increase and conducting a public hearing. The Board has previously expressed concerns over the fire fee and continues to receive constituent complaints.

Continuing to recognize taxpayer sensitivities and given the proximity in time of a possible Countywide millage rate increase in FY2020 to an increase in both the EMS MSTU and Fire Services fee, staff analyzed opportunities to eliminate the need to raise these taxes and fees. Without additional recurring revenue, budget cuts would be required to offset any tax or fee increase. These budget cuts would result in a significant decline in service levels for EMS, including reduced response times. Similarly, budget reductions would be required in the Fire Department without additional recurring revenues.

Without an increase in taxes or fees and acknowledging the need to maintain service levels, staff evaluated using savings from reduced debt service obligations to support EMS and fire. As specified in the FY 2017- 2021 Strategic Plan, annual debt service payments will be reduced by 61% from the current \$8.6 million per year to \$3.3 million by FY 2021. This reduction, in conjunction with moderately increasing property tax revenues, and the continued constraining of expenditures, will place the County in an even stronger financial position in the future. Table #3 shows the County's debt service payments beginning in FY2017.

Table #3

Leon County Long-Term Debt Service Savings		
Debt Service Year	Payment	Savings
FY 2017	\$8,566,346	N/A
FY 2018	\$8,117,944	\$448,402*
FY 2019	\$7,636,824	\$481,120*
FY 2020	\$7,635,195	\$1,629
FY 2021	\$3,333,556	\$4,301,639

**FY 2018 and FY 2019, the debt service savings is recommended to support the capital program.*

In FY2021, debt service payments will be reduced permanently by \$4.3 million. The reduced debt service savings could be reallocated to eliminate any increase in the EMS MSTU and the fire services fee. Detailed financial plans for EMS would continue to be developed over the next several budget cycles to determine the actual amount of funding needed. In addition, future negotiations with the City would determine the increased cost of fire protection. However, staff's preliminary analysis indicates that the \$4.3 million in debt service savings will be more than sufficient to support both requirements. Any excess savings are recommended to support the capital improvement program.

While this budget discussion item has focused on the passage of the homesteaded amendment, the referendum also may not pass. If the referendum fails, and still recognizing taxpayer sensitivities, staff still recommends the Board utilizing a portion of the debt service savings to support any increase in the cost of fire services and not increase the fire services fee. However, consistent with the current long term financial plan, staff recommends that the Board may wish to consider an increase of 0.15 mills to support EMS. This approach allows the balance of the

debt service savings to be allocated towards the capital improvement program. The accumulation of these additional funds allows for future large scale capital projects (i.e. Libraries, Jails, Courtrooms, lake restoration, etc.) to be constructed without the need to issue debt.

Overall Impacts of Additional Homestead Exemption

As shown previously in this item, regardless of the option selected, the average homesteaded property owner realizes a property tax savings from the previous year. However, given how the exemption is applied, certain homesteaded properties do not receive any benefit from the exemption. The Florida Legislature designed the new exemption similarly to the 2008 exemption. If passed, the three homestead exemptions would be applied as follows:

- Property valued between \$0 to \$25,000 is exempt.
- Property valued between \$25,001 and \$50,000 is taxable.
- Property valued between \$50,001 to \$75,000 is exempt (2008 Amendment #1).
- Property valued between \$75,001 to \$100,000 would continue to be taxable.
- Property valued between \$100,001 to \$125,000 is exempt (November 2018 ballot).

For illustration purposes, Table #4 summarizes the fiscal impact of a 0.5 mill increase to homesteaded properties with the passage of the additional exemption. Under this scenario, over 65% of homesteaded property owners would continue to have a reduced property tax bill. Other millage rate scenarios provide similar results.

TABLE #4: Homesteaded Property Impacts

<i>Monthly</i> Fiscal Impact Homestead Exemption Passes and 0.5 mill increase	Approximate # Homesteaded Parcels	% of Total Homesteaded Parcels
Savings of up to \$17.33	36,190	65%
Increase of less than \$1.00	5,770	10%
Increase between \$1.00 to \$2.00	13,024	24%
Increase of more than \$2.00	461	Less than 1%

Conclusion

Throughout the last decade of property tax reform and the “Great Recession”, Leon County has planned, economized, and exercised enormous budget constraint as a responsible fiscal steward and a financially viable organization. To constrain budgetary growth and ensure the optimization of limited resources, the County has eliminated positions, realigned functions, and leveraged technology. As a core practice, Leon County employees have identified significant cost avoidances and budgetary cuts, while continuing to maximize efficiency, drive performance and deliver results for the community. In taking advantage of the financial markets, the County has refinanced and restructured long term debt which has produced significant recurring cost savings.

Over this time period, Leon County’s budget has in fact grown slower than the State of Florida’s own budget. However, the new homestead exemption goes right to the County’s tax base, not the States, and would reduce revenue collections by approximately \$7.2 million annually. The

impacts of the referendum will be the most significant fiscal challenge the County has faced since the last homestead exemption increase. Unlike FY2008 when the millage rate increased 0.6 mills, the fiscal options presented in this item significantly mitigate the need for increased property tax increases or fees, maximizes existing resources, while endeavoring to maintain essential public services, continuing community investment, and ensuring organizational fiscal viability into the future.

Options:

1. Accept the report on the impacts of the additional \$25,000 homestead exemption.
2. Direct staff to implement one of the four options presented in this item to prepare for the possible future impacts of the additional \$25,000 homestead exemption.
3. Board direction.

Recommendation:

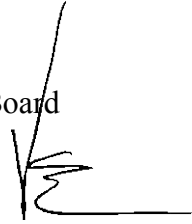
Option #1 and Board Direction on Option #2

Leon County Board of County Commissioners

Agenda Item #24

July 11, 2017

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Ratification of the June 20, 2017 Fiscal Year 2018 Budget Workshop

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

Statement of Issue:

This agenda item seeks ratification of Board actions taken at the June 20, 2017 Fiscal Year 2018 Budget Workshop. The FY 2018 Tentative Budget is \$253,602,980, a 3.05% increase from the FY 2017 Adopted Budget.

Based on the Property Appraiser's final July 1, 2017 taxable values, property tax collections are projected to be \$120,619 higher than forecasted at the June workshop. After funding the final budget adjustments from the June budget workshop, staff recommends the balance of the additional property tax revenue (\$87,783) be used to reduce the amount of budgeted fund balance from \$2.5 million to \$2.412 million.

Fiscal Impact:

This agenda item has a fiscal impact and establishes Board direction for the FY 2018 Tentative Budget.

Staff Recommendation: See next page.

Staff Recommendation:

- Option #1: Ratify the actions taken by the Board during the June 20, 2017 FY 2018 Budget Workshop regarding the 11 Budget Workshop Items.
- Option #2: Pursuant to Leon County Policy No. 13-1, "Sidewalk Eligibility Criteria and Implementation" approve adding Gum Road, between Aenon Church Road to Capital Circle Southwest, to the sidewalk priority list.
- Option #3: Approve revisions to Policy No. 14-2, "Criteria for the Placement of Fire Hydrants on Current Water Systems" establishing a matching program with neighborhoods for the installation of fire hydrants (Attachment #1).
- Option #4: Approve the Resolution and Associated Budget Amendment allocating \$1.0 million for Apalachee Regional Park Cross County Track capital improvement amenities and \$250,000 for Emergency Response Marketing from the Tourism Development fund balance (Attachment #2).
- Option #5: Schedule a Workshop on the Apalachee Regional Park Master Plan and the associated Landfill Closure for September 26, 2017 from 1:00 PM to 3:00 PM.
- Option#6: Direct staff to partner with CareerSource Capital Region to become a Dynamic Futures worksite and authorize the County Administrator to execute the Workforce Innovation and Opportunity Act Work Experience Activity Worksite Agreement to support salaries for the Junior Apprenticeship program (Attachment #3).
- Option #7: Adopt the proposed revised Policy No. 16-8, "Leon Works Junior Apprenticeship Program." (Attachment #4)
- Option#8: Authorize the County Administrator to execute the Workforce Innovation and Opportunity Act Work Experience Activity Worksite Agreement to support salaries for the Summer Youth program (Attachment #5).
- Option#9: Accept the grant of \$1.5 million from the Springs Restoration Grant Program for the Woodville Sewer Design (Attachment #6), authorize the County Administrator to execute the contract (Attachment #7), and for cash flow purposes approve the Resolution and Associated Budget Amendment to advance fund up to \$1.5 million in unallocated fund balance during FY 2017 as the initial grant match to be repaid from the County's share of the Blueprint 2020 Water Quality Project.
- Option#10: Establish the maximum countywide millage rate at 8.3144 mills.
- Option#11: Establish the maximum Emergency Medical Services (EMS) Municipal Services Unit (MSTU) at 0.5 mills.

Report and Discussion

Background:

As specified on the Board adopted budget calendar, a workshop was conducted on June 20, 2017. The purpose of the workshop was to provide staff final direction regarding the development of the FY 2018 Tentative Budget.

Analysis:

In accordance with the actions taken during the June 20, 2017 Budget Workshop, the Board authorized the following:

1. Workshop Item #1: Status Report on FY 2017 – FY 2021 Strategic Initiatives, Targets, and Bold Goals

The Board approved Option #1: Accept the Status Report on FY 2017 – FY 2021 Strategic Initiatives, Targets, and Bold Goals.

2. Workshop Item #2: Fiscal Year 2018 Preliminary Budget Overview

The Board approved Options #1 through #3:

1. Accept staff's report on the preliminary budget overview.
2. Pursuant to Leon County Policy No. 13-1, "Sidewalk Eligibility Criteria and Implementation" approve adding Gum Road between Aeon Church Road to Capital Circle Southwest to the sidewalk priority list.
3. Approve revisions to Policy 14-2, "Criteria for the Placement of Fire Hydrants on Current Water Systems" establishing a matching program with neighborhoods for the installation of fire hydrants (Attachment #1).

As recommended in the report on the preliminary budget overview, a Resolution and associated Budget Amendment is included appropriating \$1.25 million in Tourist Development fund balance during the current fiscal year: \$1.0 million is allocated for capital improvements to the Apalachee Regional Park cross country running course for amenities necessary to host the NCAA Cross Country Championship in 2021, and \$250,000 is for Emergency Response Marketing (if necessary) in response to unforeseen negative events such as a hurricane or the spread of the Zika virus. (Attachment #2).

Staff initially intended for the Apalachee Regional Park Master Plan to be presented at the July 11, 2017 Commission meeting. However, given the long term nature of the master plan, the multi-million dollar future investment and to allow adequate time for a substantive presentation and Board deliberation, staff recommends the master plan be presented in a workshop on September 26, 2017 from 1:00 to 3:00 P.M. The workshop also provides an opportunity to update the Board on the on-going landfill closure process.

To ensure preliminary funding is available for the master plan implementation, in addition to the \$1.0 million in TDC funding, the proposed five year CIP includes \$250,000/year from FY 2019 – FY 2022, with an additional \$1.0 million in a planned general revenue capital fund sweep in FY 2020.

3. Workshop Item #3: Fiscal Plan Options to Address Additional Homestead Exemption

The Board approved Option #1:

1. Accept the report on the impacts of the additional \$25,000 homestead exemption.

The Board also directed staff to pursue Option #2 as presented in the table of four proposed fiscal planning options to address the additional homestead exemption: replace the reduced revenue with a combination of a millage increase (0.40 mills); and the phasing out of the downtown CRA.

4. Workshop Item #4: Emergency Medical Services Financial Status and Consideration of Additional Ambulance with Half Crew Funding

The Board approved Options #1 and #2:

1. Approve the inclusion of an additional ambulance and six full-time positions in the FY 2018 EMS budget with an estimated impact of \$720,000.
2. Approve the use of EMS fund balance as the funding mechanism for the costs associated with the additional ambulance and six full-time positions and continue the drawdown of the EMS fund balance

5. Workshop Item #5: Mosquito Control Budget Optimization and Program Enhancements

The Board provided direction to maintain the existing mosquito hand fogging program and approved an additional \$75,000 be included in the budget to increase the ground larviciding program. This includes the addition of one Crew Chief II position and the reclassification of one Senior Mosquito Control Technician to a Crew Chief II position to the program.

6. Workshop Item #6: Consideration of Continued County Funding and a New Funding Partnership to Support Leon Works Programs for FY 2018 and FY 2019

The Board approved Options #1 through #5:

1. Approve the continuation of the Leon Works Programs.
2. Approve the budgeting of \$36,000 in the FY 2018 and FY 2019 budgets as a bridge to the FY 2020 Blueprint 2020 Economic Development sales tax to support the Leon Works Expo and ongoing expenses of operating the Leon Works Junior Apprenticeship Program.

3. Direct staff to partner with CareerSource Capital Region (CSCR) to become a Dynamic Futures worksite and authorize the County Administrator to execute the Workforce Innovation and Opportunity Act Work Experience Activity Worksite Agreement to support salaries for the Junior Apprenticeship program (Attachment #3).
4. Direct staff to include a Legislative Appropriations request for Leon Works as part of the Board's fall legislative workshop.
5. Schedule the 2017 Leon Works Expo on October 20, 2017 at the Donald L. Tucker Civic Center to be paid for from existing state appropriation.

During the Budget Workshop, staff reported that a revised Junior Apprenticeship Program policy would be brought back to the Board. A modified program policy is included in the item as Attachment #4.

7. Workshop Item #7: Summer Youth Training Program Budget Reduction and CareerSource Capital Region Partnership Proposal for FY 2018

The Board approved Option #1: Approve the proposed partnership of Leon County with CSCR to combine the Summer Youth Training Program with the Dynamic Futures Program including:

- a. Authorize the County Administrator to execute the Workforce Innovation and Opportunity Act Work Experience Activity Worksite Agreement (Attachment #5).
- b. Allocate \$40,000 in the FY 2018 budget for personnel and operating costs associated with the proposed Summer Youth Program model which will allow for the continued employment of 23 summer youth that do not qualify for CSCR's Dynamic Futures Program and associated operating costs. For FY 2018, this recommended option reduces the costs included in the tentative budget by \$40,425.

8. Workshop Item #8: Acceptance of the FY 2017 Woodville Sewer Design Springs Restoration Grant and Consideration of Matching Funds for Woodville and Future Springs Restoration Grant Funds for FY 2017 and FY 2018

The Board approved Options #1 through #3:

1. Accept the grant of \$1.5 million from the Springs Restoration Grant Program for the Woodville Sewer Design (Attachment #6), authorize the County Administrator to execute the contract (Attachment #7), and for cash flow purposes, advance fund up to \$1.5 million in unallocated fund balance during FY 2017 as the initial grant match to be repaid from the County's share of the Blueprint 2020 Water Quality Project.

2. Authorize staff to finalize the Springs Restoration Grant submissions for the Northeast Lake Munson area (\$2.75 million match) and the Belair/Annawood area (\$1.75 million match) which if awarded will require \$4.5 million as a local match.
3. Authorize staff to pursue a loan through the FDEP Clean Water State Revolving Loan Fund (SRF) as grant matching funds to be repaid from the County's share of the Blueprint 2020 Water Quality and Stormwater Improvement project.

9. Workshop Item #9: Authorize an Annual Program to Provide Amnesty Days at Leon County Rural Waste Service Centers

The Board approved Option #1: Approve staff to host Amnesty Days for Leon County Rural Waste Service Centers.

10. Workshop Item #10: National Pearl Harbor Remembrance Day Partnership with Honor Flight Tallahassee

The Board approved Options #1 and #2:

1. Accept the proposal to partner with Honor Flight Tallahassee on the Honor Flight Annual Reunion to recognize National Pearl Harbor Remembrance Day including the approval of \$5,000 as part of the FY 2018 Budget and provide budget guidance to include this line item in the Veteran's Services budget in future years.
2. Direct staff to prepare a proclamation honoring National Pearl Harbor Remembrance Day to be presented at the event.

11. Workshop Item #11: Establishing the Maximum Millage Rate for the FY 2018 Tentative Budget

The Board approved Options #1 and #2:

1. Establish the preliminary maximum countywide millage rate at 8.3144 as established in the FY 2018 Preliminary Budget Balancing Workshop discussion item.
2. Establish the maximum Emergency Medical Services (EMS) Municipal Services Taxing Unit (MSTU) at 0.5 mills.

Other Workshop Discussion

The Board requested a July 11, 2017 agenda item offering paid parental leave for County employees be prepared for Board consideration. As referenced in the separate agenda item, parental leave is budgeted with existing personnel funding for FY 2018. Staff will track the cost over the next fiscal year to determine if additional budgeted funds are required as part of next year's budget process.

The Board also requested staff have the Housing Finance Authority and Tallahassee Housing Authority work together on opportunities for funding the redevelopment of the Tallahassee Housing Authority's Orange Avenue Apartments, and provide an update to the Board on these efforts.

Summary of Budget Workshop Adjustments, Final Property and CRA Taxable Values

Table 1 reconciles the July 1, 2017 certified property values from the Property Appraiser and budget adjustments made during the June 20, 2017 workshop.

Table 1: FY 2018 Tentative Budget Changes

	Amount	
<i>July 1 Additional Property Tax Revenue</i>		\$120,619
<i>Expenditure Changes:</i>		
Mosquito Control Funding Increase	\$75,000	
Summer Youth Program Savings	(\$40,425)	
CRA Payment Savings	(\$1,739)	
Total Expenditure Increase		\$32,836
<i>Reduction in budgeted fund balance</i>		\$87,783

On July 1, 2017, the Property Appraiser provided certified property values that are \$15.3 million more than the preliminary values provided on June 1, 2017 (and used for the preparation of the June budget workshop). At the current 8.3144 millage rate, \$120,619 more in property tax revenue is forecasted.

Offsetting a portion of the revenue increase, tentative expenditures increased \$32,836. During the workshop the Board added \$75,000 to the mosquito control budget to preserve hand fogging and provide additional resources to the ground larviciding program. The Board also approved changes to the Summer Youth Program that saved \$40,425. In addition, there were minor changes in the Downtown and Frenchtown Tax Increment Finance District values, saving \$1,739 in CRA payments.

Subtracting the additional expenditures from the increased property tax collection leaves an additional \$87,783 of revenue. Staff recommends reducing the use of budgeted fund balance from \$2.5 million to \$2,412,217.

The FY 2018 Tentative Budget is \$253,602,980 an increase of \$32,836 from the FY 2018 Preliminary Budget presented at the June 20, 2017 Budget Workshop. This is a 3.05% increase from the FY 2017 Adopted Budget.

Options:

1. Ratify the actions taken by the Board during the June 20, 2017 FY 2018 Budget Workshop regarding the 11 Budget Workshop Items.
2. Pursuant to Leon County Policy No. 13-1, "Sidewalk Eligibility Criteria and Implementation" approve adding Gum Road between Aenon Church Road to Capital Circle Southwest to the sidewalk priority list.
3. Approve revisions to Policy 14-2, "Criteria for the Placement of Fire Hydrants on Current Water Systems" establishing a matching program with neighborhoods for the installation of fire hydrants (Attachment #1).
4. Approve the Resolution and Associated Budget Amendment allocating \$1.0 million for Apalachee Regional Park Cross County Track capital improvement amenities and \$250,000 for Emergency Response Marketing from the Tourism Development fund balance (Attachment #2).
5. Schedule a Workshop on the Apalachee Regional Park Master Plan and the associated Landfill Closure for September 26, 2017 from 1:00 PM to 3:00 PM.
6. Direct staff to partner with CareerSource Capital Region to become a Dynamic Futures worksite and authorize the County Administrator to execute the Workforce Innovation and Opportunity Act Work Experience Activity Worksite Agreement to support salaries for the Junior Apprenticeship program (Attachment #3).
7. Adopt the proposed revised Policy No. 16-8, "Leon Works Junior Apprenticeship Program." (Attachment #4)
8. Authorize the County Administrator to execute the Workforce Innovation and Opportunity Act Work Experience Activity Worksite Agreement to support salaries for the Summer Youth program (Attachment #5).
9. Accept the grant of \$1.5 million from the Springs Restoration Grant Program for the Woodville Sewer Design (Attachment #6), authorize the County Administrator to execute the contract (Attachment #7), and for cash flow purposes approve the Resolution and Associated Budget Amendment to advance fund up to \$1.5 million in unallocated fund balance during FY 2017 as the initial grant match to be repaid from the County's share of the Blueprint 2020 Water Quality Project. (Attachment #7).
10. Establish the maximum countywide millage rate at 8.3144 mills.
11. Establish the maximum Emergency Medical Services (EMS) Municipal Services Unit (MSTU) at 0.5 mills.
12. Do not ratify the actions taken by the Board during the June 20, 2017 FY 2018 Budget Workshop.
13. Board direction.

Recommendation:

Options #'s 1 thru 11

Attachments:


1. Revised Fire Hydrant Policy
2. Resolution and Associated Budget Amendment to allocate Tourism Development Fund Balance
3. Workforce Innovation and Opportunity Act Work Experience Activity Worksite Agreement
4. Revised Policy No. 16-8, "Leon Works Junior Apprenticeship Program."
5. Workforce Innovation and Opportunity Act Work Experience Activity Worksite Agreement
6. Resolution and Associated Budget Amendment for Springs Restoration Grant Match Funding
7. NFWFMD and Leon County – Woodville Sewer System Project Phase 1 Grant Agreement

Leon County Board of County Commissioners

Cover Sheet for Agenda #28

July 12, 2016

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Consideration of Expanding the Greater Frenchtown/Southside Community Redevelopment Area (GFS District) and Acceptance of the Finding of Necessity for the South Monroe Street Study Area Parcels to be Added to the Greater Frenchtown/Southside Community Redevelopment Area

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

Fiscal Impact:

This item seeks the Board's approval to expand the Greater Frenchtown/Southside Community Redevelopment Area and, subsequent to the City's approval of the expansion, will require both the County and City to make annual tax increment payments to the Tallahassee Community Redevelopment Area (CRA) for an additional 26 parcels starting in FY 2018. The baseline for the calculation of the tax increment will be the 2016 certified values and the payment will be based on the City's millage rate. Staff anticipates the early payments to be insignificant but they will continue to grow annually through the duration of the Greater Frenchtown/Southside Community Redevelopment Area which will expire in 2030.

Staff Recommendation:

Option #1: Accept the Finding of Necessity for the South Monroe Street Study Area parcels to be added to the Greater Frenchtown/Southside Community Redevelopment Area (Attachment #1) and authorize the County Administrator to execute an agreement with the City, in a form to be approved by the County Attorney, governing the expansion of the Greater Frenchtown/Southside Community Redevelopment Area that includes:

- a. Millage parity for the expanded parcels; and,
- b. The expiration of the Greater Frenchtown/Southside Community Redevelopment Area in 2030.

Title: Consideration of Expanding the Greater Frenchtown/Southside Community Redevelopment Area (GFS District) and Acceptance of the Finding of Necessity for the South Monroe Street Study Area Parcels to be Added to the Greater Frenchtown/Southside Community Redevelopment Area
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Report and Discussion

Background:

This item seeks Board approval to expand the Greater Frenchtown/Southside Community Redevelopment Area (GFS District) and acceptance of the Finding of Necessity for the South Monroe Street Study Area parcels to be added to the GFS District (Attachment #1). Pursuant to the County's Interlocal Agreement with the City, the creation of a new CRA or a boundary adjustment to an existing CRA within the City limits shall require written approval of the County.

The GFS District was established in June 2000 when the City Commission adopted the GFS Community Redevelopment Plan and established the GFS Community Redevelopment Trust Fund. The GFS District consists of three distinct geographic sections and is comprised of over 1,450 acres of residential, office, commercial/retail, industrial, and green/open space land uses, all located near downtown Tallahassee (Attachment #2). Included within the boundaries of the redevelopment area are thirteen neighborhood communities; seven major commercial/retail areas including sections of Tennessee Street, Tharpe Street, North and South Monroe Streets, Gaines Street, Lake Bradford Road and South Adams Street; and numerous mixed-use areas. In addition, the redevelopment area borders parts of the Florida A&M University and the Florida State University.

In 2012, the CRA Board directed staff to examine the possibility of expanding the boundaries of the GFS District to include the 26 commercial parcels (6 blocks) that front the east side of South Monroe Street between Van Buren and Perkins Street (the South Monroe Study Area). CRA staff provided the results of their preliminary analysis, which indicated the existence of one or more of the fifteen blight conditions listed in Chapter 163.340(8), F.S., within the South Monroe Street Study Area, which would allow the study area to be designated as blighted. The CRA Board directed staff to move forward preparing a Finding of Necessity for the South Monroe Street Study Area.

At the February 27, 2013 CRA Board meeting, staff presented the draft Finding of Necessity of the South Monroe Street Study Area, which found the aggregate assessed property values in the study area did not show any appreciable increase in the five years prior to 2012. This single condition of blight met the blight determination requirements of Chapter 163.340(8), F.S., for a Finding of Necessity if both the City and County agreed to accept a single blight condition through an interlocal agreement or by resolution. The CRA Board did not object to the use of a single blight condition but questioned whether the "no appreciable change" in the aggregate value of the properties during the previous five years was a suitable measure given the national drop in residential and commercial properties starting in 2008.

Title: Consideration of Expanding the Greater Frenchtown/Southside Community Redevelopment Area (GFS District) and Acceptance of the Finding of Necessity for the South Monroe Street Study Area Parcels to be Added to the Greater Frenchtown/Southside Community Redevelopment Area
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CRA staff expanded the blight analysis and updated the South Monroe Street Study Area Finding of Necessity to include four conditions of blight (described in the Analysis Section below as listed in Chapter 163.340(8), F.S. On June 23, 2016, the CRA Board (1) accepted the Finding of Necessity for the South Monroe Street Study Area, (2) approved the expansion of the GFS District boundary to include the study area parcels and (3) authorized CRA staff to move forward with the activities needed to formally adopt the Finding of Necessity and expand the boundary of the GFS district.

Based on the CRA Board's direction, the next step is to present the South Monroe Street Study Area Finding of Necessity to the Board of County Commissioners (Board) for acceptance and, per the Interlocal Agreement that governs the CRA, for the Board to approve the expansion of the GFS District to include the 26 parcels in the study area (a map of the 26 parcels can be found on page 4 of Attachment #1).

Analysis:

Following this initial direction, there have been several discussions regarding additional expansions of the GFS District boundaries beyond the Study Area and/or the creation a new redevelopment district altogether. To best utilize limited resources and avoid the possibility of multiple revisions to the GFS District Redevelopment Plan and/or area, staff is moving forward with the expansion and Finding of Necessity for the South Monroe Street Study Area as part of the Redevelopment Plan update. At a future date, should the Board decide to move forward with additional revisions to the CRA area, staff will initiate a separate process.

As part of the GFS Community Redevelopment Plan update, staff has updated the draft Finding of Necessity. There is no appreciable increase in the aggregate assessed property values within the South Monroe Street Study Area for the previous five years (2010 to 2014), but the latest analysis also noted three other consistent blighting factors within the study area, for a total of four blighting conditions. The four blight conditions and analysis are described below, and are included in the draft Finding of Necessity.

1. Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the five years prior to the finding of such conditions

The aggregate assessed property values in the South Monroe Street Study Area did not show any appreciable increase in the five years prior to 2015. In 2010, the certified taxable value was \$6,399,830 for the study area; by 2015 the value had declined to \$5,639,514. Although there have been some increases in individual property values in the study area in recent years, the aggregate value of the properties today is \$760,316 less than it was in 2010. The 2016 certified values will not be available from the Leon County Property Appraiser until October, but no significant increase in the value of the properties in the South Monroe Street Study Area from 2015 to 2016 is expected.

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2. Predominance of defective or inadequate street layout, parking facilities, roadways, bridges or public transportation facilities

Of the six blocks within the South Monroe Street Study Area, all were found to have inadequate street layout or parking facilities. The inadequate street layout and parking facilities makes it hard for pedestrians and bicyclist to safely travel the area. Outdated parking designs places pedestrians and bicyclists between parked vehicles and moving traffic. The area also has inadequate public transportation facilities, primarily in the lack of shelters and seating for public transportation users.

3. Unsanitary and unsafe conditions

There are a number of unsafe conditions identified in the South Monroe Street Study Area, from narrow sidewalks placing pedestrians close to fast moving traffic, to not having guardrails near steep embankments. The outdated parking design and sidewalk layout also forces pedestrians to walk behind parked cars at the edge of the street, an unsafe condition. The absence of a complete pedestrian sidewalk network, along with insufficient parking designs, leads to unsafe conditions for pedestrians, cyclists and those with special access needs. This condition was found within all six blocks of the study area.

4. Deterioration of site and other improvements

The analysis found minor and major site and structural deterioration within the South Monroe Street Study Area. There were a number of driveways and parking lots with cracked or uneven pavement and potholes. Other properties had damaged signs, broken windows and damaged and collapsed roofs. Deteriorating sites and structures are often indications that re-investment in the area may be risky, which tends to further inhibit improvements in the area. Examples of site deterioration were found within all six blocks of the study area.

Fiscal Impact:

Approving the South Monroe Street Study Area Finding of Necessity and adding the 26 parcels to the GFS District will result in additional tax increment contributions by the City and County to the CRA that can be reinvested in the study area. However, because the expansion of the GFS District will not occur until after June 30th, the baseline value (the value from which future tax increment payments are calculated) for the new parcels will be based on the 2016 certified values. As a result, the County would not make a tax increment payment to the CRA for the parcels in the study area until FY 2018, when the tax increment can be calculated using the difference in the 2017 certified values and the 2016 baseline values. The County's tax increment contribution for the new parcels would be equal to the City's millage rate for that year. For example, the City's current millage rate is 4.2 mils, if that is the rate in effect when the CRA begins collecting tax increment on the new parcels, the County's contribution for the 26 parcels in the South Monroe Street Study Area will also be based on 4.2 mils. If the City's millage rate increases or decreases from one year to the next, the County contribution will be based on that revised rate. However, there will be no change to the contribution rate from the City and County

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on the existing boundary parcels – the City contribution will be based on the City millage rate for that year, and the County contribution will be based on the County millage rate for that year.

Because there were no increases in the aggregate property values in the South Monroe Street Study Area from 2010 until 2015, it is not anticipated that the addition of the 26 parcels to the GFS District will result in significant tax increment contributions by the City and County in the near term. Provided below, using confirmed revenue figures, for illustration purposes only, is the calculation of tax increment that would be due from both the City and County using 2014 as the baseline value, 2015 as the first year to calculate any tax increment due to the CRA and a millage rate of 4.2 for both the City and County. In this scenario, the City and County would each have had to make an additional \$267 tax increment contribution to the GFS District beyond what would be required under the existing district boundaries.

2014 Taxable Value	\$5,606,025
2015 Taxable Value	\$5,639,514
Increase/ (Decrease)	\$ 33,489
FY 2016 TIF Revenue	\$ 267.24

Assuming an extreme growth in property values of 5% from 2016 to 2017, the County's tax increment payment to the CRA in FY 2018 for these 26 parcels would be approximately \$1,150. Although the anticipated tax increment payment associated with the South Monroe Street Study Area beginning in FY 2018 will not be substantial in the near term, the County's payments will grow annually through the life of the GFS District which will expire in 2030. The addition of the 26 parcels to the GFS District will make them eligible for CRA redevelopment assistance which can provide incentives for additional private investment in the South Monroe corridor, improve the appearance of the district, and increase the value of the properties in the long term.

Next Steps:

As previously stated, the Interlocal Agreement that governs the CRA requires the expansion of the GFS District to be approved by both the County and City Commissions. Should the Board approve the GFS District expansion efforts and accept the Finding of Necessity with the four aforementioned conditions of blight, the City Commission is required by Florida Statutes as the governing authority for the CRA to adopt the Finding of Necessity for the South Monroe Street Study Area by resolution. Staff anticipates that the City will take up this issue, subject to the Board's approval on July 12th, at its meeting on July 13, 2016.

Once the County and City have agreed on the boundary expansion for the GFS District and the City has adopted the Finding of Necessity for the 26 parcels, the formal expansion of the boundaries will be guided in accordance with Chapter 163, F.S. This will include notice to the local taxing authorities regarding the proposed expansion of the GFS District boundaries. At this time, staff anticipates presenting the proposed expansion at the September 28, 2016 City Commission meeting for adoption by ordinance at a Public Hearing on the same date. Following the City Commission's adoption of the ordinance expanding the GFS District by the 26 parcels in

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the South Monroe Street Study Area, the property owners and/or tenants will be eligible to apply for CRA grant assistance.

Options:

1. Accept the Finding of Necessity for the South Monroe Street Study Area parcels to be added to the Greater Frenchtown/Southside Community Redevelopment Area (Attachment #1) and authorize the County Administrator to execute an agreement with the City, in a form to be approved by the County Attorney, governing the expansion of the Greater Frenchtown/Southside Community Redevelopment Area that includes:
 - a. Millage parity for the expanded parcels; and,
 - b. The expiration of the Greater Frenchtown/Southside Community Redevelopment Area in 2030.
2. Do not approve the expansion of the Greater Frenchtown/Southside Community Redevelopment Area.
3. Board direction.

Recommendation:

Option #1.

Attachments:

1. Draft Finding of Necessity, March 2016.
2. Map of Existing GFS District Boundaries.

**Agenda Item Details**

Meeting	Sep 25, 2017 - CRA Board Meeting
Category	6. Frenchtown Southside District Policy Formation and Direction
Subject	6.01 Discussion on Possible Expansion of the Greater Frenchtown/Southside Community Redevelopment Area Boundaries -- Roxanne Manning, Tallahassee Community Redevelopment Agency
Access	Public
Type	Action, Discussion
Fiscal Impact	Yes
Budget Source	Future Tax Increment
Recommended Action	Option 1: Accept staff's report.

Public Content

For more information, please contact: Rick McCraw, Tallahassee CRA, (850)891-8352

Statement of Issue

The possible expansion of the Southside portion of the Greater Frenchtown/Southside Community Redevelopment Area (GFS District) to include South City, or the establishment of a new, stand-alone redevelopment district that includes South City and other residential and commercial areas, has been raised at City of Tallahassee Community Redevelopment Agency (CRA) Board meetings on and off for the past few years. At the July 19, 2017 CRA Board meeting, during the discussion on the possible sunset of the Downtown District Community Redevelopment Area in FY 2020, staff was asked to bring an agenda item to the next CRA Board meeting for discussion on expanding the GFS District or creating a new redevelopment district.

Because of the recent CRA Board discussions on redevelopment needs in the Southside of Tallahassee, the timeframe needed to establish a new redevelopment district and the uncertainty regarding anticipated changes to CRA operations expected during the FY 2018 State Legislative session, staff concentrated on the possible expansion of the Southside boundaries in three areas adjoining the existing GFS District.

Should the Board desire to amend the boundaries of the GFS district, staff will bring back a more detailed blight analysis of the study areas and a more defined schedule for remaining actions.

Recommended Action

Option 1 - Accept staff's report.

Fiscal Impact

There is no fiscal impact at this time.

Supplemental Material/Issue Analysis***History/Facts & Issues***

The GFS District consists of three distinct geographic sections and is comprised of over 1,450 acres of residential, office, commercial/retail, industrial, and green/open space land uses, all conveniently located near downtown Tallahassee

(Attachment 1). Included within the boundaries of the redevelopment area are thirteen neighborhood communities; seven major commercial/retail areas including sections of Tennessee Street, Tharpe Street, North and South Monroe Streets, Gaines Street, Lake Bradford Road and South Adams Street; and numerous mixed-use areas. In 2016, the boundary of the GFS District was expanded to include the 26 commercial properties on the east side of S. Monroe Street between Perkins and Van Buren Streets. The City Commission adopted the GFS Community Redevelopment Plan and established the GFS Redevelopment Trust Fund in June 2000. The community redevelopment plan was amended in 2016 to include the 26 commercial properties that were added to the district.

Based on CRA Board direction from the July 19th meeting, staff evaluated the possible expansion of the Southside boundary of the GFS District, concentrating on the three areas listed below and shown on the maps at Attachment 2, 3 and 4.

1. South City Study Area – bounded by Magnolia Street to the north, the properties located on the eastern side of Dozier Drive (up to Magnolia), Orange Avenue to the south and Meridian Street to the west. This does not include the areas of South City already within the GFS District boundary.
2. Orange Avenue Study Area – generally bounded by Holton/Wies Streets to the north, Pasco Street to the east, Orange Avenue to the South and the CSX railroad tracks to the west.
3. Springhill Road Study Area – bounded by Kissimmee Street to the north, the CSX railroad tracks to the east, Orange Avenue to the south and Springhill/Lake Bradford Roads to the west.

Chapter 163.340(8), F.S., requires an area designated as a community redevelopment area must, among other things, exhibit at least two of the fourteen listed definitions of blight; the results of this analysis are presented as part of the study area's Finding of Necessity. The 1998 area analysis conducted for the GFS District Finding of Necessity noted areas of South City east of Meridian Street as exhibiting blight conditions per Chapter 163.340(8), F.S. However, this area was not included in the final district boundary because of a concern by some City Commissioners at the time that the proposed redevelopment area may be too large. The Orange Avenue and Springhill Road study areas were not identified as having blight conditions in the 1998 Finding of Necessity.

As noted in the table below, with the exception of Springhill, the study areas are predominantly Residential, covering 480 of the 551 parcels. The Governmental parcels in South City include the Tallahassee Housing Authority properties.

Use	South City Study Area	Orange Avenue Study Area	Springhill Road Study Area
Residential Parcels	360	117	3
Commercial Parcels	4	7	24
Institutional Parcels	9	2	0
Government Parcels	13	2	8
Miscellaneous Parcels	0	1	1
TOTAL	386	129	36

Study Area Evaluation

For the initial analysis of the study areas staff focused on the three blight conditions listed below. Staff chose these criteria for the initial area evaluation because most of the data is readily available and they could also serve as the basis for the required Finding of Necessity.

1. Property Values – have the aggregate assessed property values in the study area failed to show any appreciable increase over the past five years?
2. Fire and Emergency Medical Services (EMS) Responses – are fire and EMS service calls in the study area proportionally higher than the remainder of the city?
3. Florida Building Code Violations – are there a greater number of recorded violations in the study area than the remainder of the city?

Analysis of Property Values

Initial analysis of both assessed and taxable values in the three study areas found only the Springhill Road Study Area failed to demonstrate any appreciable increase over the past five years in both assessed and taxable property values. This condition of blight may apply to Springhill but it does not appear to apply to either the South City and Orange Avenue study areas.

Assessed Property Values			
Tax Year	South City Study Area	Orange Ave. Study Area	Springhill Road Study Area
2012	\$37,927,207	\$13,434,317	\$3,235,067
2014	\$39,644,546	\$13,614,007	\$3,499,238
2016	\$41,471,697	\$14,810,574	\$3,434,450
Taxable Property Values			
Tax Year	South City Study Area	Orange Ave. Study Area	Springhill Road Study Area
2012	\$20,098,641	\$9,314,178	\$3,112,891
2014	\$23,709,752	\$9,570,359	\$3,377,062
2016	\$22,043,879	\$10,922,375	\$3,306,165

Source: Leon County Property Appraiser files

Prepared By: Tallahassee-Leon County Office of Economic Vitality, Tallahassee-Leon County Planning Department

Analysis of Fire and EMS Responses

Data on EMS response services was not available for this analysis; however the Tallahassee Fire Department (TFD) typically responds to most EMS calls. As a result, staff used TFD response data to evaluate this possible condition of blight. As shown in the table below, the 2015-2016 TFD Incident Rate per 1,000 Population for the entire city was 220.4. The South City Study Area had a rate of 318.7 and the Orange Avenue Study Area had a rate of 356.7, it appears service calls in both study areas are proportionally higher than the remainder of the city. Because of the small number of fire response incidents for 2015 to 2016 (34) and a population of approximately 11 residents, the nearly 3,091 incident rate for the Springhill Road Study Area appears to be distorted, and service calls in the study area may not be proportionally higher than the remainder of the city.

Tallahassee Fire Department Incident Summary, 2015-2016

	Total Incidents	Incident Rate per 1,000 Population	Incident Rate per Sq. Mile
South City Study Area	834	318.7	1,737.5
Orange Avenue Study Area	321	356.7	3,566.7
Springhill Road Study Area	34	3,090.9	283.3
City of Tallahassee Total	39,984	220.4	387.8
Leon County Total	53,238	193.3	75.7

Source: City of Tallahassee, Technology & Innovations

Prepared By: Tallahassee-Leon County Office of Economic Vitality, Tallahassee-Leon County Planning Department

Analysis of Code Violations

In analyzing code violations, staff used building code information from the City's Growth Management Department, separating the violations into two broad categories: (1) Dangerous Building & Substandard Buildings and (2) Care of Premise

& Inoperable Vehicle Violations. As shown in the table below, the South City and Orange Avenue study areas demonstrate recorded violations of both Dangerous Building & Substandard Buildings and Care of Premise & Inoperable Vehicle Violations that are greater than in the remainder of the city. Because of the small incident rate and size of the Springhill Road Study Area, it appears the incident rate may be distorted, and service calls in the study area may not be proportionally higher than the remainder of the city.

City of Tallahassee Code Violations, 2015-2016, Rate per Sq. Mile

	South City Study Area	Orange Avenue Study Area	Springhill Road Study Area	City of Tallahassee
Building Code Violations (Dangerous Building & Substandard Buildings)	64.6	33.3	8.3	10.7
Care of Premise & Inoperable Vehicle Violations	518.8	600.0	41.7	95.0
Total Violations, 2015-2016	583.3	633.3	50.0	105.7

Source: City of Tallahassee, Growth Management Department

Prepared By: Tallahassee-Leon County Office of Economic Vitality, Tallahassee-Leon County Planning Department

Fiscal Impact

The table below assesses the first year impact of adding the properties in the study areas to the CRA boundary if the areas had been expanded in FY 2015 and began collecting tax increment in FY 2016. As shown, the increment projected to be generated from the inclusion of the study areas is expected to be minimal, especially in the first years. The analysis also assumes tax increment parity between the City and County, with the County contributions based on the existing City millage.

Study Area	FY 2015 Taxable Value	FY 2016 Taxable Value	Change in Taxable Value	Projected Tax Increment
South City	\$21,351,183	\$22,043,879	\$692,696	\$5,656
Orange Ave. In-Fill	\$10,299,605	\$10,922,375	\$622,770	\$5,085
Springhill Road	\$3,402,536	\$3,306,165	(\$96,371)	\$0

Steps to Expanding the GFS District Boundary

The procedures for expanding existing community redevelopment area boundaries are essentially the same for establishing a new community redevelopment area. Although the procedures are fairly extensive and can be time consuming, staff believes they could complete the actions necessary to add one or more of the study areas to the GFS District boundary by June 2018.

- **Identification and Approval of Expansion Area by the CRA Board.** CRA staff needs direction from the CRA Board on the expansion area or areas, or the study area for a new redevelopment district, if appropriate.
- **Approval of Expansion by City of Tallahassee and Leon County Commission.** Under the terms of the interlocal agreement governing the CRA, any change and/or expansion of the CRA boundaries must be approved by the City and County Commissions.
- **Preparation and Adoption of the Finding of Necessity.** Depending on the direction provided by the CRA Board, the

analysis in this agenda item could serve as the start of the Finding of Necessity. If the Board directs staff to consider a larger study area or to create a new, stand-alone redevelopment district, the Finding of Necessity may be more involved.

- **Adoption of Amended Community Redevelopment Plan.** The community redevelopment plan identifies those activities the CRA intends to address to eliminate the conditions of blight identified in the Finding of Necessity. CRA staff is in the process of updating the current GFS Community Redevelopment Plan. Because the study areas are relatively small and similar to existing GFS District areas, the main change to the current redevelopment plan from adding one or more of the study areas may be changing the GFS District boundary. The amended redevelopment plan must be reviewed by the Planning Commission for consistency with the Comprehensive Plan. A number of public workshops and meetings would be required during the adoption of the plan. Finally, the plan must be approved by the CRA Board and adopted by the City Commission.
- **Adoption of Ordinance to Amend Trust Fund.** A new ordinance governing the GFS District trust fund reflecting the boundary (and funding) changes will have to be adopted by the City Commission.

Review by GFS CAC

Staff discussed the possibility of expanding the GFS District with members of the GFS CAC at their August 14, 2017 and 28, 2017 meetings. No concerns were raised by the members but other district residents and business owners may be concerned that expanding the boundary to include one or more of the study areas, will result in less project and program funding for the “original” district.

Staff Recommendation

Should the Board desire to amend the boundaries of the GFS district, staff will bring back a more detailed blight analysis of the study area and a more defined schedule for required actions.

Options

1. Accept staff's report.
2. Do not accept staff's report.
3. Board direction.

Attachments/References

1. Boundary Map of Existing Greater Frenchtown/Southside Community Redevelopment Area
2. Map Study Areas
3. Map of the South City Study Area
4. Map of the Orange Avenue and Springhill Study Areas

[Attachment 1.pdf \(1,183 KB\)](#)[Attachment 2.pdf \(1,484 KB\)](#)[Attachment 3.pdf \(1,192 KB\)](#)[Attachment 4.pdf \(1,259 KB\)](#)

**Leon County
Board of County Commissioners**

Notes for Agenda Item #15

Leon County Board of County Commissioners

Agenda Item #15

February 27, 2018

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: Bid Award to Capital Asphalt, Inc. for the Asphaltic Concrete Materials and Services, Continuing Supply Contract

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

Statement of Issue:

This agenda item seeks the Board's approval to award Capital Asphalt, Inc. the Continuing Services Contract for the Asphaltic Concrete Materials and Services in the amount of \$6,357,462 for the resurfacing of County maintained roads.

Fiscal Impact:

This item has been budgeted and adequate funding is available. The FY 2018 budget and the proposed FY 2019 budget include Capital Improvement funds for the resurfacing of selected arterial/collector and local roads.

Staff Recommendation:

Option #1: Approve Agreement awarding bid to Capital Asphalt, Inc. in the estimated amount of \$6,357,462 for the Asphaltic Concrete Materials and Services, Continuing Supply Contract for a two-year period (Attachment #1), and authorize the County Administrator to execute.

Report and Discussion

Background:

This agenda item seeks the Board's approval to award Capital Asphalt, Inc. the Continuing Services Contract for the Asphaltic Concrete Materials and Services in the amount of \$6,357,462.

The County routinely uses continuing supply contracts to accomplish the Capital Improvement Projects (CIPs) approved by the Board during the annual budget process. During that process, the Board approves the projects to be constructed and approves the funding. Several CIPs require asphalt installation and maintenance, particularly the Arterial/Collector Resurfacing Projects, Local Road Resurfacing Projects, 2/3 Projects, and Intersection and Safety Improvement Projects. In addition, the Operations Division utilizes this Asphalt Continuing Supply Contract for routine road maintenance, installation of traffic calming, and maintenance in other locations as needed.

To provide for all of these asphalt needs, the County has historically utilized and established a Continuing Supply Contract. To bid this project, staff estimated the quantities of all items necessary for the roads listed to be resurfaced over the next two years as well as quantities for routine maintenance by the Division of Operations. The combined estimates served as the basis for competitive bidding. The Agreement provides, however, that these quantities are for the establishment of unit prices only, and that actual quantities may vary significantly from the bid quantities.

It should be noted that the award of the Contract is not an authorization for the expenditure of County funds. The authorization for the expenditure of funds, and the funding allocations, are found in the various Capital Improvement Projects and Operating budgets approved during the annual budget process. The Contract is only a vehicle for the accomplishment of the approved Capital Improvement Projects and other maintenance activities conducted by Leon County.

Analysis:

The Invitation to Bid for the Asphaltic Concrete Materials and Services, Continuing Supply, was advertised locally on January 2, 2018. A total of 248 vendors were notified through the automated procurement system. A total of 26 vendors requested the bid package, and representatives of four vendors attended the mandatory pre-bid conference held on January 24, 2018. The County received three bids on February 8, 2018. Based on the itemized price sheets, the lowest responsive bidder is Capital Asphalt, Inc. for an estimated total of \$6,357,462 (Attachment #2). The second lowest responsive bid was \$8,137,052, a difference of \$1,779,590. This is a unit price contract and the Contractor would be paid based on the actual quantity used for each individual pay item (Attachment #3). Capital Asphalt, Inc. met the 10% MBE sub-contracting and a 5% WBE sub-contracting target for this bid (Attachment #4).

The FY 2018 budget and the proposed FY 2019 budget include Capital Improvement funds for the resurfacing of selected arterial/collector and local roads. This Agreement, if authorized by the Board, would be used to complete projects listed in the contract for the 2018 and 2019 fiscal years. Specifications of the Materials and Services Contract contain 58 items, which include asphalt concrete materials and other services for the construction, maintenance and upkeep of selected roads throughout Leon County. If approved, the new agreement will continue Asphaltic Concrete Materials and Services, Continuing Supply Contract for two years with the option for the County to approve a one-year extension.

Options:

1. Approve the Agreement awarding bid to Capital Asphalt, Inc. in the estimated amount of \$6,357,462 for the Asphaltic Concrete Materials and Services, Continuing Supply Contract for a two-year period (Attachment #1), and authorize the County Administrator to execute.
2. Do not approve the Agreement awarding bid to Capital Asphalt, Inc. in the estimated amount of \$6,357,462 for the Asphaltic Concrete Materials and Services, Continuing Supply Contract.
3. Board direction.

Recommendation:

Option #1.

Attachments:

1. Draft Agreement with Capital Asphalt, Inc.
2. Bid Tabulation Sheet
3. Bid Pricing Sheet
4. MWSBE Statement

AGREEMENT

THIS AGREEMENT, by and between LEON COUNTY, a charter county and a political subdivision of the State of Florida, hereinafter referred to as the "County" and CAPITAL ASPHALT, INC., hereinafter referred to as the "Contractor."

WHEREAS, the County has determined that it would be in the best interest of the citizens of Leon County, Florida, that the County be able to utilize the services of private persons when such services cannot be reasonably provided by the County; and

WHEREAS, the County has determined that it would be better to contract for these services than to hire the necessary personnel to satisfy the needs of the County; and

WHEREAS, in order to secure the lowest cost for these services, the County has sought and received competitive bids from contractor for such services.

NOW, THEREFORE, the parties hereto agree as follows:

1. SERVICES TO BE PROVIDED

The Contractor hereby agrees to provide to the County services related to the provision of Asphaltic Concrete Materials and Services on a continuing basis. as set forth in Bid# BC-02-08-18-11, which is attached hereto and incorporated herein as Exhibit A, to the extent that it is not inconsistent with this Agreement; and 2) the Contractor's bid submission, which is attached hereto and incorporated herein as Exhibit B, to the extent that it is not inconsistent with this Agreement or with Exhibit A.

2. WORK

Any work to be performed shall be upon the written request of the County Administrator or his representative, which request shall set forth the commencing date of such work and the time within which such work shall be completed.

The performance of Leon County of any of its obligations under this Agreement shall be subject to and contingent upon the availability of funds lawfully expendable for the purposes of this Agreement for the current and any future periods provided for within the bid specifications.

3. TIME AND LIQUIDATED DAMAGES

The work to be performed under this contract shall be commenced within fifteen (15) days of the Notice to Proceed. All work to be performed under this Contract shall be completed within one hundred and fifteen (115) consecutive calendar days of the Notice to Proceed. If the work to be performed under this Contract is not completed within the time set forth above, or within such extra time as may be granted by the County, the Contractor shall be deemed to be in default. For each day the Contractor is in default, the Contractor or its Surety shall pay to the County, not as a penalty, but as liquidated damages an amount set based on the bid price and according to Section 8-10 of the FDOT's Standard Specifications for Road and Bridge Construction, 2010 Edition.

Permitting the Contractor to continue and finish the work or any part of it after the expiration of the contract time allowed, including extensions, if any, shall in no way act as a waiver on the part of County of the liquidated damages due under the contract.

4. CONTRACT SUM

The Contractor agrees that for the performance of the Services as outlined in Section 1 above, it shall be remunerated by the County according to the unit prices contained in the Contractor's bid proposal, Exhibit B, which is attached hereto.

5. PAYMENTS

The County shall make such payments within forty-five (45) days of submission and approval of invoice for services. The form of payment for this Contract may be through a County-issued purchase order and a check upon receipt and approval of invoices, or through a government credit card.

6. PROMPT PAYMENT INFORMATION REQUIREMENTS

A. The County Project Manager is:

Name: Chris Muehlemann
Street Address: 2280 Miccosukee Road
City, State, Zip Code: TALLAHASSEE, FL 32308
Telephone: 850-606-1536
E-mail: ijeomas@LEONCOUNTYFL.GOV

B. The Contractor's Project Manager is:

Name:
Street Address:
City, State, Zip Code:
Telephone:
E-mail:

C. Proper form for a payment request for this contract is:

A numbered invoice document with date of invoice; reference of the County purchase order number; itemized listing of all goods and services being billed with unit prices and extended pricing; vendor's name, address, billing contact person information, and Federal tax identification number. The invoice must be properly addressed to the Division listed on the County purchase order and delivered to that address. Delivery to another County address will void the invoice.

D. Payment Dispute Resolution: Section 14.1 of the Leon County Purchasing Policy details the policy and procedures for payment disputes under the contract.

7. STATUS

The contractor at all times relevant to this Agreement shall be an independent contractor and in no event shall the Contractor nor any employees or sub-contractors under it be considered to be employees of Leon County.

8. INSURANCE

Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the

work hereunder by the Contractor, his agents, representatives, employees or subcontractors. The cost of such insurance shall be included in the Contractor's bid.

A. Minimum Limits of Insurance. Contractor shall maintain limits no less than:

1. General Liability: \$1,000,000 Combined Single Limit for bodily injury and property damage per occurrence with a \$2,000,000 annual aggregate. Completed operations coverage will be provided for a period of three (3) years beyond termination and/or completion of the project. Coverage must include bodily injury and property damage, including Premise/Operations: a per location aggregate, Broad Form Contractual liability; Broad Form Property Damage; Fire Legal liability; Independent Contractors coverage; Cross Liability & Severability of Interest Clauses; and Personal Injury, and coverage for explosion, collapse, and underground (X,C,U).
3. Workers' Compensation and Employers Liability: Insurance covering all employees meeting Statutory Limits in compliance with the applicable state and federal laws and Employer's Liability with a limit of \$500,000 per accident, \$500,000 disease policy limit, \$500,000 disease each employee. Waiver of Subrogation in lieu of Additional Insured is required.

B. Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the County. At the option of the County, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the County, its officers, officials, employees and volunteers; or the Contractor shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

C. Other Insurance Provisions The policies are to contain, or be endorsed to contain, the following provisions:

1. General Liability and Automobile Liability Coverages (County is to be named as Additional Insured).
 - a. The County, its officers, officials, employees and volunteers are to be covered as insureds as respects; liability arising out of activities performed by or on behalf of the Contractor, including the insured's general supervision of the Contractor; products and completed operations of the Contractor; premises owned, occupied or used by the Contractor; or automobiles owned, leased, hired or borrowed by the Contractor. The coverage shall contain no special limitations on the scope of protections afforded the County, its officers, officials, employees or volunteers.
 - b. The Contractor's insurance coverage shall be primary insurance as respects the County, its officers, officials, employees and volunteers. Any insurance of self-insurance maintained by the County, its officers, officials, employees or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.
 - c. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the county, its officers, officials, employees or volunteers.
 - d. The Contractor's insurance shall apply separately to each insured against whom claims is made or suit is brought, except with respect to the limits of the insurer's liability.

2. All Coverages

Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the County.

- D. Acceptability of Insurers. Insurance is to be placed with insurers with a Best's rating of no less than A:VII.
- E. Verification of Coverage. Contractor shall furnish the County with certificates of insurance and with original endorsements effecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. All certificates and endorsements are to be received and approved by the County before work commences. The County reserves the right to require complete, certified copies of all required insurance policies at any time.
- F. Subcontractors. Contractors shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

9. PERMITS

The Contractor shall pay for all necessary permits as required by law.

10. LICENSES

The Contractor shall be responsible for obtaining and maintaining his city or county occupational license and any licenses required pursuant to the laws of Leon County, the City of Tallahassee, or the State of Florida. Should the Contractor, by reason of revocation, failure to renew, or any other reason, fail to maintain his license to operate, the contractor shall be in default as of the date such license is lost.

11. ASSIGNMENTS

This Agreement shall not be assigned or sublet as a whole or in part without the written consent of the County nor shall the contractor assign any monies due or to become due to him hereunder without the previous written consent of the County.

12. PAYMENT AND PERFORMANCE BOND - PAYABLE IN TALLAHASSEE

A Payment and Performance Bond in the amount of 100% of the estimated project cost shall be supplied by the Contractor at the time of Agreement execution. Also, a Payment and Material Bond for the Agreement amount shall be supplied by the Contractor at the same time.

Payment and Performance and Material Bonds shall provide that, in the event of non-performance on the part of the Contractor the bond can be presented for honor and acceptance at an authorized representative or institution located in Tallahassee, Florida. The Payment and Performance Bond shall be in the following form:

PUBLIC CONSTRUCTION BOND
Bond No.(enter bond number)

BY THIS BOND, We _____, as Principal and _____ a
corporation, as Surety, are bound to _____, herein called Owner, in the sum of \$ _____,
for payment of which we bind ourselves, our heirs, personal representatives, successors, and assigns,
jointly and severally.

THE CONDITION OF THIS BOND is that if Principal:

1. Performs the contract dated _____, between Principal and Owner for construction of _____, the
contract being made a party of this bond by reference, at the time and in the manner prescribed in the
contract; and
2. Promptly makes payments to all claimants, as defined in Section 255.05(1), Florida Statutes,
supplying Principal with labor, materials, or supplies, used directly or indirectly by Principal in the
prosecution of the work provided for in the contract; and
3. Pays Owner all losses, damages, expenses, costs, and attorney's fees, including appellate
proceedings, that Owner sustains because of a default by Principal under the contract; and
4. Performs the guarantee of all work and materials furnished under the contract for the time specified
in the contract, then this bond is void; otherwise it remains in full force.

Any action instituted by a claimant under this bond for payment must be in accordance with the notice
and time limitation provisions in Section 255.05(2), Florida Statutes.

Any changes in or under the contract documents and compliance or noncompliance with any formalities
connected with the contract or the changes does not affect Surety's obligation under this bond.

DATED on this the _____ day of _____, 20__.

(Name of Principal)

By:

(As Attorney-In-Fact)

(Name of Surety)

Payment bonds executed as a result of the requirements herein by a surety shall make reference to
Section 255.05, Florida Statutes, by number and shall contain reference to the notice and time limitation
provisions in Section 255.05, Florida Statutes.

13. INDEMNIFICATION

The Contractor agrees to indemnify and hold harmless the County, its officials, officers and employees, from
and against any and all liabilities, damages, losses and costs, including, but not limited to reasonable
attorney's fees, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of
the Contractor and persons employed or utilized by the Contractor in the performance of this agreement.

The County may, at its sole option, defend itself or required the Contractor to provide the defense. The Contractor acknowledges that the sum of ten dollars (\$10.00) of the amount paid to the Contractor constitutes sufficient consideration for the Contractor's indemnification of the County, its officials, officers and employees.

It is understood that the Contractors responsibility to indemnify and defend the County, it officials, officers and employees is limited to the Contractors proportionate share of liability caused by the negligent acts or omissions of the Contractor, its delegates, agents or employees.

14. AUDITS, RECORDS, AND RECORDS RETENTION

The Contractor agrees:

- a. To establish and maintain books, records, and documents (including electronic storage media) in accordance with generally accepted accounting procedures and practices, which sufficiently and properly reflect all revenues and expenditures of funds provided by the County under this Agreement.
- b. To retain all client records, financial records, supporting documents, statistical records, and any other documents (including electronic storage media) pertinent to this Agreement for a period of five (5) years after termination of the Agreement, or if an audit has been initiated and audit findings have not been resolved at the end of five (5) years, the records shall be retained until resolution of the audit findings or any litigation which may be based on the terms of this Agreement.
- c. Upon completion or termination of the Agreement and at the request of the County, the Contractor will cooperate with the County to facilitate the duplication and transfer of any said records or documents during the required retention period as specified in paragraph 1 above.
- d. To assure that these records shall be subject at all reasonable times to inspection, review, or audit by Federal, state, or other personnel duly authorized by the County.
- e. Persons duly authorized by the County and Federal auditors, pursuant to 45 CFR, Part 92.36(I)(10), shall have full access to and the right to examine any of provider's Agreement and related records and documents, regardless of the form in which kept, at all reasonable times for as long as records are retained.
- f. To include these aforementioned audit and record keeping requirements in all approved subcontracts and assignments.

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

**LEON COUNTY PURCHASING DIVISION
ATTN: SHELLY KELLEY, PURCHASING DIRECTOR
1800-3 N. BLAIRSTONE ROAD
TALLAHASSEE, FLORIDA 32308
PHONE: 850-606-1600
EMAIL: KELLEYS@LEONCOUNTYFL.GOV**

15. MONITORING

To permit persons duly authorized by the County to inspect any records, papers, documents, facilities, goods, and services of the provider which are relevant to this Agreement, and interview any clients and employees of the provider to assure the County of satisfactory performance of the terms and conditions of this Agreement.

Following such evaluation, the County will deliver to the provider a written report of its findings and will include written recommendations with regard to the provider's performance of the terms and conditions of this Agreement. The provider will correct all noted deficiencies identified by the County within the specified period of time set forth in the recommendations. The provider's failure to correct noted deficiencies may, at the sole and exclusive discretion of the County, result in any one or any combination of the following: (1) the provider being deemed in breach or default of this Agreement; (2) the withholding of payments to the provider by the County; and (3) the termination of this Agreement for cause.

16. TERMINATION

Leon County may terminate this Agreement without cause, by giving the Contractor thirty (30) days written notice of termination. Either party may terminate this Agreement for cause by giving the other party hereto thirty (30) days written notice of termination. The County shall not be required to give Contractor such thirty (30) day written notice if, in the opinion of the County, the Contractor is unable to perform its obligations hereunder, or if in the County's opinion, the services being provided are not satisfactory. In such case, the County may immediately terminate the Agreement by mailing a notice of termination to the Contractor.

17. PUBLIC ENTITY CRIMES STATEMENT

In accordance with Section 287.133, Florida Statutes, Contractor hereby certifies that to the best of his knowledge and belief neither Contractor nor his affiliates has been convicted of a public entity crime. Contractor and his affiliates shall provide the County with a completed public entity crime statement form no later than January 15 of each year this Agreement is in effect. Violation of this section by the Contractor shall be grounds for cancellation of this Agreement by Leon County.

18. UNAUTHORIZED ALIEN(S)

The Contractor agrees that unauthorized aliens shall not be employed nor utilized in the performance of the requirements of this solicitation. The County shall consider the employment or utilization of unauthorized aliens a violation of Section 274A(e) of the Immigration and Naturalization Act (8 U.S.C. 1324a). Such violation shall be cause for unilateral termination of this Agreement by the County.

19. NON-WAIVER

Failure by the County to enforce or insist upon compliance with any of the terms or conditions of this Agreement or failure to give notice or declare this Agreement terminated shall not constitute a general waiver or relinquishment of the same, or of any other terms, conditions or acts; but the same shall be and remain at all times in full force and effect.

20. DELAY

No claim for damages or any claim other than for an extension of time shall be made or asserted against the County by reason of any delays. The Contractor shall not be entitled to an increase in the contract sum or

payment or compensation of any kind from the County for direct, indirect, consequential, impact or other costs, expenses or damages, including but limited to costs of acceleration or inefficiency, arising because of delay, disruption, interference or hindrance from any cause whatsoever, whether such delay, disruption, interference or hindrance be reasonable or unreasonable, foreseeable or unforeseeable, or avoidable or unavoidable; provided, however, that this provision shall not preclude recovery of damages by the Contractor for hindrances or delays due solely to fraud, bad faith, or active interference on the part of the County or its agents. Otherwise, the Contractor shall be entitled only to extensions of the contract time as the sole and exclusive remedy for such resulting delay, in accordance with and to the extent specifically provided above.

21. REVISIONS

In any case where, in fulfilling the requirements of this Agreement or of any guarantee, embraced in or required thereby it is necessary for the Contractor to deviate from the requirements of the bid, Contractor shall obtain the prior written consent of the County.

22. VENUE

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

23. CONSTRUCTION

The validity, construction, and effect of this Agreement shall be governed by the laws of the State of Florida.

24. CONFLICTING TERMS AND CONDITIONS

In the instance that any other agreement exists concerning the matters herein, then the terms and conditions in this Agreement shall prevail over all other terms and conditions.

ORDER OF PRECEDENCE

1. Agreement
2. Solicitation Document
3. Vendor Response

ATTACHMENTS

Exhibit A - Solicitation
Exhibit B - Vendor response

WHERETO, the parties have set their hands and seals effective the date whereon the last party executes this Agreement.

LEON COUNTY, FLORIDA

By: _____
Vincent S. Long
County Administrator

Date: _____

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

BY: _____

Approved as to Form:
Leon County Attorney's Office

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

CAPITAL ASPHALT, INC.

By: _____
President or designee

Printed name

Title: _____

Date: _____

Bid Title: Asphaltic Concrete Materials and Services, Continuing Supply

Bid No: BC-02-08-18-11

Opening Date: February 8, 2018

Location: 1800-3 N. Blair Stone Road, Tallahassee, Florida 32308

I. INSTRUCTION TO BIDDERS

To Insure Acceptance of Your Bid, Please Follow These Instructions:

1. Items listed on the bid checklist in this form and all other items required within this invitation to bid must be executed and/or submitted in a sealed envelope. Address your sealed envelope as follows:

*Bid No. BC-02-08-18-11, Asphaltic Concrete
Board of County Commissioners
Leon County Purchasing Division
1800-3 N. Blair Stone Road
Tallahassee, Florida 32308*

2. Bid must be typed or printed in ink. All corrections made by the bidder prior to the opening must be initialed and dated by the bidder. No changes or corrections will be allowed after bids are opened.
3. Bid package must contain one (1) original with manual signatures of an authorized representative of the company, and one (1) electronic copy.
4. The bid opening shall be public on the date and time specified on the bid. It is the bidder's responsibility to assure that the bid is delivered at the proper time and location. Bids which are received after the bid opening time will be returned unopened to the bidder.
5. Bidders are expected to examine the specifications, delivery schedule, bid prices and extensions and all general and special conditions of the bid prior to submission. In case of error in price extension, the unit price will govern.
6. Special Accommodation: Any person requiring a special accommodation at a Pre-Bid Conference or Bid opening because of a disability should call the Division of Purchasing at (850) 606-1600 at least five (5) workdays prior to the Pre-Bid Conference or Bid opening. If you are hearing or speech impaired, please contact the Purchasing Division by calling the County Administrator's Office using the Florida Relay Service which can be reached at 1(800) 955-8771 (TDD).

NOTE: ANY AND ALL CONDITIONS OR REQUIREMENTS ATTACHED HERETO WHICH VARY FROM THE INSTRUCTIONS TO BIDDERS WILL BE PRECEDENT.

PURPOSE:

Leon County is seeking a qualified vendor to provide Asphaltic Concrete Materials and Services on a continuing basis. The County intends to use the asphaltic concrete materials and other services specified within this contract on resurfacing projects, routine road maintenance projects, road construction, in-place asphalt services for various County facilities and any other County approved applications which best serves the interest of the citizens of Leon County. All work within this project is to be provided on an on-call basis with both the County and the Contractor complying with the provisions of the written Notice to Proceed document.

For the resurfacing portion of this contract, a project list is provided for arterial, collector, and local roads which Leon County plans to resurface during this contract period. The resurfacing work may also include all associated leveling, shoulder work, turnout construction, final dressing and temporary striping as shown on the project detail sheets or determined by the Engineer. All quantities represent good faith estimates made by Leon County. Actual in-place quantities may vary from those shown and described in the contract documents. Leon County does not guarantee purchase of the full amounts shown or indicated for any item within this document.

Leon County plans to resurface 38.18 miles of roads shown on the following lists. The County reserves the right to segment, add to, or delete roadways within this list and to change any of the identified items, or the estimated quantities shown on the project detail sheets contained in this contract. Leon County reserves the right to shorten or extend the anticipated resurfacing mileage in total or on a per road basis. This is a UNIT PRICE CONTRACT and bidders are required to submit an electronic copy of the Summary of Pay Items (Attachment E) in Excel format. The form is available in Excel format at:

<http://cms.leoncountyfl.gov/Home/Departments/Office-of-Financial-Stewardship/Purchasing/Supplemental-Solicitation-Documents>

Arterial and Collectors	
Road Name	Miles
Deer Lake Road (Chadwick Rd. to Deer Lake Elementary School)	3.80
Old Magnolia Road (North of Hwy 90 to Ro Co Co Rd.)	2.10
Old Bainbridge Road (Fred George Rd. to Capital Circle NW)	2.57
Whirlaway Trail	2.10
Total Length - Arterials	10.57

Local Roads	
Road Name	Miles
Paradise Village Subdivision	1.38
Lake Wood Village, Lake Wood Business & Autumn Woods	9.22
Tower Subdivision (Hwy 20)	1.00
Woodhaven Subdivision	0.83
Lake Heritage Subdivision	4.55
Country Oak Acres Subdivision	1.50
St. Louis Church Way	0.23
Santa Anita Drive	0.85

Jackson Street (Chaires Cross Road to Capitola Road)	3.20
Cherokee Ridge Trail	0.61
Treaty Oak Trail	0.23
Dogwood Valley Trail	0.42
Deer Hill Trail	0.21
Quail Common Drive	0.11
Foxglove Lane	0.11
Copperfield Way and Copperfield Circle	1.36
Buck Haven Trail	1.03
Otter Creek Trail	0.17
Hunter Ridge Trail	0.60
Total Length – Local Roads	27.61

TOTAL RESURFACING MILES ARTERIALS AND LOCAL ROADS	38.18
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Based on tonnage totaled from previous year's usage by Leon County, the following estimates for asphalt products on County trucks and in-place are offered for bidding purposes.

- a. Asphalt patching materials for routine road maintenance - 2,250 tons.
- b. In-place asphalt for Local and Arterial/Collector Resurfacing Projects, 38.18 miles, estimated.

The estimates for the other items can be found on the Summary of Pay Items (Attachment E). All quantities represent good faith estimates made by Leon County.

The initial agreement term will be for a period of two (2) years. After the initial two (2) year period, at the sole option of the County, the agreement may be extended for no more than one additional one (1) year period.

The actual asphalt price at the time of application will be adjusted according to Section 9-2.1.2 of the Leon County Supplemental Specifications to Florida Department of Transportation's Standard Specification for Road and Bridge Construction 2016 edition.

The Contractor must be certified by the Florida Department of Transportation (FDOT) for the work class called out in this contract. Proof of certification must be submitted with the bid.

Leon County reserves the right to negotiate with the successful bidder for any related asphaltic/concrete type items not specifically listed.

For Further information, please see:

Attachment A – Technical Specifications

Attachment B – Driveway Turnout

Attachment C – Base Repair

Attachment D – Leon County Supplemental Technical Specifications

Attachment E – Summary of Pay Items. A fillable Excel Spread Sheet can be found at:

<http://cms.leoncountyfl.gov/Home/Departments/Office-of-Financial-Stewardship/Purchasing/Supplemental-Solicitation-Documents>

SCHEDULE OF EVENTS

Below in Table 1 is the current schedule of the events that will take place as part of this solicitation. The County reserves the right to make changes or alterations to the schedule as the County determines is in the best interests of the public. If any changes to the Schedule of Events are made, the County will post the changes on the County website either as a public meeting notice, or as an addendum, as applicable. **It is the responsibility of Registered Planholders and other interested persons and parties to review the Purchasing Division's website to stay informed of the Schedule of Events, addenda issued, and public meetings scheduled.** The website address is: <http://www.leoncountyfl.gov/procurementconnect/>.

Table 1 - Schedule of Events	
Date and Time (all eastern time)	Event
January 2, 2018	Release of the ITB
January 24, 2018 at 10:00 a.m.	MANDATORY PRE-BID MEETING: Date and time a mandatory pre-bid meeting will be held at Leon County Purchasing office, located at 1800-3 North Blair Stone Road, Tallahassee, FL 32308.
Not later than: January 29, 2018 at 5:00 p.m.	QUESTIONS/INQUIRIES DEADLINE: Date and time by which questions and inquiries regarding the ITB must be received by Leon County.
Not later than: February 8, 2018 at 2:00 p.m.	BID SUBMISSION DUE DATE/OPENING OF TECHNICAL RESPONSE: Date and time by which Bid Submissions must be received by the Leon County Purchasing Division, located at 1800-3 North Blair Stone Road, Tallahassee, FL 32308.

BID INFORMATION AND CLARIFICATION:

Questions pertaining to bid procedures or regarding the specifications should be addressed to Don Lanham and Geri Forslund, phone (850) 606-1600; fax (850) 606-1601; E-mail lanhamd@leoncountyfl.gov, and forslundG@leoncountyfl.gov. **Bidders are requested to send such requests to both representatives of the Purchasing Division.** Email inquiries are preferred.

Each Bidder shall examine the solicitation documents carefully; and, no later than the last day/time for questions listed in schedule of events, he shall make a written request to the County for interpretations or corrections of any ambiguity, inconsistency or error which he may discover. All interpretations or corrections will be issued as addenda. The County will not be responsible for oral clarifications. No negotiations, decisions or actions shall be initiated or executed by the proposer as a result of any discussions with any County employee prior to the opening of proposals. Only those communications which are in writing from the County may be considered as a duly authorized expression on the behalf of the Board. Also, only communications from firms which are in writing and signed will be recognized by the Board as duly authorized expressions on behalf of proposers.

ADDENDA TO SPECIFICATIONS

If any addenda are issued after the initial specifications are released, the County will post the addenda on the Leon County website at: <http://www.leoncountyfl.gov/procurementconnect/>. For those projects with separate plans, blueprints, or other materials that cannot be accessed through the internet, the Purchasing Division will make a good faith effort to ensure that all registered bidders (those who have been registered as receiving a bid package) receive the documents. It is the responsibility of the bidder prior to submission of any bid to check the above website or contact the Leon County Purchasing Division at (850) 606-1600 to verify any addenda issued. The receipt of all addenda **must** be acknowledged on the bid response sheet.

PROHIBITED COMMUNICATIONS

Any Form of communication, except for written correspondence with the Purchasing Division requesting clarification or asking questions, shall be prohibited regarding a particular request for proposal, request for qualification, bid, or any other competitive solicitation between:

1. Any person or person's representative seeking an award from such competitive solicitation; and
2. Any County Commissioner or Commissioner's staff, or any county employee authorized to act on behalf of the Commission to award a particular contract.

For the purpose of this section, a person's representative shall include, but not be limited to, the person's employee, partner, officer, director, consultant, lobbyist, or any actual or potential subcontractor or consultant of the person.

The prohibited communication shall be in effect as of the release of the competitive solicitation and terminate at the time the Board, or a County department authorized to act on behalf of the Board, awards or approves a contract, rejects all bids or responses, or otherwise takes action which ends the solicitation process.

The provisions of this section shall not apply to oral communications at any public proceeding, including pre-bid conferences, oral presentations before selection committees, contract negotiations during any public meetings, presentations made to the Board, and protest hearings. Further, the provisions of this section shall not apply to contract negotiations between any employee and the intended awardee, any dispute resolution process following the filing of a protest between the person filing the protest and any employee, or any written correspondence with any employee, County Commissioner, or decision-making board member or selection committee member, unless specifically prohibited by the applicable competitive solicitation process.

The penalties for an intentional violation of this article shall be those specified in 125.69(1), Florida Statutes, as amended, and shall be deemed supplemental to the penalties set forth in Section 1-9 of the Code of Laws, Leon County, Florida.

REGISTRATION:

Bidders which obtain solicitation documents from sources other than the County Purchasing Division MUST officially register with the County Purchasing Division in order to be placed on the planholders list for the solicitation. Bidders should be aware that solicitation documents obtained from sources other than those listed above may be drafts, incomplete, or in some other fashion different from the official solicitation document(s). Failure to register through the Purchasing Division (<http://www.leoncountyfl.gov/Procurementconnect>) may cause your submittal to be rejected as non-responsive.

CONTRACTOR'S QUALIFICATIONS

All Roadway Construction Contractors and Stormwater Conveyance Contractors used on the project shall possess a current and valid FDOT Certificate of Qualifications. Copies of both the contractor's, and any proposed subcontractors' Certificate of Qualifications shall be submitted to Leon County concurrent with bid. Failure to demonstrate FDOT certification in the fashion described will result in the rejection of bid.

PREPARATION AND SUBMISSION OF BID:

Each Bidder shall submit Bid Prices and other requested information, including alternates or substitutions if allowed by this invitation to bid, on the proper forms and in the manner herein prescribed. Any erasures or other corrections in the Bid must be explained or noted over the signature of the Bidder. Bids containing any conditions or irregularities of any kind may be rejected by the County. All bids must be submitted in a sealed envelope or other appropriate container. Facsimiles will not be accepted. It is the intention of the County to award this bid based on the low total bid price and/or other criteria herein contained meeting all specifications.

REJECTION OF BIDS:

The County reserves the right to reject any and/or all bids when such rejection is in the best interest of the County.

RECEIPT AND OPENING OF BIDS:

Bids will be opened publicly at the time and place stated in the Invitation to Bid. The person whose duty it is to open them will decide when the specified time has arrived and no bids received thereafter will not be considered. No responsibility shall be attached to any person for the premature opening of a Bid not properly addressed and identified. At the time fixed for the opening of bids, the bids will be made public and posted on the Purchasing Division website at: <http://www.leoncountyfl.gov/procurementconnect>. A bidder may request, in their bid submittal, a copy of the tabulation sheet to be mailed in a bidder provided, stamped self-addressed envelope for their record.

Sealed bids, proposals, or replies received by the County pursuant to a competitive solicitation are exempt from public records requirements until such time as the County posts an intended decision or until 30 days after opening of the documents, whichever is earlier.

WITHDRAWAL OF BIDS:

Bids may be withdrawn by written or telegraphic request received from Bidders prior to the time fixed for opening. Negligence on the part of the Bidder in preparing the Bid confers no right for the withdrawal of the bid after it has been opened.

AWARD OF BIDS/BID PROTEST:

The bid will be awarded to the lowest responsive, responsible bidder, unless otherwise stated elsewhere in this document. The County reserves the right to waive any informality in bids and to award a bid in whole or in part when either or both conditions are in the best interest of Leon County.

Notice of the Intended Decision will be posted on the County website at: <http://www.leoncountyfl.gov/Procurementconnect> for a period of seventy-two (72) consecutive hours, which does not include weekends or County observed holidays. Failure to file a protest within the time prescribed in Leon County Policy No. 96-1, Purchasing Policy, or failure to post the bond or other security required by law within the time allowed for filing a bond shall constitute a waiver of proceedings. Notice of intent of bid protest shall be made in writing to the Purchasing Director, 1800-3 N. Blair Stone Road, Tallahassee, Florida 32308. The bidder shall be responsible for inquiring as to any and all award recommendation/postings.

Should concerns or discrepancies arise during the bid process, bidders are encouraged to contact the Purchasing Division prior to the scheduled bid opening. Such matters will be addressed and/or remedied prior to a bid opening or award whenever practically possible. Bidders are not to contact departments or divisions regarding the bidder complaint.

PLANHOLDERS

As a convenience to bidders, the County has made available via the internet lists of all registered planholders for each bid or request for proposals. The information is available on-line at the [ProcurementConnect site](#) by simply clicking the planholder link on the bottom left of the advertisement of the respective solicitation. A listing of the registered bidders with their telephone numbers and email address is designed to assist bidders in preparation of their responses.

BID GUARANTEE:

Bids shall be accompanied by a 5% bid guarantee which shall be a Bid Bond, Certified or Cashier's Check or Bank Draft (no cash, company, or personal checks will be accepted), made payable to the Board of County Commissioners, Leon County, Florida. Such check, bank draft, or bond shall be submitted with the understanding that the bonds will be held until award of bid.

The County reserves the right to hold the Bid Guarantee until after a contract has been entered into or a purchase order has been executed. The accepted Bidders bid bond will be held until execution of this contract and may be forfeited due to non-performance.

The check or bond shall be submitted with the understanding that it shall guarantee that the Bidder will not withdraw his bid for a period of 90 days after the scheduled closing time for the receipt of bids. It shall also guarantee that the successful bidder will enter into a contract within ten (10) days after he has received notice of acceptance of his bid. In the event of withdrawal of bid, or failure to enter into and fully execute the contract within ten (10) days the contractor may be deemed to be in default. In such an event, the contractor shall be liable to the County for the full amount of the default.

OCCUPATIONAL LICENSES AND REGISTRATIONS:

The contractor shall be responsible for obtaining and maintaining throughout the contract period any required occupational license and other licenses required pursuant to the laws of Leon County, the City of Tallahassee, or the State of Florida. The bidder shall submit with the bid a copy of the company's local business or occupational license(s) or a written statement on letterhead indicating the reason no license exists.

If the bidder is operating under a fictitious name as defined in Section 865.09, Florida Statutes, proof of current registration with the Florida Secretary of State shall be submitted with the bid. A business formed by an attorney actively licensed to practice law in this state, by a person actively licensed by the Department of Business and Professional Regulation or the Department of Health for the purpose of practicing his or her licensed profession, or by any corporation, partnership, or other commercial entity that is actively organized or registered with the Department of State shall submit a copy of the current licensing from the appropriate agency and/or proof of current active status with the Division of Corporations of the State of Florida or such other state as applicable.

Failure to provide the above required documentation may result in the bid being determined as non-responsive.

UNAUTHORIZED ALIEN(S)

The Contractor agrees that unauthorized aliens shall not be employed nor utilized in the performance of the requirements of this solicitation. The County shall consider the employment or utilization of unauthorized aliens a violation of Section 274A (e) of the Immigration and Naturalization Act (8 U.S.C. 1324a). Such violation shall be cause for unilateral termination of this Agreement by the County. As part of the response to this solicitation, please complete and submit the attached form AFFIDAVIT CERTIFICATION IMMIGRATION LAWS.

MINORITY and WOMEN BUSINESS ENTERPRISE AND EQUAL OPPORTUNITY POLICIES

A. Minority Business Enterprise (MBE) and Women (WBE) Business Enterprise Requirements

1. The purpose of the Minority and Women-Owned Business Enterprise (MWBE) Program is to effectively communicate Leon County procurement and contracting opportunities, through enhanced business relationships, to end disparity and to increase participation opportunities for certified minority and women-owned business enterprises in a competitive environment. This program shall:
 - a. Eliminate any policies and/or procedural barriers that inhibit MBE and WBE participation in our procurement process.
 - b. Established targets designed to increase MBE and WBE utilization proportionate to documented underutilization.
 - c. Provide increased levels of information and assistance available to MBE's and WBE's.
 - d. Implement mechanisms and procedures for monitoring MBE and WBE compliance by prime contractors.
2. The term Certified Minority Women Business Enterprise (MWBE) is defined as Minority Business Enterprise (MBE) and Women Business Enterprise (WBE) firms certified by Leon County or the City of Tallahassee. Some firms with MBE or WBE certification by the State of Florida may be accepted under a reciprocal agreement but those from other governmental

organizations are not accepted by Leon County.

3. Each Proposer is strongly encouraged to secure MBE and WBE participation through purchase(s) of those goods or services to be provided by others. Proposers responding to this solicitation are hereby made aware of the County's targets for MBE and WBE utilization. Proposers that require assistance or guidance with these MBE, WBE, SBE, and DBE requirements should contact Darryl Jones, Deputy Director for the Tallahassee/Leon County Office of Economic Vitality by telephone (850) 300-7567 or by email DJones@oevforbusiness.org. Alternate contacts are MWSBE Coordinators LaTanya Raffington, and Shanea Wilks by email at lraffington@oevforbusiness.org and swilks@oevforbusiness.org

Respondent **must complete** and submit the attached Minority and Women Business Enterprise Participation Plan form. Failure to submit the completed Minority and Women Business Enterprise Participation Plan form may result in your submittal being rejected as non-responsive.

If the aspirational target is not met, you must denote your good faith effort on the Participation Plan Form. All respondents, including MBE's, and WBE's shall either meet the aspirational target(s), or if not met, demonstrate in their bid response that a good faith effort was made to meet the aspirational target(s). Failure to complete such good faith effort statement may result in your submittal being rejected as non-responsive.

For goods and/or services to be performed in this project, the following are the aspirational targets for participation by certified MBE's and/or WBE's:

Construction Sub-Contractor Targets:	Minority Business Enterprise - 10%
	Woman Business Enterprise - 5%

5. Definitions for the above targets follow:
 - a. Minority/Women Business Enterprise (MWBE) - a business that is owned and controlled by at least 51% by one or more minority persons or by at least 51% by one or more women, and whose management and daily operations are controlled by one or more such persons shall constitute a Minority/Women business Enterprise. No business owned or controlled by a white female shall be considered a minority business for the purpose of this program if the ownership was brought about by transfer of ownership interest to the woman or women, other than by decent, within two (2) years following the sale or transfer of ownership. For the purpose of this program, all applicants for certification as a bona fide MWBE shall be an independent business entity which provides a commercially useful function. No business owned and controlled by a white male and transferred or sold to a minority or woman/women, for the purpose of participation in the County's MWBE Program, shall be considered eligible for MWBE Certification.
 - b. Minority Person - an individual who is a citizen of the United States or a lawfully admitted permanent resident and who is a(n):
 - 1) African/Black American - All persons having origins in any of the Black African racial groups not of Hispanic origins and having community identification as such.
 - 2) Hispanic American - All persons (Mexican, Puerto Rican, Cuban, Central or South American or other Spanish Culture or origin, regardless of race) reared in a Hispanic environment and whose surname is Hispanic and having community identification as such.
 - 3) Asian American - All persons having origins in any of the original peoples of the Far East, Southeast Asia, the Indian Subcontinent, or the Pacific Islands and having community identification as such.

- 4) American Indian, Alaskan Native and American Aleut - All persons having origins in any of the original people of North America, maintaining identifiable tribal affiliations through membership and participation and having community identification as such.

c. Women - American Woman

6. Prime contractors will negotiate in good faith with interested MWBE's, not rejecting a MWBE as unqualified or unacceptable without sound business reasons based on a thorough investigation of their capabilities. **The basis for rejecting any MWBE deemed unqualified or unacceptable by the Prime Contractor shall be included in the Good Faith Effort documentation.** The Prime Contractor shall not impose unrealistic conditions of performance on MWSBE's seeking subcontracting opportunities.
7. Leon County reserves the right to request supporting documentation as evidence of good faith efforts indicated above at any time. Failure to provide supporting documentation when requested shall result in your bid/proposal being deemed as non-responsive.

B. Equal Opportunity/Affirmative Action Requirements

The contractors and all subcontractors shall agree to a commitment to the principles and practices of equal opportunity in employment and to comply with the letter and spirit of federal, state, and local laws and regulations prohibiting discrimination based on race, color, religion, national region, sex, age, handicap, marital status, and political affiliation or belief.

For federally funded projects, in addition to the above, the contractor shall agree to comply with Executive Order 11246, as amended, and to comply with specific affirmative action obligations contained therein.

In addition to completing the Equal Opportunity Statement, the Respondent shall include a copy of any company affirmative action or equal opportunity policies in effect at the time of submission.

LOCAL PREFERENCE IN PURCHASING AND CONTRACTING

1. Preference in bidding. In purchasing of, or letting of contracts for procurement of, personal property, materials, contractual services, and construction of improvements to real property or existing structures in which pricing is the major consideration, the authorized purchasing authority of Leon County may give a preference to local businesses in making such purchase or awarding such contract, as follows:
 - a) Individuals or firms which have a home office located within Leon, Gadsden, Wakulla, or Jefferson County, and which meet all of the criteria for a local business as set forth in this article, shall be given a preference in the amount of five percent (5%) of the bid price.
 - b) Individuals or firms which do not have a home office located within Leon, Gadsden, Wakulla, or Jefferson County, and which meet all of the criteria for a local business as set forth in this article, shall be given a preference in the amount of three percent (3%) of the bid price.

The maximum cost differential shall not exceed \$20,000.00. Total bid price shall include the base bid and all alternatives or options to the base bids which are part of the bid and being recommended for award by the appropriate authority.

2. Preference in bidding for construction services in projects estimated to exceed \$250,000. Except where otherwise prohibited by federal or state law or other funding source restrictions, in the purchasing of, or letting of contracts for procurement of construction services for improvements to real property or existing structures that are estimated to exceed \$250,000 in value, the County may give preference to local businesses in the following manner:
 - a) Under a competitive bid solicitation, when the lowest responsive and responsible bid is

submitted by an individual or firm that is not a local business, then the local business that submitted the lowest responsive and responsible bid shall be offered the opportunity to perform the work at the lowest bid amount, if that local business's bid was not greater than 110% of the lowest responsive and responsible bid amount.

- b) All contractual awards issued in accordance with the provisions of this subsection (paragraph 2) shall contain aspirational trade contractor work targets, based on market and economic factors, of 85 percent as follows: The successful individuals or firms shall agree to engage not less than 85 percent of the dollar value of trade contractor work with local businesses unless the successful individuals or firms prove to the County's satisfaction, that the trade contractor work is not available locally with the Leon, Gadsden, Wakulla or Jefferson County area. The term "trade contractor" shall mean a subcontractor who contracts with the prime contractor and whose primary activity is performing specific activities (e.g., pouring concrete, masonry, site preparation, framing, carpentry, dry wall installation, electrical, plumbing, painting) in a construction project but is not responsible for the entire project.

3. Local business definition. For purposes of this section, "local business" shall mean a business which:

- a) Has had a fixed office or distribution point located in and having a street address within Leon, Gadsden, Wakulla, or Jefferson County for at least six (6) months immediately prior to the issuance of the request for competitive bids or request for proposals by the County; and
- b) Holds any business license required by the County, and, if applicable, the City of Tallahassee; and
- c) Is the principal offeror who is a single offeror; a business which is the prime contractor and not a subcontractor; or a partner or joint venturer submitting an offer in conjunction with other businesses.

3. Certification. Any bidder claiming to be a local business as defined shall so certify in writing to the Purchasing Division. The certification shall provide all necessary information to meet the requirements of above. The Local Vendor Certification Form is enclosed. The purchasing agent shall not be required to verify the accuracy of any such certifications, and shall have the sole discretion to determine if a bidder meets the definition of a "local business."

INSURANCE:

Bidders' attention is directed to the insurance requirements below. Bidders should confer with their respective insurance carriers or brokers to determine in advance of bid submission the availability of insurance certificates and endorsements as prescribed and provided herein. The Insurance Certification Form attached hereto is to be completed and submitted as part of your bid response. If an apparent low bidder fails to comply strictly with the insurance requirements, that bidder may be disqualified from award of the contract.

Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Contractor, his agents, representatives, employees or subcontractors. The cost of such insurance shall be included in the Contractor's bid.

1. Minimum Limits of Insurance. Contractor shall maintain limits no less than:

- a. General Liability: \$1,000,000 Combined Single Limit for bodily injury and property damage per occurrence with a \$2,000,000 annual aggregate. Completed operations coverage will be provided for a period of three (3) years beyond termination and/or completion of the project. Coverage must include bodily injury and property damage, including Premise/Operations; a per location aggregate, Broad Form Contractual liability; Broad Form Property Damage; Fire Legal liability; Independent Contractors coverage; Cross Liability & Severability of Interest Clauses; and Personal Injury, and coverage for explosion, collapse, and underground (X,C,U).
- b. Automobile Liability: \$1,000,000 combined single limit per accident for bodily injury and property

damage. (Non-owned, Hired Car).

- c. Workers' Compensation and Employers Liability: Workers' Compensation insurance covering all employees and meeting statutory requirements in compliance with the applicable state and federal laws and Employer's Liability with a limit of \$500,000 per accident, \$500,000 disease policy limit, \$500,000 disease each employee. Waiver of Subrogation in lieu of Additional Insured is required.

2. Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the County. At the option of the County, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the County, its officers, officials, employees and volunteers; or the Contractor shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

3. Other Insurance Provisions The policies are to contain, or be endorsed to contain, the following provisions:

a. General Liability and Automobile Liability Coverages (County is to be named as Additional Insured).

1. The County, its officers, officials, employees and volunteers are to be covered as insureds as respects; liability arising out of activities performed by or on behalf of the Contractor, including the insured's general supervision of the Contractor; products and completed operations of the Contractor; premises owned, occupied or used by the Contractor; or automobiles owned, leased, hired or borrowed by the Contractor. The coverage shall contain no special limitations on the scope of protections afforded the County, its officers, officials, employees or volunteers.
2. The Contractor's insurance coverage shall be primary insurance as respects the County, its officers, officials, employees and volunteers. Any insurance of self-insurance maintained by the County, its officers, officials, employees or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.
3. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the county, its officers, officials, employees or volunteers.
4. The Contractor's insurance shall apply separately to each insured against whom claims is made or suit is brought, except with respect to the limits of the insurer's liability.

b. All Coverages

Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the County.

4. Acceptability of Insurers. Insurance is to be placed with insurers with a Best's rating of no less than A:VII.
5. Verification of Coverage. Contractor shall furnish the County with certificates of insurance and with original endorsements effecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. All certificates and endorsements are to be received and approved by the County before work commences. The County reserves the right to require complete, certified copies of all required insurance policies at any time. Certificates of Insurance acceptable to the County shall be filed with the County prior to the commencement of the work. These policies described above, and any certificates shall specifically name the County as an additional Insured and shall contain a provision that coverage afforded under the policies will not be canceled until at least thirty (30) days prior to written notice has been given to the County.

The cancellation clauses for each policy should read as follows:

"Should any of the above described policies be canceled before the expiration date thereof, the issuing company will mail thirty (30) days written notice to the Certificate Holder named herein."

6. Subcontractors. Contractors shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

AGREEMENT:

After the bid award the County will, at its option, prepare a purchase order or an agreement specifying the terms and conditions resulting from the award of this bid. Every procurement of contractual services shall be evidenced by a written agreement. The bidder will have five calendar days after receipt to acknowledge the purchase order or execute the agreement.

The performance of Leon County of any of its obligations under the purchase order or agreement shall be subject to and contingent upon the availability of funds lawfully expendable for the purposes of the purchase order or agreement for the current and any future periods provided for within the bid specifications.

PUBLIC ENTITY CRIMES STATEMENT:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list. By submission of a proposal in response to this document, the vendor certifies compliance with the above requirements as stated in Section 287.133, Florida Statutes.

MANUFACTURERS' NAME AND APPROVED EQUIVALENTS:

Manufacturers' names, trade names, brand names, information and/or catalog numbers listed in a specification are for information and not intended to limit competition. The bidder may offer any brand for which he is an authorized representative, which meets or exceeds the specifications for any item(s). If bids are based on equivalent products, indicate on the bid form the manufacturer's name and catalog number. Bidder shall submit with his bid, cuts, sketches, and descriptive literature and/or specifications. The bidder should also explain in detail the reason(s) why and submit proof that the proposed equivalent will meet the specifications and not be considered an exception thereto. The Leon County Board of County Commissioners reserves the right to be the sole judge of what is equal and acceptable. Bids which do not comply with these requirements are subject to rejection. If a Bidder fails to name a substitute it will be assumed that he is bidding on, and he will be required to furnish goods identical to bid standard.

IDENTICAL TIE BIDS:

Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids which are equal with respect to price, quality, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program. Bidder must complete and submit as part of the bid response the attached "IDENTICAL TIE BID" form. Failure to submit a completed form may result in the bid being determined as non-responsive.

ETHICAL BUSINESS PRACTICES

- A. Gratuities. It shall be unethical for any person to offer, give, or agree to give any County employee, or for any County employee to solicit, demand, accept, or agree to accept from another person, a gratuity or an

offer of employment in connection with any decision, approval, disapproval, recommendation, or preparation of any part of a program requirement or a purchase request, influencing the content of any specification or procurement standard, rendering of advice, investigation, auditing, or performing in any other advisory capacity in any proceeding or application, request for ruling, determination, claim or controversy, or other particular matter, subcontract, or to any solicitation or proposal therefor.

- B. Kickbacks. It shall be unethical for any payment, gratuity, or offer of employment to be made by or on behalf of a subcontractor under a contract to the prime contractor or higher tier subcontractor or any person associated therewith, as an inducement for the award of a subcontract or order.
- C. The Board reserves the right to deny award or immediately suspend any contract resulting from this proposal pending final determination of charges of unethical business practices. At its sole discretion, the Board may deny award or cancel the contract if it determines that unethical business practices were involved.

II. CONTRACT PROVISIONS

PAYMENT AND PERFORMANCE BOND

A Payment and Performance Bond in the amount of 100% of the estimated project cost shall be supplied by the Contractor at the time of Agreement execution. Also, a Payment and Material Bond for the Agreement amount shall be supplied by the Contractor at the same time.

Payment and Performance and Material Bonds shall provide that, in the event of non-performance on the part of the Contractor the bond can be presented for honor and acceptance at an authorized representative or institution located in Tallahassee, Florida. The Payment and Performance Bond shall be in the following form:

PUBLIC CONSTRUCTION BOND, Bond No.(enter bond number)

BY THIS BOND, We _____, as Principal and a corporation, as Surety, are bound to _____, herein called Owner, in the sum of \$ _____, for payment of which we bind ourselves, our heirs, personal representatives, successors, and assigns, jointly and severally.

THE CONDITION OF THIS BOND is that if Principal:

1. Performs the contract dated _____, between Principal and Owner for construction of the contract being made a party of this bond by reference, at the time and in the manner prescribed in the contract; and
2. Promptly makes payments to all claimants, as defined in Section 255.05(1), Florida Statutes, supplying Principal with labor, materials, or supplies, used directly or indirectly by Principal in the prosecution of the work provided for in the contract; and
3. Pays Owner all losses, damages, expenses, costs, and attorney's fees, including appellate proceedings, that Owner sustains because of a default by Principal under the contract; and
4. Performs the guarantee of all work and materials furnished under the contract for the time specified in the contract, then this bond is void; otherwise it remains in full force.

Any action instituted by a claimant under this bond for payment must be in accordance with the notice and time limitation provisions in Section 255.05(2), Florida Statutes.

Any changes in or under the contract documents and compliance or noncompliance with any formalities connected with the contract or the changes does not affect Surety's obligation under this bond.

DATED on this the _____ day of _____, 2018.

(Name of Principal)

By:

(As Attorney-In-Fact)

(Name of Surety)

Payment bonds executed as a result of the requirements herein by a surety shall make reference to Section 255.05, Florida Statutes, by number and shall contain reference to the notice and time limitation provisions in Section 255.05, Florida Statutes.

EMPLOYMENT ELIGIBILITY VERIFICATION

1. Contractor agrees that it will enroll and participate in the federal E-Verify Program for Employment Verification under the terms provided in the "Memorandum of Understanding" governing the program. Contractor further agrees to provide to the County, within thirty days of the effective date of this contract/amendment/extension, documentation of such enrollment in the form of a copy of the E-Verify "Edit Company Profile" screen, which contains proof of enrollment in the E-Verify Program (this page can be accessed from the "Edit Company Profile" link on the left navigation menu of the E-Verify employer's homepage).
2. Contractor further agrees that it will require each subcontractor that performs work under this contract to enroll and participate in the E-Verify Program within sixty days of the effective date of this contract/amendment/extension or within sixty days of the effective date of the contract between the Contractor and the subcontractor, whichever is later. The Contractor shall obtain from the subcontractor(s) a copy of the "Edit Company Profile" screen indicating enrollment in the E-Verify Program and make such record(s) available to the Agency upon request.
3. Contractor will utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of: (a) all persons employed during the term of the Agreement by Contractor to perform employment duties within Florida; and (b) all persons (including subcontractors) assigned by Contractor to perform work pursuant to the Agreement.
 - a. Contractor must use E-Verify to initiate verification of employment eligibility for all persons employed during the term of the Agreement by Contractor to perform employment duties within Florida within three (3) business days after the date of hire.
 - b. Contractor must initiate verification of each person (including subcontractors) assigned by Contractor to perform work pursuant to the Agreement within 60 calendar days after the date of execution of this contract or within 30 days after assignment to perform work pursuant to the Agreement, whichever is later.
4. Contractor further agrees to maintain records of its participation and compliance with the provisions of the E-Verify program, including participation by its subcontractors as provided above, and to make such records available to the County or other authorized state entity consistent with the terms of the Memorandum of Understanding.
5. Compliance with the terms of this Employment Eligibility Verification provision is made an express condition of this contract and the County may treat a failure to comply as a material breach of the contract.

PAYMENTS TO THE GENERAL CONTRACTOR

Payments to the Contractor shall be made according to the requirements of the Local Government Prompt Pay Act, sections 218.70 - 218.79, Florida Statutes.

STATUS

The Contractor shall at all times, relevant to this contract, be an independent contractor and in no event shall the Contractor, nor any employees or sub-contractors under it, be considered to be employees of Leon County.

AUDITS, RECORDS, AND RECORDS RETENTION

The Contractor agrees:

1. To establish and maintain books, records, and documents (including electronic storage media) in accordance with generally accepted accounting procedures and practices, which sufficiently and properly reflect all revenues and expenditures of funds provided by the County under this contract.
2. To retain all client records, financial records, supporting documents, statistical records, and any other documents (including electronic storage media) pertinent to this contract for a period of five (5) years after termination of the contract, or if an audit has been initiated and audit findings have not been resolved at the end of five (5) years, the records shall be retained until resolution of the audit findings or any litigation which may be based on the terms of this contract.
3. Upon completion or termination of the contract and at the request of the County, the Contractor will cooperate with the County to facilitate the duplication and transfer of any said records or documents during the required retention period as specified in paragraph 1& 2 above.
4. To assure that these records shall be subject at all reasonable times to inspection, review, or audit by Federal, state, or other personnel duly authorized by the County.
5. Persons duly authorized by the County and Federal auditors, pursuant to 45 CFR, Part 92.36(l)(10), shall have full access to and the right to examine any of provider's contract and related records and documents, regardless of the form in which kept, at all reasonable times for as long as records are retained.
6. To include these aforementioned audit and record keeping requirements in all approved subcontracts and assignments.
7. **IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:**

**LEON COUNTY PURCHASING DIVISION
ATTN: SHELLY KELLEY, PURCHASING DIRECTOR
1800-3 N. BLAIRSTONE ROAD
TALLAHASSEE, FLORIDA 32308
PHONE: 850-606-1600
EMAIL: KELLEYS@LEONCOUNTYFL.GOV**

MONITORING

To permit persons duly authorized by the County to inspect any records, papers, documents, facilities, goods, and services of the provider which are relevant to this contract, and interview any clients and employees of the provider

to assure the County of satisfactory performance of the terms and conditions of this contract.

Following such evaluation, the County will deliver to the provider a written report of its findings and will include written recommendations with regard to the provider's performance of the terms and conditions of this contract. The provider will correct all noted deficiencies identified by the County within the specified period of time set forth in the recommendations. The provider's failure to correct noted deficiencies may, at the sole and exclusive discretion of the County, result in any one or any combination of the following: (1) the provider being deemed in breach or default of this contract; (2) the withholding of payments to the provider by the County; and (3) the termination of this contract for cause.

RIGHT TO INSPECT PLANT

The County may, at its discretion, inspect the part of the plant or place of business of a contractor or any subcontractor which is related to the performance of any contract awarded, or to be awarded, by Leon County. The right expressed herein shall be included in all contracts or subcontracts that involve the performance of any work or service involving Leon County.

TERMINATION

The County may terminate this Agreement without cause, by giving the Contractor thirty (30) days written notice of termination. Either party may terminate this Agreement for cause by giving the other party hereto thirty (30) days written notice of termination. The County shall not be required to give Contractor such thirty (30) day written notice if, in the opinion of the County, the Contractor is unable to perform its obligations hereunder, or if in the County's opinion, the services being provided are not satisfactory. In such case, the County may immediately terminate the Agreement by mailing a notice of termination to the Contractor.

This Agreement may be terminated by the County if the Contractor is found to have submitted a false certification as required under section 215.471 (5), Florida Statutes, been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or been engaged in business operations in Cuba or Syria.

WARRANTIES:

Bidder will warrant title to all goods sold as provided for in Section 672, Florida Statutes.

WORK

Contractor understands that no amount of work is guaranteed to it nor is the County under an obligation to utilize the services of the Contractor in those instances where the work to be performed can be done by County personnel or under separate contract. Any work to be performed shall be upon the written request of the County Administrator or his representative, which request shall set forth the commencing date of such work and the time within which such work shall be completed.

PERMITS

The Contractor shall pay for and obtain all necessary permits as required by law.

CONFLICTING TERMS AND CONDITIONS

In the instance that terms, conditions, specifications, or other instruments are provided by architects, engineers, or persons other than County Procurement concerning the matters herein, then the terms and conditions in this Solicitation document shall prevail over all other terms and conditions.

ASSIGNMENT

This contract shall not be assigned or sublet as a whole or in part without the written consent of the County, nor shall the Contractor assign any monies due or to become due to him hereunder without the previous written consent of the County.

INDEMNIFICATION

The Contractor agrees to indemnify and hold harmless the County, its officials, officers and employees, from and against any and all liabilities, damages, losses and costs, including, but not limited to reasonable attorney's fees, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the Contractor and persons employed or utilized by the Contractor in the performance of this agreement.

The County may, at its sole option, defend itself or required the Contractor to provide the defense. The Contractor acknowledges that the sum of ten dollars (\$10.00) of the amount paid to the Contractor constitutes sufficient consideration for the Contractor's indemnification of the County, its officials, officers and employees.

It is understood that the Contractors responsibility to indemnify and defend the County, it officials, officers and employees is limited to the Contractors proportionate share of liability caused by the negligent acts or omissions of the Contractor, its delegates, agents or employees.

TERMS AND CONDITIONS

Leon County objects to and shall not consider any additional terms or conditions submitted by a respondent, including any appearing in documents attached as part of a respondent's response. In submitting its response, a respondent agrees that any additional terms or conditions, whether submitted intentionally or inadvertently, shall have no force or effect. Failure to comply with terms and conditions, including those specifying information that must be submitted with a response, shall be grounds for rejecting a response or placing a respondent in default.

PENALTIES:

BIDS MAY BE REJECTED AND/OR Bidder(S) DISQUALIFIED FOR THE FOLLOWING REASONS:

1. Consistent failure to respond to bid invitation for three (3) consecutive instances.
2. Failure to update the information on file including address, product, service or business descriptions.
3. Failure to perform according to contract provisions.
4. Conviction in a court of law of any criminal offense in connection with the conduct of business.
5. Clear and convincing evidence of a violation of any federal or state anti-trust law based on the submission of bids or proposals, or the awarding of contracts.
6. Clear and convincing evidence that the bidder has attempted to give a Board employee a gratuity of any kind for the purpose of influencing a recommendation or decision in connection with any part of the Board's purchasing activity.
7. Other reasons deemed appropriate by the Board of County Commissioners.

BID CHECKLIST:

Please submit the items on the following list and any other items required by any section of this invitation for bids. The checklist is provided as a courtesy and may not be inclusive of all items required within this invitation for bids.

- _____ Completed Bid Response Sheet with Manual Signature
- _____ Affidavit Immigration Laws
- _____ Minority/Women Business Enterprise Participation Plan/Good Faith Statement
- _____ Identical Tie Bid Statement
- _____ Insurance Certification Form
- _____ Contractor's Business Information Form

____ Non Collusion Affidavit
____ Certification/Debarment Form
____ Applicable Licenses/Registrations
____ FDOT Certificate of Qualifications

BID RESPONSE SHEET

The Board of County Commissioners, Leon County, reserves the right to accept or reject any and/or all bids in the best interest of Leon County.

Shelly W. Kelley
Purchasing Director

Nick Maddox, Chairman
Board of County Commissioners

This proposal is submitted by the below named firm/individual by the undersigned authorized representative.

	(Firm Name)
BY	_____
	(Authorized Representative)

	(Printed or Typed Name)
ADDRESS	_____

EMAIL ADDRESS	_____
TELEPHONE	_____
FAX	_____

ADDENDA ACKNOWLEDGMENTS: (IF APPLICABLE)

Addendum #1 dated _____ Initials

Addendum #2 dated _____ Initials

Addendum #3 dated _____ Initials

Total from Unit Price Sheet: _____

FDOT Certification number/category _____

AFFIDAVIT CERTIFICATION IMMIGRATION LAWS

Leon County will not intentionally award County contracts to any contractor who knowingly employs unauthorized alien workers, constituting a violation of the employment provisions contained in 8 U.S.C. Section 1324 A(e) {Section 274a(e) of the Immigration and Nationality Act (INA®).

Leon County may consider the employment by any Contractor of Unauthorized Aliens a violation of Section 274A(e) of the INA. **Such violation by the Recipient of the employment provision contained in Section 274A (e) of the INA shall be ground for unilateral cancellation of the contract by Leon County.**

BIDDER ATTESTS THAT THEY ARE FULLY COMPLIANT WITH ALL APPLICABLE IMMIGRATION LAWS (SPECIFICALLY TO THE 1986 IMMIGRATION ACT AND SUBSEQUENT AMENDMENTS).

Company Name: _____

Signature: _____ Title: _____

STATE OF _____
COUNTY OF _____

Sworn to and subscribed before me this ____ day of _____, 20__.

Personally known _____

NOTARY PUBLIC

OR Produced identification _____

Notary Public - State of _____

(Type of identification)

My commission expires: _____

Printed, typed, or stamped commissioned name of notary

The signee of this Affidavit guarantees, as evidenced by the sworn affidavit required herein, the truth and accuracy of this affidavit to interrogatories hereinafter made.

***LEON COUNTY RESERVES THE RIGHT TO REQUEST SUPPORTING DOCUMENTATION,
AS EVIDENCE OF SERVICES PROVIDED, AT ANY TIME.***

MINORITY AND WOMEN BUSINESS ENTERPRISE (MWBE) PARTICIPATION PLAN FORM

Respondent: _____

All respondents, including Minority Business Enterprises (MBEs) and Women Business Enterprises (WBEs), shall complete and submit this M/WBE Participation Plan with their proposal. Through submission of its bid/proposal, Respondent certifies, acknowledges and agrees that the Participation Level and the Good Faith Efforts herein designated are accurate and true; and, that the individual whose manual signature is on this submission is duly authorized on behalf of the respondent to make such certification.

For the purposes of MWBE participation on Leon County projects, the following definition applies:

“Certified Minority Business Enterprise (MBE) and Women Business Enterprise (WBE) are firms certified by Leon County or the City of Tallahassee. Some firms with MBE or WBE certification by the State of Florida may be accepted under a reciprocal agreement but, those from other governmental organizations are not accepted by Leon County.

DIRECTIONS: Each respondent must designate in Section 3 its level of MWBE participation. If the aspirational targets are not met or exceeded, Section 2 must be completed. All Respondents are to list subcontractors as appropriate in Sections 3 and 4.

SECTION 1 - ASPIRATIONAL TARGET FOR M/WBE PARTICIPATION

The aspirational target for this project is:

Aspirational Target for Construction	
M/WBE Classification	Aspirational Target(s)
Certified Minority Business Enterprises (MBE)	10% of the total anticipated contract value
Certified Women Business Enterprises (WBE)	5% of the total anticipated contract value

SECTION 2 - GOOD FAITH EFFORT

The following list of the good faith efforts criteria complies with Leon County's Purchasing Policy. This criteria is used in the determination of whether a contractor has performed and documented good faith efforts. Also, the basis for rejecting a MWBE deemed unqualified or unacceptable by the Prime Contractor shall be documented and included in the respondent's Good Faith Effort documentation.

1. Please identify all of the following activities that your firm has done as Good Faith Effort in order to secure MWBE participation and submit documentation of such. Failure to designate those actions you have done as "Good Faith" and provide documentation of all Good Faith Efforts completed by your firm may result in your proposal being determined as non-responsive. Please check the appropriate boxes that apply to your good faith activities:

	a.	Advertised for participation by MWBEs in non-minority and minority publications within the Market area, including a copy of the advertisement and proof of the date(s) it appeared; or by sending correspondence, no less than ten (10) days prior to the submission deadline, to all MWBEs referred to the respondent by the MWSBE Division for the goods and services to be subcontracted and/or supplied
	b.	Documented that the bidding Prime Contractor provided ample time for potential MBE and/or WBE subcontractors to respond to bid opportunities, including a chart outlining the schedule/time frame used to obtain bids from MBE and WBE Vendors as applicable to the aspirational Target.
	c.	Contacted the MWSBE Division for a listing of available MWBEs who provide the services needed for the bid or proposal.
	d.	Contacted MBEs and/or WBEs who provide the services needed for the bid or proposal.
	e.	Documented follow-up telephone calls with potential M/WBE subcontractors seeking participation.
	f.	Allowed potential M/WBE Subcontractors to review bid specifications, blueprints and all other Bid/RFP related items at no charge to the M/WBEs.
	g.	Contacted the MWSBE Division, no less than five (5) business days prior to the Bid/RFP deadline, regarding problems the with respondent is having in achieving and/or reaching the aspirational targets.
	h.	Other documentation indicating their Good Faith Efforts to meet the aspirational targets. Please provide details below.

2. Prime contractors will negotiate in good faith with interested MWSBE's, not rejecting a MWSBE as unqualified or unacceptable without sound business reasons based on a thorough investigation of their capabilities. **The basis for rejecting any MWBE deemed unqualified or unacceptable by the Prime Contractor shall be included in the Good Faith Effort documentation.** The Prime Contractor shall not impose unrealistic conditions of performance on MWSBE's seeking subcontracting opportunities.
3. Leon County reserves the right to request supporting documentation as evidence of good faith efforts indicated above at any time. Failure to provide supporting documentation when requested shall deem your bid/proposal as non-responsive.

PARTICIPATION PLAN FORM continued on following pages.

SECTION 3 – RESPONDENT’S PROPOSED MWBE PARTICIPATION

Respondent shall complete the following Table identifying each certified MWBE firm they intend to use on this project. Attach additional sheets as necessary.

MBE and WBE Intended Utilization

Firm’s Name (Requires Leon County or City of Tallahassee MWBE certification) ¹	Firm’s Location Address (Must be in Leon, Gadsden, Jefferson or Wakulla Counties, FL to be certified)	Firm’s Telephone Number	Ethnic Group² (B, A, H, N, F)	Total Dollar Amount of MWBE Participation	Type of Service to Provide
Minority and Women Business Enterprise(s)					
a.					
b.					
c.					
d.					
e.					
f.					
Total Bid Amount \$		Total MWBE Participation \$			MBE Participation % WBE Participation % <u>(MBE or WBE Participation \$</u> <u>Total Bid \$)</u>
¹ <u>Certification A t t a c h</u> and submit a copy of each MBE and WBE certification with the proposal. ² <u>Ethnic Group</u> Use following abbreviations for MBE’s: African American (B); Asian American (A); Hispanic American (H); and Native American (N). WBEs include Non-Minority Female (F) owned firms.					

SECTION 4 - NON-MWBE SUBCONTRACTORS

Respondent shall complete the following Table identifying non-MBE or WBE's subcontractors it anticipates utilizing on the project.

Non-MBE and WBE Intended Utilization				
Firm's Name	Firm's Address	Firm's Phone #	Total Dollar Amount	Type of Service to Provide
a.				
b.				
c.				
d.				
e.				
f.				
g.				
h.				
i.				

EQUAL OPPORTUNITY/AFFIRMATIVE ACTION STATEMENT

1. The contractors and all subcontractors hereby agree to a commitment to the principles and practices of equal opportunity in employment and to comply with the letter and spirit of federal, state, and local laws and regulations prohibiting discrimination based on race, color, religion, national region, sex, age, handicap, marital status, and political affiliation or belief.
2. The contractor agrees to comply with Executive Order 11246, as amended, and to comply with specific affirmative action obligations contained therein.

Signed: _____

Title: _____

Firm: _____

Address: _____

IDENTICAL TIE BIDS

Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids which are equal with respect to price, quality, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

- 1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
- 2) Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
- 3) Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
- 4) In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employees will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
- 5) Impose a sanction on, or require the satisfactory participation in a drug assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
- 6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify the following:

(Check one and sign in the space provided.)

_____ This firm complies fully with the above requirements.

_____ This firm does not have a drug free work place program at this time.

Bidder's Signature

Title

Date

CONTRACTOR'S BUSINESS INFORMATIONCOMPANY INFORMATION

Name:	
Street Address:	
City, State, Zip:	
Taxpayer ID Number:	
Telephone:	Fax:
Trade Style Name:	

TYPE OF BUSINESS ORGANIZATION (check one)

<input type="checkbox"/>	Sole Proprietorship	<input type="checkbox"/>	Limited Liability Company
<input type="checkbox"/>	General Partnership	<input type="checkbox"/>	Joint Venture
<input type="checkbox"/>	Limited Partnership	<input type="checkbox"/>	Trust
<input type="checkbox"/>	Corporation	<input type="checkbox"/>	Other (specify)
<input type="checkbox"/>	Sub-chapter S Corporation		

State of Incorporation: _____ Date Established: _____

AUTHORIZED SIGNATORIES/NEGOTIATORS

The Bidder represents that the following persons are authorized to sign and/or negotiate contracts and related documents to which the bidder will be duly bound:

Name	Title	Telephone	E-Mail

FLORIDA CONSTRUCTION INDUSTRIES LICENSING BOARD

Please provide the following information for all licenses required by Florida statutes of the Prime Contractor for the performance of the work in this project.

Primary Licensee:	
License Type:	
License Number:	Expiration Date:
Qualified Business License (certificate of authority) number:	
Alternate Licensee:	
License Type:	
License Number:	Expiration Date:

Bidder may use additional sheets to provide information for all applicable licenses and shall provide copies of each license as a part of the bid submittal.

LIST COMPANIES FROM WHOM YOU OBTAIN SURETY BONDS**Surety Company 1**

Company Name	
Contact's Name	
Telephone	
Fax	
Address	

Surety Company 2

Company Name	
Contact's Name	
Telephone	
Fax	
Address	

Present Amount of Bonding Coverage (\$):	Has your application for surety bond ever been declined? ___ Yes ___ No <i>(If yes, please provided detailed information on reverse)</i>	During the past 2 years, have you been charged with a failure to meet the claims of your subcontractors or suppliers? ___ Yes ___ No <i>(If yes, please provided detailed information on reverse)</i>
--	---	--

THE UNDERSIGNED, A DULY AUTHORIZED OFFICER OR EMPLOYEE, HEREBY CERTIFIES THAT THE ABOVE INFORMATION IS TRUE AND CORRECT AND HAS HEREUNTO SET HIS SIGNATURE

THIS ____ DAY OF _____, 20 ____.

By: _____ Title: _____

Printed Name and Title: _____

NON-COLLUSION AFFIDAVIT

The undersigned being first duly sworn as provided by law deposes and says:

1. This Affidavit is made with the knowledge and intent that it is to be filed with the Board of County Commissioners, Leon County, Florida and that it will be relied upon by said County, in any consideration which may give to and any action it may take with respect to this Proposal.
2. The undersigned is authorized to make this Affidavit on behalf of,

(Name of Corporation, Partnership, Individual, etc.)

a _____, formed under the laws of _____
(Type of Business) (State or Province)

of which he/she is _____
(Sole Owner, partner, president, etc.)

3. Neither the undersigned nor any other person, firm or corporation named in above Paragraph 2, nor anyone else to the knowledge of the undersigned, have themselves solicited or employed anyone else to solicit favorable action for this Proposal by the County, also that no head of any department or employee therein, or any officer of Leon County, Florida is directly interested therein.
4. This Proposal is genuine and not collusive or a sham; the person, firm or corporation named above in Paragraph 2 has not colluded, conspired, connived or agreed directly or indirectly with any bidder or person, firm or corporation, to put in a sham Proposal, or that such other person, firm or corporation, shall refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference with any person, firm or corporation, to fix the prices of said proposal or proposals of any other bidder; and all statements contained in the proposal or proposals described above are true; and further, neither the undersigned, nor the person, firm or corporation named above in Paragraph 3, has directly or indirectly submitted said proposal or the contents thereof, or divulged information or data relative thereto, to any association or to any member or agent thereof.

AFFIANT'S NAME

AFFIANT'S TITLE

TAKEN, SWORN AND SUBSCRIBED TO BEFORE ME this _____ Day of _____, 20__.

Personally Known _____ or Produced Identification

Type of Identification

NOTARY PUBLIC
(Print, Type or Stamp Commissioned Name of Notary Public)

My Commission Expires: _____

INSURANCE CERTIFICATION FORM

To indicate that Bidder/Respondent understands and is able to comply with the required insurance, as stated in the bid/RFP document, Bidder/Respondent shall submit this insurance sign-off form, signed by the company Risk Manager or authorized manager with risk authority.

- A. Is/are the insurer(s) to be used for all required insurance (except Workers- Compensation) listed by Best with a rating of no less than A:VII?

YES ☐ NO ☐

Commercial General
Liability:

Indicate Best Rating:

Indicate Best Financial Classification:

Business Auto:

Indicate Best Rating:

Indicate Best Financial Classification:

1. Is the insurer to be used for Workers' Compensation insurance listed by Best with a rating of no less than A:VII?

YES ☐ NO ☐

Indicate Best Rating:

Indicate Best Financial Classification:

If answer is NO, provide name and address of insurer:

2. Is the Respondent able to obtain insurance in the following limits (next page) as required for the services agreement?

YES ☐ NO ☐

Insurance will be placed with Florida admitted insurers unless otherwise accepted by Leon County. Insurers will have A.M. Best ratings of no less than A:VII unless otherwise accepted by Leon County.

Required Coverage and Limits

The required types and limits of coverage for this bid/request for proposals are contained within the solicitation package. Be sure to carefully review and ascertain that bidder/proposer either has coverage or will place coverage at these or higher levels.

Required Policy Endorsements and Documentation

Certificate of Insurance will be provided evidencing placement of each insurance policy responding to requirements of the contract.

Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the County. At the option of the County, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the County, its officers, officials, employees and volunteers; or the Contractor shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

Endorsements to insurance policies will be provided as follows:

Additional insured (Leon County, Florida, its Officers, employees and volunteers) - General Liability & Automobile Liability

Primary and not contributing coverage - General Liability & Automobile Liability

Waiver of Subrogation (Leon County, Florida, its officers, employees and volunteers) - General Liability, Automobile Liability, Workers' Compensation and Employer's Liability

Thirty days advance written notice of cancellation to County - General Liability, Automobile Liability, Workers' Compensation & Employer's Liability.

Please mark the appropriate box:

Coverage is in place ☐ Coverage will be placed, without exception ☐

The undersigned declares under penalty of perjury that all of the above insurer information is true and correct.

Name _____
Typed or Printed

Signature _____

Date _____

Title _____
(Company Risk Manager or Manager with Risk Authority)

COMPLIANCE WITH THE TRENCH SAFETY ACT (90-96, LAWS OF FLORIDA)

Trench Safety Act. The Contractor shall comply with all of the requirements of the Florida Trench Safety Act (Chapter 90-96, CS/CB 2626, Laws of Florida). The Contractor shall acknowledge that included in various items of his bid proposal and in the total bid price are costs for complying with the provisions of the Act. Additionally, the Contractor is required to break out the costs for complying with the Florida Trench Safety Act.

Bidder acknowledges that included in the various items of the proposal and in the Total Bid Price are costs for complying with the Florida Trench Safety Act (90-96, Laws of Florida) effective October 01, 1990. The bidder further identifies the costs to be summarized below:

	Trench Safety Measure (Description)	Units of Measure (LF, SY)	Unit (Quantity)	Unit Cost	Extended Cost
A.					
B.					
C.					
D.					
				TOTAL \$	

DATE _____, 20__

Official Address
(including Zip Code)

By: _____

(TITLE)

ATTACH AND INCLUDE THIS PAGE AS PART OF PROPOSAL FORM; FAILURE TO DO SO MAY BE CAUSE FOR DISQUALIFICATION OF YOUR BID.

**CERTIFICATION REGARDING DEBARMENT,
SUSPENSION, and OTHER RESPONSIBILITY MATTERS
PRIMARY COVERED TRANSACTIONS**

- 1) The prospective primary participant certifies to the best of its knowledge and belief, that it and its principals:
 - a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
 - b) Have not within a three-year period preceding this been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
 - c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of these offenses enumerated in paragraph (1)(b) of this certification; and
 - d) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.
- 2) Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.
- 3) No subcontract will be issued for this project to any party which is debarred or suspended from eligibility to receive federally funded contracts.

Signature

Title

Contractor/Firm

Address

CERTIFICATION OF TRADES WORK

This bid has an aspirational trade contractor work target of 85 percent of the dollar value of trade contractor work with local businesses unless the bidder provides proof to the County's satisfaction, that the trade contractor work is not available locally with the Leon, Gadsden, Wakulla or Jefferson County area.

The following definitions shall apply for purposes of this section:

- a. "Local business" shall mean a business which has had a fixed office or distribution point located in and having a street address within Leon, Gadsden, Wakulla, or Jefferson County for at least six (6) months immediately prior to the issuance of the request for competitive bids or request for proposals by the County.
- b. The term "trade contractor" shall mean a subcontractor who contracts with the prime contractor and whose primary activity is performing specific activities (e.g., pouring concrete, masonry, site preparation, framing, carpentry, dry wall installation, electrical, plumbing, painting) in a construction project but is not responsible for the entire project.

The successful contractor, at the time of development of the project schedule of values, shall provide a listing of the trade contractor work to be performed. As the project progresses, the names of the trade contractors performing the work and the dollar value and percentage participation of each shall be provided in a manner to be prescribed by the County.

The Bidder shall complete the following section designating the commitment to trade contractor participation for this project. If the aspirational target of 85 percent of the dollar value of trade contractor work cannot be met, the Bidder shall provide such information necessary to establish that the work is not available from local trade contractors.

____ Bidder agrees to engage not less than 85 percent of the dollar value of trade contractor work with local businesses.

____ Bidder agrees to engage not less than ____ percent of the dollar value of trade contractor work with local businesses and has explained why the aspirational target cannot be met.

The undersigned is an authorized signatory for the bidder and understands that the commitment made herein shall be a contractual provision of the project for the successful contractor and, further, that if bidder is the successful contractor all prescribed reporting will be done in an accurate and timely manner.

(Firm Name)

BY

(Authorized Representative)

(Printed or Typed Name)

DATE

The undersigned, as a duly authorized representative of the vendor listed herein, certifies to the best of his/her knowledge and belief, that the vendor meets the definition of a "Local Business." For purposes of this section, "local business" shall mean a business which:

- Please complete the following in support of the self-certification and submit copies of your County and City business licenses. Failure to provide the information requested will result in denial of certification as a local business.

Posted February 19, 2018

RECEIVED

2018 FEB -8 PM 1:18

PURCHASING DIVISION
LEON COUNTY

aterials and Services, Continuing Supply

8
e Road, Tallahassee, Florida 32308

DERS

f Your Bid, Please Follow These Instructions:

the bid checklist in this form and all other items required within this must be executed and/or submitted in a sealed envelope. Address your as follows:

C-02-08-18-11, Asphaltic Concrete
County Commissioners
nty Purchasing Division
Blair Stone Road
ee, Florida 32308

d or printed in ink. All corrections made by the bidder prior to the initialed and dated by the bidder. No changes or corrections will be are opened.

3. Bid package must contain one (1) original with manual signatures of an authorized representative of the company, and one (1) electronic copy.
4. The bid opening shall be public on the date and time specified on the bid. It is the bidder's responsibility to assure that the bid is delivered at the proper time and location. Bids which are received after the bid opening time will be returned unopened to the bidder.
5. Bidders are expected to examine the specifications, delivery schedule, bid prices and extensions and all general and special conditions of the bid prior to submission. In case of error in price extension, the unit price will govern.
6. Special Accommodation: Any person requiring a special accommodation at a Pre-Bid Conference or Bid opening because of a disability should call the Division of Purchasing at (850) 606-1600 at least five (5) workdays prior to the Pre-Bid Conference or Bid opening. If you are hearing or speech impaired, please contact the Purchasing Division by calling the County Administrator's Office using the Florida Relay Service which can be reached at 1(800) 955-8771 (TDD).

NOTE: ANY AND ALL CONDITIONS OR REQUIREMENTS ATTACHED HERETO WHICH VARY FROM THE INSTRUCTIONS TO BIDDERS WILL BE PRECEDENT.

ASPHALTIC CONCRETE MATERIALS AND SERVICES CONTINUING SUPPLY SUMMARY OF PAY ITEMS

Exhibit B - Vendor Response

Attachment #1

Page 17 of 80

ITEM NO.	DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	AMOUNT
101-1	MOBILIZATION (See Note #1)	LS	1	458,330.56	458,330.56
102-1	MAINTENANCE OF TRAFFIC (See Note #3)	DA	305	500.00	152,500
102-60	WORK ZONE SIGN	EA/DA	20000	0.75	15,000
102-99	PORTABLE CHANGEABLE MESSAGE SIGN (See Note 2)	PS/DA	650	20.00	13,000
104-13-1	SILT FENCE, STAKED	LF	2,500	1.50	3,750
104-18	INLET PROTECTION	EA	50	50.00	2,500
110-4	REMOVAL OF EXISTING CONCRETE PAVEMENT	SY	100	20.00	2,000
120-1	EXCAVATION REGULAR	CY	4,690.0	4.00	18,760
120-6	BORROW EXCAVATION	CY	6,773.0	12.00	81,276
327-70-05	MILLING EXISTING ASPHALT PAVEMENT (0" TO 2")	SY	12,328	1.50	18,492
327-70-07	MILLING EXISTING ASPHALT PAVEMENT (2" TO 4")	SY	119,204	1.50	178,806
327-70-21	MILLING EXISTING ASPHALT PAVEMENT (MORE THAN 6")	SY	12,328	3.00	36,984
327-70-23	MILLING EXISTING ASPHALT PAVEMENT (4" TO 6")	SY	12,328	2.50	30,820
334-1-13	TYPE SP 9.5 IN PLACE	TN	32,220.0	80.00	2,577,600
334-1-13	TYPE SP 12.5 IN PLACE	TN	17,760.0	77.00	1,367,520
337-7-22	FC-5 ASPHALT CONCRETE IN PLACE	TN	250.0	100.00	25,000
339-1	MISCELLANEOUS ASPHALT PAVEMENT	TN	250.0	250.00	62,500
400-1-15	CLASS I CONCRETE	CY	250.0	350.00	87,500
425-5-1	MANHOLES - ADJUST	EA	50	700.00	35,000
430-175-118	PIPE CULVERT, RCP, ROUND, 18" SIDE/CROSS DRAIN	LF	100	35.00	3,500
430-175-124	PIPE CULVERT, RCP, ROUND, 24" SIDE/CROSS DRAIN	LF	100	35.00	3,500
430-175-130	PIPE CULVERT, RCP, ROUND, 30" SIDE/CROSS DRAIN	LF	100	35.00	3,500
430-175-136	PIPE CULVERT, RCP, ROUND, 36" SIDE/CROSS DRAIN	LF	100	50.00	5,000
430-984-125	MITERED END SECTION (18")	EA	50	250.00	12,500
430-984-129	MITERED END SECTION (24")	EA	50	250.00	12,500
430-984-133	MITERED END SECTION (30")	EA	24	250.00	6,000
430-984-138	MITERED END SECTION (36")	EA	10	500.00	5,000
520-1-10	CURB & GUTTER (TYPE F)	LF	6,000	12.00	72,000
520-1-7	CURB & GUTTER (TYPE E)	LF	2,000	12.00	24,000
520-5-11	TRAFFIC SEPARATOR CONC (TYPE 1) (4' WIDE)	LF	1,500	28.00	42,000
520-5-12	TRAFFIC SEPARATOR CONC (TYPE 1) (6' WIDE)	LF	500	35.00	17,500
523-1-1	PAVEMENT TEXTURING(PAVEWAY SYSTEMS OR APPROVED	SY	115	115.00	13,225
531-1	RIPRAP, SAND-CEMENT	CY	55	400.00	22,000
570-1	PERFORMANCE TURF	SY	225,000	0.25	56,250
570-2	PERFORMANCE TURF, SOD	SY	112,610	2.00	225,220
710-11-231	PAINTED PAVEMENT MARKINGS, STD, YELLOW,SKIP, 6"	GM	21,000	450.00	9,450
710-11-211	PAINTED PAVEMENT MARKINGS, STD, YELLOW,SOLID, 6"	NM	42,000	900.00	37,800
710-11-111	PAINTED PAVEMENT MARKINGS, STD, WHITE,SOLID, 6"	NM	42,000	850.00	35,700
710-11-151	PAINTED PAVEMENT MARKINGS, STD, WHITE, DOTTED, 6"	LF	800	1.00	800
710-11-160	PAINTED PAVEMENT MARKINGS, STD, WHITE, MESSAGE	EA	18	65.00	1,170
710-11-170	PAINTED PAVEMENT MARKINGS, STD, WHITE, ARROWS	EA	24	45.00	1,080
710-11-125	PAINTED PAVEMENT MARKINGS, STD, WHITE, SOLID, 24"	LF	1,485	4.00	5,940
710-11-124	PAINTED PAVEMENT MARKINGS, STD, WHITE, SOLID, 18"	LF	1,200	2.00	2,400
710-11-224	PAINTED PAVEMENT MARKINGS, STD, YELLOW, SOLID, 18"	LF	1,200	1.50	1,800
LC-100	BASE REPAIR - LIMEROCK	SY	1200	20.00	24,000
LC-150	BASE REPAIR - ASPHALIC	SY	200	50.00	10,000
LC-200	SHOULDER RESTORATION	SY	225,000	0.50	112,500
LC-300	LIMEROCK BASE (LBR 100) IN-PLACE	CY	210.0	50.00	10,500
LC-400	BITUMINOUS MATERIAL (TACK COAT) IN-PLACE	GA	33,763	3.00	101,289
LC-500	TYPE SP 9.5 ON COUNTY TRUCKS	TN	1,125.0	64.00	72,000
LC-600	TYPE SP 12.5 ON COUNTY TRUCKS	TN	1,125.0	60.00	67,500
LC-700	SPOT PAVING TYPE SP-9.5 IN PLACE, 0-50 Tons	TN	200.0	100.00	20,000
LC-800	SPOT PAVING TYPE SP-9.5 IN PLACE, 50-100 Tons	TN	400.0	100.00	40,000
LC-900	SPOT PAVING TYPE SP-12.5 IN PLACE, 0-50 Tons	TN	200.0	100.00	20,000
LC-1000	SPOT PAVING TYPE SP-12.5 IN PLACE, 50-100 Tons	TN	400.0	100.00	40,000
LC-1100	SPOT MILLING, less than 175 SY paid flat daily rate	DA	10.0	3,500.00	35,000
LC-1200	SPOT MILLING, 175 SY TO 400 SY	SY	1,000.0	15.00	15,000
LC-1300	PAVEMENT REHABILITATION(GLASS GRID OR APPROVED EQ	SY	50.0	50.00	2,500
				Total	\$6,357,462.56

- Note # 1 8% of Construction Cost excluding Maintenance of Traffic on an individual project basis, spreadsheet automatically calculates
- Note #2 Item 102-99 used prior to construction for community outreach and during construction as part of MOT
- Note #3 Item 102-1 shall not include VMS daily charge

THE AMERICAN INSTITUTE OF ARCHITECTS

Executed in 1 Counterpart



AIA Document A310

Bid Bond

KNOW ALL MEN BY THESE PRESENTS, that we Capital Asphalt, Inc.

(Here insert full name and address or legal title of Contractor)

1330 Capital Circle NE, Tallahassee, FL 32308

as Principal, hereinafter called the Principal, and Philadelphia Indemnity Insurance Company

(Here insert full name and address or legal title of Surety)

Three Bala Plaza East, Suite 400, Bala Cynwyd, PA 19004-1403

a corporation duly organized under the laws of the State of PENNSYLVANIA

as Surety, hereinafter called the Surety, are held and firmly bound unto Board of County Commissioners, Leon County, Florida

(Here insert full name and address or legal title of Owner)

1800-3 N Blair Stone Road, Tallahassee, FL 32308

as Oblige, hereinafter called the Oblige, in the sum of Five Percent of Amount Bid

Dollars (\$ ---5%---),

for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for

(Here insert full name, address and description of project)

Bid No. BC-02-08-18-11, Asphaltic Concrete Materials and Services, Continuing Supply, Leon County, Florida

NOW, THEREFORE, if the Oblige shall accept the bid of the Principal and the Principal shall enter into a Contract with the Oblige in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Oblige the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Oblige may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this 8th day of February 2018

 (Witness)

 (Witness)

Whitney Quillin, Witness

Capital Asphalt, Inc.

(Principal)

(Seal)

 President

Philadelphia Indemnity Insurance Company

(Surety)

(Seal)

 (Title)
Lisa Roseland, Attorney-in-Fact
and Florida Licensed Resident Agent

14

PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS, That PHILADELPHIA INDEMNITY INSURANCE COMPANY (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint Jeffrey W. Reich, Susan L. Reich, Kim Niv, Teresa L. Durham, Gloria A. Richards, Lisa Roseland, Cheryl Foley of Florida Surety Bonds, Inc. its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed \$25,000,000.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November, 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

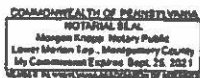
IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 27th DAY OF OCTOBER, 2017.



(Seal)

Robert D. O'Leary Jr., President & CEO
Philadelphia Indemnity Insurance Company

On this 27th day of October, 2017, before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the PHILADELPHIA INDEMNITY INSURANCE COMPANY; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.



(Notary Seal)

Notary Public:

residing at:

Bala Cynwyd, PA

My commission expires:

September 25, 2021

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and this Power of Attorney issued pursuant thereto on this 27th day of October, 2017 are true and correct and are still in full force and effect. I do further certify that Robert D. O'Leary Jr., who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 8th day of February, 2018



Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

Bid Title: Asphaltic Concrete Materials and Services, Continuing Supply
Bid Number: BC-02-08-18-11
Opening Date: February 8, 2018

INDEMNIFICATION

The Contractor agrees to indemnify and hold harmless the County, its officials, officers and employees, from and against any and all liabilities, damages, losses and costs, including, but not limited to reasonable attorney's fees, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the Contractor and persons employed or utilized by the Contractor in the performance of this agreement.

The County may, at its sole option, defend itself or required the Contractor to provide the defense. The Contractor acknowledges that the sum of ten dollars (\$10.00) of the amount paid to the Contractor constitutes sufficient consideration for the Contractor's indemnification of the County, its officials, officers and employees.

It is understood that the Contractors responsibility to indemnify and defend the County, it officials, officers and employees is limited to the Contractors proportionate share of liability caused by the negligent acts or omissions of the Contractor, its delegates, agents or employees.

TERMS AND CONDITIONS

Leon County objects to and shall not consider any additional terms or conditions submitted by a respondent, including any appearing in documents attached as part of a respondent's response. In submitting its response, a respondent agrees that any additional terms or conditions, whether submitted intentionally or inadvertently, shall have no force or effect. Failure to comply with terms and conditions, including those specifying information that must be submitted with a response, shall be grounds for rejecting a response or placing a respondent in default.

PENALTIES:

BIDS MAY BE REJECTED AND/OR Bidder(S) DISQUALIFIED FOR THE FOLLOWING REASONS:

1. Consistent failure to respond to bid invitation for three (3) consecutive instances.
2. Failure to update the information on file including address, product, service or business descriptions.
3. Failure to perform according to contract provisions.
4. Conviction in a court of law of any criminal offense in connection with the conduct of business.
5. Clear and convincing evidence of a violation of any federal or state anti-trust law based on the submission of bids or proposals, or the awarding of contracts.
6. Clear and convincing evidence that the bidder has attempted to give a Board employee a gratuity of any kind for the purpose of influencing a recommendation or decision in connection with any part of the Board's purchasing activity.
7. Other reasons deemed appropriate by the Board of County Commissioners.

BID CHECKLIST:

Please submit the items on the following list and any other items required by any section of this invitation for bids. The checklist is provided as a courtesy and may not be inclusive of all items required within this invitation for bids.

- ☒ Completed Bid Response Sheet with Manual Signature
- ☒ Affidavit Immigration Laws
- ☒ Minority/Women Business Enterprise Participation Plan/Good Faith Statement
- ☒ Identical Tie Bid Statement
- ☒ Insurance Certification Form
- ☒ Contractor's Business Information Form

Bid Title: Asphaltic Concrete Materials and Services, Continuing Supply

Exhibit B - Vendor Response

Bid Number: BC-02-08-18-11

Opening Date: February 8, 2018

- ☒ Non Collusion Affidavit
- ☒ Certification/Debarment Form
- ☒ Applicable Licenses/Registrations
- ☒ FDOT Certificate of Qualifications

Bid Title: Asphaltic Concrete Materials and Services, Continuing Supply
Bid Number: BC-02-08-18-11
Opening Date: February 8, 2018

BID RESPONSE SHEET

The Board of County Commissioners, Leon County, reserves the right to accept or reject any and/or all bids in the best interest of Leon County.

Shelly W. Kelley
Purchasing Director

Nick Maddox, Chairman
Board of County Commissioners

This proposal is submitted by the below named firm/individual by the undersigned authorized representative.

Capital Asphalt Inc

(Firm Name)

BY

[Signature]
(Authorized Representative)

Marc Mitchell

(Printed or Typed Name)

ADDRESS

1330 Capital Circle NE

Tallahassee FL 32308

EMAIL ADDRESS

marc@capitalasphalt.net

TELEPHONE

850 574 3742

FAX

850 574 6566 435

ADDENDA ACKNOWLEDGMENTS: (IF APPLICABLE)

Addendum #1 dated _____ Initials _____

Addendum #2 dated _____ Initials _____

Addendum #3 dated _____ Initials _____

Total from Unit Price Sheet:

\$ 6357462.56

FDOT Certification number/category

F592270011001

**AFFIDAVIT CERTIFICATION
IMMIGRATION LAWS**

Leon County will not intentionally award County contracts to any contractor who knowingly employs unauthorized alien workers, constituting a violation of the employment provisions contained in 8 U.S.C. Section 1324 A(e) {Section 274a(e) of the Immigration and Nationality Act (INA@).

Leon County may consider the employment by any Contractor of Unauthorized Aliens a violation of Section 274A(e) of the INA. Such violation by the Recipient of the employment provision contained in Section 274A (e) of the INA shall be ground for unilateral cancellation of the contract by Leon County.

BIDDER ATTESTS THAT THEY ARE FULLY COMPLIANT WITH ALL APPLICABLE IMMIGRATION LAWS (SPECIFICALLY TO THE 1986 IMMIGRATION ACT AND SUBSEQUENT AMENDMENTS).

Company Name: Capital Asphalt Inc

Signature: [Signature] Title: President

STATE OF Florida
COUNTY OF Leon

Sworn to and subscribed before me this 6th day of February, 2018

Personally known X

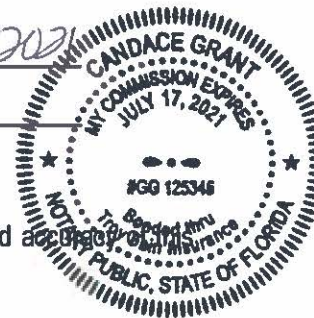
Candace Grant
NOTARY PUBLIC

OR Produced identification _____

Notary Public - State of Florida

(Type of identification)

My commission expires: July 17, 2021
Candace Grant
Printed, typed, or stamped commissioned name of notary



The signee of this Affidavit guarantees, as evidenced by the sworn affidavit required herein, the truth and accuracy of the information provided in this affidavit to interrogatories hereinafter made.

**LEON COUNTY RESERVES THE RIGHT TO REQUEST SUPPORTING DOCUMENTATION,
AS EVIDENCE OF SERVICES PROVIDED, AT ANY TIME.**

MINORITY AND WOMEN BUSINESS ENTERPRISE (MWBE) PARTICIPATION PLAN FORM

Respondent: Capital Asphalt Inc

All respondents, including Minority Business Enterprises (MBEs) and Women Business Enterprises (WBEs), shall complete and submit this M/WBE Participation Plan with their proposal. Through submission of its bid/proposal, Respondent certifies, acknowledges and agrees that the Participation Level and the Good Faith Efforts herein designated are accurate and true; and, that the individual whose manual signature is on this submission is duly authorized on behalf of the respondent to make such certification.

For the purposes of MWBE participation on Leon County projects, the following definition applies:

*Certified Minority Business Enterprise (MBE) and Women Business Enterprise (WBE) are firms certified by Leon County or the City of Tallahassee. Some firms with MBE or WBE certification by the State of Florida may be accepted under a reciprocal agreement but, those from other governmental organizations are not accepted by Leon County.

DIRECTIONS: Each respondent must designate in Section 3 its level of MWBE participation. If the aspirational targets are not met or exceeded, Section 2 must be completed. All Respondents are to list subcontractors as appropriate in Sections 3 and 4.

SECTION 1 - ASPIRATIONAL TARGET FOR MWBE PARTICIPATION

The aspirational target for this project is:

Aspirational Target for Construction	
M/WBE Classification	Aspirational Target(s)
Certified Minority Business Enterprises (MBE)	10% of the total anticipated contract value
Certified Women Business Enterprises (WBE)	5% of the total anticipated contract value

SECTION 2 - GOOD FAITH EFFORT

The following list of the good faith efforts criteria complies with Leon County's Purchasing Policy. This criteria is used in the determination of whether a contractor has performed and documented good faith efforts. Also, the basis for rejecting a MWBE deemed unqualified or unacceptable by the Prime Contractor shall be documented and included in the respondent's Good Faith Effort documentation.

1. Please identify all of the following activities that your firm has done as Good Faith Effort in order to secure MWBE participation and submit documentation of such. Failure to designate those actions you have done as 'Good Faith' and provide documentation of all Good Faith Efforts completed by your firm may result in your proposal being determined as non-responsive. Please check the appropriate boxes that apply to your good faith activities:

Bid Title: Asphaltic Concrete Materials and Services, Continuing Supply
Bid Number: BC-02-08-18-11
Opening Date: February 8, 2018

a.	Advertised for participation by MWBEs in non-minority and minority publications within the Market area, including a copy of the advertisement and proof of the date(s) it appeared; or by sending correspondence, no less than ten (10) days prior to the submission deadline, to all MWBEs referred to the respondent by the MWSBE Division for the goods and services to be subcontracted and/or supplied
b.	Documented that the bidding Prime Contractor provided ample time for potential MBE and/or WBE subcontractors to respond to bid opportunities, including a chart outlining the schedule/time frame used to obtain bids from MBE and WBE Vendors as applicable to the aspirational Target.
c.	Contacted the MWSBE Division for a listing of available MWBEs who provide the services needed for the bid or proposal.
d.	Contacted MBEs and/or WBEs who provide the services needed for the bid or proposal.
e.	Documented follow-up telephone calls with potential M/WBE subcontractors seeking participation.
f.	Allowed potential M/WBE Subcontractors to review bid specifications, blueprints and all other Bid/RFP related items at no charge to the M/WBEs.
g.	Contacted the MWSBE Division, no less than five (5) business days prior to the Bid/RFP deadline, regarding problems the with respondent is having in achieving and/or reaching the aspirational targets.
h.	Other documentation indicating their Good Faith Efforts to meet the aspirational targets. Please provide details below.

2. Prime contractors will negotiate in good faith with interested MWSBE's, not rejecting a MWSBE as unqualified or unacceptable without sound business reasons based on a thorough investigation of their capabilities. **The basis for rejecting any MWBE deemed unqualified or unacceptable by the Prime Contractor shall be included in the Good Faith Effort documentation.** The Prime Contractor shall not impose unrealistic conditions of performance on MWSBE's seeking subcontracting opportunities.
3. Leon County reserves the right to request supporting documentation as evidence of good faith efforts indicated above at any time. Failure to provide supporting documentation when requested shall deem your bid/proposal as non-responsive.

PARTICIPATION PLAN FORM continued on following pages.

SECTION 3 – RESPONDENT'S PROPOSED MWBE PARTICIPATION

Respondent shall complete the following Table identifying each certified MWBE firm they intend to use on this project. Attach additional sheets as necessary.

MBE and WBE Intended Utilization

Firm's Name (Requires Leon County or City of Tallahassee MWBE certification) ¹	Firm's Location Address (Must be in Leon, Gadsden, Jefferson or Wakulla Counties, FL to be certified)	Firm's Telephone Number	Ethnic Group ² (B, A, H, N, F)	Total Dollar Amount of MWBE Participation	Type of Service to Provide
Minority and Women Business Enterprise(s)					
a. <i>Graves and Sons</i>	<i>8771 Jim Erce Ct Tallahassee FL</i>	<i>850 893-4084</i>	<i>B</i>	<i>250,000.00</i>	<i>Striping, Asphalt</i>
b. <i>All Pro Asphalt</i>	<i>141 Webster Rd Crawfordville FL</i>	<i>850 341-2876</i>	<i>B</i>	<i>250,000.00</i>	<i>Concrete, Asphalt</i>
c. <i>Florida Developers</i>	<i>642 W Brevard St Tallahassee FL</i>	<i>850 324-9253</i>	<i>B</i>	<i>150,000.00</i>	<i>Hauling</i>
d. <i>Hale Contracting</i>	<i>1736 Commerce Blvd Midway FL</i>	<i>850 575-2506</i>	<i>F</i>	<i>150,000.00</i>	<i>Hauling</i>
e. <i>DeLaery Sod</i>	<i>93 Peavy Rd Havana FL</i>	<i>850 539-5008</i>	<i>F</i>	<i>200,000.00</i>	<i>Sod</i>
f.					
Total Bid Amount \$		Total MWBE Participation \$		MBE Participation % <i>10.22</i> <i>\$650,000.00</i> WBE Participation % <i>5.51</i> <i>\$350,000.00</i> (MBE or WBE Participation \$ Total Bid \$)	
<i>6,357,462.56</i>		<i>1,000,000.00</i>			

¹ Certification Attach and submit a copy of each MBE and WBE certification with the proposal.
² Ethnic Group Use following abbreviations for MBE's: African American (B); Asian American (A); Hispanic American (H); and Native American (N). WBEs include Non-Minority Female (F) owned firms.

SECTION 4 - NON-MWBE SUBCONTRACTORS

Respondent shall complete the following Table identifying non-MBE or WBE's subcontractors it anticipates utilizing on the project.

Non-MBE and WBE Intended Utilization				
Firm's Name	Firm's Address	Firm's Phone #	Total Dollar Amount	Type of Service to Provide
a. Acme Barricades	1675 Commerce Blvd Midway FL 32343	850 765 8540	15,000.00	MOT
b.				
c.				
d.				
e.				
f.				
g.				
h.				
i.				

EQUAL OPPORTUNITY/AFFIRMATIVE ACTION STATEMENT

1. The contractors and all subcontractors hereby agree to a commitment to the principles and practices of equal opportunity in employment and to comply with the letter and spirit of federal, state, and local laws and regulations prohibiting discrimination based on race, color, religion, national region, sex, age, handicap, marital status, and political affiliation or belief.
2. The contractor agrees to comply with Executive Order 11246, as amended, and to comply with specific affirmative action obligations contained therein.

Signed:



Title:

President

Firm:

Capital Asphalt Inc

Address:

1330 Capital Circle NE Tallahassee FL 32308

IDENTICAL TIE BIDS

Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids which are equal with respect to price, quality, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

- 1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
- 2) Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
- 3) Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
- 4) In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employees will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
- 5) Impose a sanction on, or require the satisfactory participation in a drug assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
- 6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify the following:

(Check one and sign in the space provided.)

☒ This firm complies fully with the above requirements.

☐ This firm does not have a drug free work place program at this time.


Bidder's Signature

President

Title

02-07-2018

Date

Bid Number: BC-02-08-18-11

Opening Date: February 8, 2018

CONTRACTOR'S BUSINESS INFORMATION

COMPANY INFORMATION

Name: <i>Capital Asphalt Inc</i>	
Street Address: <i>1330 Capital Circle NE</i>	
City, State, Zip: <i>Tallahassee FL 32308</i>	
Taxpayer ID Number: <i>59-2370011</i>	
Telephone: <i>850 574 3742</i>	Fax: <i>850 656 6435</i>
Trade Style Name: <i>Capital Asphalt Inc</i>	

TYPE OF BUSINESS ORGANIZATION (check one)

<input type="checkbox"/>	Sole Proprietorship	<input type="checkbox"/>	Limited Liability Company
<input type="checkbox"/>	General Partnership	<input type="checkbox"/>	Joint Venture
<input type="checkbox"/>	Limited Partnership	<input type="checkbox"/>	Trust
<input checked="" type="checkbox"/>	Corporation	<input type="checkbox"/>	Other (specify)
<input type="checkbox"/>	Sub-chapter S Corporation		

State of Incorporation: *Florida* Date Established: *04/28/1980*

AUTHORIZED SIGNATORIES/NEGOTIATORS

The Bidder represents that the following persons are authorized to sign and/or negotiate contracts and related documents to which the bidder will be duly bound:

Name	Title	Telephone	E-Mail
<i>Marc Mitchell</i>	<i>President</i>	<i>850 566 6661</i>	<i>marc@capitalasphalt.net</i>

FLORIDA CONSTRUCTION INDUSTRIES LICENSING BOARD

Please provide the following information for all licenses required by Florida statutes of the Prime Contractor for the performance of the work in this project.

Primary Licensee: <i>MARC MITCHELL</i>	
License Type: <i>CGC</i>	
License Number: <i>CGC 1517460</i>	Expiration Date: <i>08-31-2016</i>
Qualified Business License (certificate of authority) number:	
Alternate Licensee: <i>[Signature]</i>	
License Type:	
License Number:	Expiration Date:

Bidder may use additional sheets to provide information for all applicable licenses and shall provide copies of each license as a part of the bid submittal.

LIST COMPANIES FROM WHOM YOU OBTAIN SURETY BONDS

Surety Company 1

Company Name	<i>Florida Surety Bonds Inc</i>
Contact's Name	<i>Susan or Jeff Frey Reich</i>
Telephone	<i>407 786 7770</i>
Fax	<i>407 786 7766</i>
Address	<i>620 N. Wymore Road Ste 200 Maitland Florida 32751</i>

Surety Company 2

Company Name	
Contact's Name	
Telephone	
Fax	
Address	

Bid Number: BC-02-08-18-11

Opening Date: February 8, 2018

<p>Present Amount of Bonding Coverage (\$): <u>\$10m single</u> <u>\$20m aggregate</u></p>	<p>Has your application for surety bond ever been declined? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If yes, please provide detailed information on reverse)</p>	<p>During the past 2 years, have you been charged with a failure to meet the claims of your subcontractors or suppliers? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If yes, please provide detailed information on reverse)</p>
--	--	---

THE UNDERSIGNED, A DULY AUTHORIZED OFFICER OR EMPLOYEE, HEREBY CERTIFIES THAT THE ABOVE INFORMATION IS TRUE AND CORRECT AND HAS HEREUNTO SET HIS SIGNATURE

THIS 7th DAY OF February, 2018.

By:  Title: President

Printed Name and Title: Marc Mitchell - President

NON-COLLUSION AFFIDAVIT

The undersigned being first duly sworn as provided by law deposes and says:

1. This Affidavit is made with the knowledge and intent that it is to be filed with the Board of County Commissioners, Leon County, Florida and that it will be relied upon by said County, in any consideration which may give to and any action it may take with respect to this Proposal.
2. The undersigned is authorized to make this Affidavit on behalf of,
Capital Asphalt Inc
 (Name of Corporation, Partnership, Individual, etc.)
 a Corporation, formed under the laws of Florida
 (Type of Business) (State or Province)
 of which he/she is President
 (Sole Owner, partner, president, etc.)
3. Neither the undersigned nor any other person, firm or corporation named in above Paragraph 2, nor anyone else to the knowledge of the undersigned, have themselves solicited or employed anyone else to solicit favorable action for this Proposal by the County, also that no head of any department or employee therein, or any officer of Leon County, Florida is directly interested therein.
4. This Proposal is genuine and not collusive or a sham; the person, firm or corporation named above in Paragraph 2 has not colluded, conspired, connived or agreed directly or indirectly with any bidder or person, firm or corporation, to put in a sham Proposal, or that such other person, firm or corporation, shall refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference with any person, firm or corporation, to fix the prices of said proposal or proposals of any other bidder; and all statements contained in the proposal or proposals described above are true; and further, neither the undersigned, nor the person, firm or corporation named above in Paragraph 3, has directly or indirectly submitted said proposal or the contents thereof, or divulged information or data relative thereto, to any association or to any member or agent thereof.

[Signature]
 AFFIANT'S NAME

President
 AFFIANT'S TITLE

TAKEN, SWORN AND SUBSCRIBED TO BEFORE ME this 7th Day of Feb, 2018

Personally Known X or Produced Identification

Type of Identification

Candace Grant
 NOTARY PUBLIC
 (Print, Type or Stamp Commissioned Name of Notary Public)
 My Commission Expires: July 17 2021

INSURANCE CERTIFICATION FORM

To indicate that Bidder/Respondent understands and is able to comply with the required insurance, as stated in the bid/RFP document, Bidder/Respondent shall submit this insurance sign-off form, signed by the company Risk Manager or authorized manager with risk authority.

- A. Is/are the insurer(s) to be used for all required insurance (except Workers' Compensation) listed by Best with a rating of no less than A:VII?

YES ☒ NO ☐

Commercial General
Liability:

Indicate Best Rating:
Indicate Best Financial Classification:

A+
XV

Business Auto:

Indicate Best Rating:
Indicate Best Financial Classification:

A+
XV

1. Is the insurer to be used for Workers' Compensation insurance listed by Best with a rating of no less than A:VII?

YES ☒ NO ☐

Indicate Best Rating:

Indicate Best Financial Classification:

A
VIII

If answer is NO, provide name and address of insurer:

2. Is the Respondent able to obtain insurance in the following limits (next page) as required for the services agreement?

YES ☒ NO ☐

Insurance will be placed with Florida admitted insurers unless otherwise accepted by Leon County. Insurers will have A.M. Best ratings of no less than A:VII unless otherwise accepted by Leon County.

Required Coverage and Limits

The required types and limits of coverage for this bid/request for proposals are contained within the solicitation package. Be sure to carefully review and ascertain that bidder/proposer either has coverage or will place coverage at these or higher levels.

Required Policy Endorsements and Documentation

Certificate of Insurance will be provided evidencing placement of each insurance policy responding to requirements of the contract.

Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the County. At the option of the County, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the County, its officers, officials, employees and volunteers; or the Contractor shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

Endorsements to insurance policies will be provided as follows:

Additional insured (Leon County, Florida, its Officers, employees and volunteers) - General Liability & Automobile Liability

Primary and not contributing coverage - General Liability & Automobile Liability

Waiver of Subrogation (Leon County, Florida, its officers, employees and volunteers) - General Liability, Automobile Liability, Workers' Compensation and Employer's Liability

Thirty days advance written notice of cancellation to County - General Liability, Automobile Liability, Workers' Compensation & Employer's Liability.

Please mark the appropriate box:

Coverage is in place ☒ Coverage will be placed, without exception ☐

The undersigned declares under penalty of perjury that all of the above insurer information is true and correct.

Name Marc Mitchell
Typed or Printed

Date 02-07-2018

Signature [Signature]

Title President
(Company Risk Manager or Manager with Risk Authority)

COMPLIANCE WITH THE TRENCH SAFETY ACT (90-96, LAWS OF FLORIDA)

Trench Safety Act. The Contractor shall comply with all of the requirements of the Florida Trench Safety Act (Chapter 90-96, CS/CB 2626, Laws of Florida). The Contractor shall acknowledge that included in various items of his bid proposal and in the total bid price are costs for complying with the provisions of the Act. Additionally, the Contractor is required to break out the costs for complying with the Florida Trench Safety Act.

Bidder acknowledges that included in the various items of the proposal and in the Total Bid Price are costs for complying with the Florida Trench Safety Act (90-96, Laws of Florida) effective October 01, 1990. The bidder further identifies the costs to be summarized below:

	Trench Safety Measure (Description)	Units of Measure (LF, SY)	Unit (Quantity)	Unit Cost	Extended Cost
A.					
B.					
C.					
D.					
				TOTAL \$	

DATE Feb 8, 2018

Official Address

(including Zip Code)


Capital Asphalt Inc
1330 Capital Circle NE
Tallahassee FL 32308

By: [Signature]
President
(TITLE)

ATTACH AND INCLUDE THIS PAGE AS PART OF PROPOSAL FORM; FAILURE TO DO SO MAY BE CAUSE FOR DISQUALIFICATION OF YOUR BID.

**CERTIFICATION REGARDING DEBARMENT,
SUSPENSION, and OTHER RESPONSIBILITY MATTERS
PRIMARY COVERED TRANSACTIONS**

- 1) The prospective primary participant certifies to the best of its knowledge and belief, that it and its principals:
 - a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
 - b) Have not within a three-year period preceding this been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
 - c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of these offenses enumerated in paragraph (1)(b) of this certification; and
 - d) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.
- 2) Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.
- 3) No subcontract will be issued for this project to any party which is debarred or suspended from eligibility to receive federally funded contracts.



Signature

President

Title

Capital Asphalt Inc

Contractor/Firm

1330 Capital Circle NE Tallahassee FL 32308

Address

CERTIFICATION OF TRADES WORK

This bid has an aspirational trade contractor work target of 85 percent of the dollar value of trade contractor work with local businesses unless the bidder provides proof to the County's satisfaction, that the trade contractor work is not available locally with the Leon, Gadsden, Wakulla or Jefferson County area.

The following definitions shall apply for purposes of this section:

- a. "Local business" shall mean a business which has had a fixed office or distribution point located in and having a street address within Leon, Gadsden, Wakulla, or Jefferson County for at least six (6) months immediately prior to the issuance of the request for competitive bids or request for proposals by the County.
- b. The term "trade contractor" shall mean a subcontractor who contracts with the prime contractor and whose primary activity is performing specific activities (e.g., pouring concrete, masonry, site preparation, framing, carpentry, dry wall installation, electrical, plumbing, painting) in a construction project but is not responsible for the entire project.

The successful contractor, at the time of development of the project schedule of values, shall provide a listing of the trade contractor work to be performed. As the project progresses, the names of the trade contractors performing the work and the dollar value and percentage participation of each shall be provided in a manner to be prescribed by the County.

The Bidder shall complete the following section designating the commitment to trade contractor participation for this project. If the aspirational target of 85 percent of the dollar value of trade contractor work cannot be met, the Bidder shall provide such information necessary to establish that the work is not available from local trade contractors.

☒ Bidder agrees to engage not less than 85 percent of the dollar value of trade contractor work with local businesses.

____ Bidder agrees to engage not less than ____ percent of the dollar value of trade contractor work with local businesses and has explained why the aspirational target cannot be met.

The undersigned is an authorized signatory for the bidder and understands that the commitment made herein shall be a contractual provision of the project for the successful contractor and, further, that if bidder is the successful contractor all prescribed reporting will be done in an accurate and timely manner.

Capital Asphalt Inc
(Firm Name)

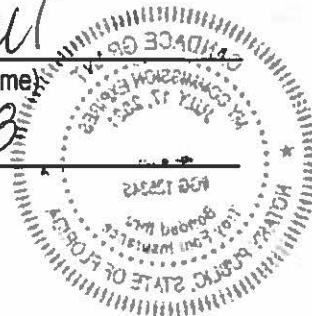
BY

[Signature]
(Authorized Representative)

Marc Mitchell
(Printed or Typed Name)

DATE

02-07-2018



Bid Number: BC-02-08-18-11

Opening Date: February 8, 2018

LOCAL VENDOR CERTIFICATION

The undersigned, as a duly authorized representative of the vendor listed herein, certifies to the best of his/her knowledge and belief, that the vendor meets the definition of a "Local Business." For purposes of this section, "local business" shall mean a business which:

- Has had a fixed office or distribution point located in and having a street address within Leon, Gadsden, Wakulla, or Jefferson County for at least six (6) months immediately prior to the issuance of the request for competitive bids or request for proposals by the County; and
- Holds any business license required by Leon County (or one of the other local counties), and, if applicable, the City of Tallahassee; and
- Is the principal offeror who is a single offeror; a business which is the prime contractor and not a subcontractor; or a partner or joint venturer submitting an offer in conjunction with other businesses.

Please complete the following in support of the self-certification and submit copies of your County and City business licenses. Failure to provide the information requested will result in denial of certification as a local business.

Business Name: <u>Capital Asphalt Inc</u>	
Current Local Address: <u>1330 Capital Circle NE</u> <u>Tallahassee FL 32308</u>	Phone: <u>850 574 3742</u> Fax: <u>850 656 6435</u>
If the above address has been for less than six months, please provide the prior address.	
Length of time at this address:	
Home Office Address:	Phone: Fax:

[Signature]
Signature of Authorized Representative

Feb 7th 2018
Date

STATE OF Florida
COUNTY OF Leon

The foregoing instrument was acknowledged before me this

By marc mitchell
(Name of officer or agent, title of officer or agent)

7th day of February, 20 18
of Capital Asphalt Inc
(Name of corporation acknowledging)

a Florida Corporation, on behalf of the corporation. He/she is personally known to me
(State or place of incorporation)
or has produced _____ as identification.

Return Completed form with supporting documents to:

Leon County Purchasing Division
1800-3 N. Blair Stone Road
Tallahassee, Florida 32308



Candace Grant
Signature of Notary
Candace Grant
Print, Type or Stamp Name of Notary
Office Manager
Title or Rank

Serial Number, If Any

(Ed. 4-84)

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

Schedule

LEON COUNTY, FLORIDA

301 SOUTH MONROE STREET

TALLAHASSEE, FL 32301

ITS OFFICERS, EMPLOYEES AND VOLUNTEERS.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Insured: South East Personnel Leasing, Inc.

Insurance Company: Lion Insurance Co.

Policy #: WC 71949

Effective: 01/01/2018- 01/01/2019

Client: Capital Asphalt, Inc.

Countersigned by: _____



WC 00 03 13

(Ed. 4-84)

CERTIFICATE OF LIABILITY INSURANCE

2/6/2018

Producer: Plymouth Insurance Agency
2739 U.S. Highway 19 N.
Holiday, FL 34691
(727) 938-5562

This Certificate is issued as a matter of information only and confers no rights upon the Certificate Holder. This Certificate does not amend, extend or alter the coverage afforded by the policies below.

Insured: South East Personnel Leasing, Inc. & Subsidiaries
2739 U.S. Highway 19 N.
Holiday, FL 34691

Insurers Affording Coverage**NAIC #**

Insurer A: Lion Insurance Company

11075

Insurer B:

Insurer C:

Insurer D:

Insurer E:

Coverages

The policies of insurance listed below have been issued to the insured named above for the policy period indicated. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions, and conditions of such policies. Aggregate limits shown may have been reduced by paid claims.

INSR LTR	ADDL INSRD	Type of Insurance	Policy Number	Policy Effective Date (MM/DD/YY)	Policy Expiration Date (MM/DD/YY)	Limits	
		GENERAL LIABILITY				Each Occurrence	\$
		<input type="checkbox"/> Commercial General Liability				Damage to rented premises (EA occurrence)	\$
		<input type="checkbox"/> Claims Made <input type="checkbox"/> Occur				Med Exp	\$
		<input type="checkbox"/>				Personal Adv Injury	\$
		General aggregate limit applies per:				General Aggregate	\$
		<input type="checkbox"/> Policy <input type="checkbox"/> Project <input type="checkbox"/> LOC				Products - Comp/Op Agg	\$
		AUTOMOBILE LIABILITY				Combined Single Limit (EA Accident)	\$
		<input type="checkbox"/> Any Auto				Bodily Injury (Per Person)	\$
		<input type="checkbox"/> All Owned Autos				Bodily Injury (Per Accident)	\$
		<input type="checkbox"/> Scheduled Autos				Property Damage (Per Accident)	\$
		<input type="checkbox"/> Hired Autos					
		<input type="checkbox"/> Non-Owned Autos					
		<input type="checkbox"/>					
		<input type="checkbox"/>					
		EXCESS/UMBRELLA LIABILITY				Each Occurrence	
		<input type="checkbox"/> Occur <input type="checkbox"/> Claims Made				Aggregate	
		<input type="checkbox"/> Deductible					
A		Workers Compensation and Employers' Liability	WC 71949	01/01/2018	01/01/2019	X WC Statutory Limits	OTH-ER
		Any proprietor/partner/executive officer/member excluded? NO				E.L. Each Accident	\$1,000,000
		If Yes, describe under special provisions below.				E.L. Disease - Ea Employee	\$1,000,000
						E.L. Disease - Policy Limits	\$1,000,000

Other

Lion Insurance Company is A.M. Best Company rated A (Excellent). AMB # 12616

Descriptions of Operations/Locations/Vehicles/Exclusions added by Endorsement/Special Provisions:

Client ID: 92-70-121

Coverage only applies to active employee(s) of South East Personnel Leasing, Inc. & Subsidiaries that are leased to the following "Client Company":

Capital Asphalt, Inc.

Coverage only applies to injuries incurred by South East Personnel Leasing, Inc. & Subsidiaries active employee(s), while working in: FL.

Coverage does not apply to statutory employee(s) or independent contractor(s) of the Client Company or any other entity.

A list of the active employee(s) leased to the Client Company can be obtained by faxing a request to (727) 937-2138 or by calling (727) 938-5562.

Project Name: BID BC-02-08-18-11

WAIVER OF SUBROGATION APPLIES IN FAVOR OF LEON COUNTY, FLORIDA, ITS OFFICERS, EMPLOYEES AND VOLUNTEERS. ISSUE 02-08-18 (RK)

Begin Date 2/25/2016

CERTIFICATE HOLDER

LEON COUNTY, FLORIDA

301 SOUTH MONROE STREET

TALLAHASSEE, FL 32301

CANCELLATION

Should any of the above described policies be cancelled before the expiration date thereof, the issuing insurer will endeavor to mail 30 days written notice to the certificate holder named to the left, but failure to do so shall impose no obligation or liability of any kind upon the insurer, its agents or representatives.



**Florida Department of Transportation****RICK SCOTT
GOVERNOR**605 Suwannee Street
Tallahassee, FL 32399-0450**MIKE DEW
SECRETARY**

August 23, 2017

CAPITAL ASPHALT INC
600 BLOUNTSTOWN HWY
TALLAHASSEE FL 32304**RE: CERTIFICATE OF QUALIFICATION**

Dear Sir/Madam:

The Department of Transportation has qualified your company for the type of work indicated below. Unless your company is notified otherwise, this Certificate of Qualification will expire 6/30/2018. However, the new application is due 4/30/2018.

In accordance with S.337.14 (1) F.S. your next application must be filed within (4) months of the ending date of the applicant's audited annual financial statements.

If your company's maximum capacity has been revised, you can access it by logging into the Contractor Prequalification Application System via the following link:

<HTTPS://fdotwp1.dot.state.fl.us/ContractorPreQualification/>

Once logged in, select "View" for the most recently approved application, and then click the "Manage" and "Application Summary" tabs.

FDOT APPROVED WORK CLASSES:

DRAINAGE, FLEXIBLE PAVING, GRADING, GRASSING, SEEDING AND SODDING, HOT PLANT-MIXED BITUM. COURSES

You may apply for a Revised Certificate of Qualification at any time prior to the expiration date of this certificate according to Section 14-22.0041(3), Florida Administrative Code (F.A.C.), by accessing your most recently approved application as shown above and choosing "Update" instead of "View." If certification in additional classes of work is desired, documentation is needed to show that your company has done such work with your own forces and equipment or that experience was gained with another contractor and that you have the necessary equipment for each additional class of work requested.

All prequalified contractors are required by Section 14-22.006(3), F.A.C., to certify their work underway monthly in order to adjust maximum bidding capacity to available bidding capacity. You can find the link to this report at the website shown above.

Sincerely,

Alan Autry, Manager
Contracts Administration Office

AA:cj



Print all related

LicenseeName: **CAPITAL ASPHALT INC**

License Number:

Rank: **Construction Business Information**

License Expiration Date:

Primary Status: **Current**Original License Date: **08/07/2009****Related License Information**

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
1225086	Current, MITCHELL, EDWARD MARCO III Active	Primary Qualifying Agent for Business	05/10/2013	Certified Utility & Excavation Contractr	08/31/2018	
1517660	Current, MITCHELL, EDWARD MARCO III Active	Primary Qualifying Agent for Business	08/07/2009	Certified General Contractor	08/31/2018	

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Exhibit B - Vendor Response

Vendor Information

CLOSE WINDOW 

 HELP

Vendor Information

Business Name Florida Developers, Inc.
Owner Frank Williams
Address 642 W. Brevard Street
> [Map This Address](#) Tallahassee, FL 32304
Phone 850-224-6002
Fax 850-222-8010
Email frank@fldevelopers.com
Website <http://www.fldevelopers.com>

Certification Information

Certifying Agency Tallahassee-Leon County
Certification Type MBE - Minority Business Enterprise
Renewal Date 8/31/2018
Certified Business Description General Contractor, Site Work, Underground Utilities, Excavation, Waterproofing, and Trucking

Commodity Codes

Code	Description
Leon 12	General Contracting
Leon 14	Excavation
Leon 18	Other Construction Services
Leon 21	Trucking and Hauling

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Vendor Information

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? HELP

Vendor Information

Business Name	DeLacy Farm Sod, Inc.
Owner	Lynda Pickles
Address	458 Peavy Rd. Havana, FL 32333
	> Map This Address
Phone	850-539-5008
Fax	850-539-0127
Email	delacyfarmsod@yahoo.com

Certification Information

Certifying Agency	City of Tallahassee
Certification Type	WBE - Women Business Enterprise
Renewal Date	9/30/2018
Certified Business Description	Sod Vendor

Commodity Codes

Code	Description
Leon 17	Miscellaneous Supplies

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Exhibit B - Vendor Response

Vendor Information

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Vendor Information

Business Name All Pro Asphalt & Construction

Owner Mr. Jessie Davis, IV

Address 141 Webster Road
 > [Map This Address](#) Crawfordville, FL 32327

Phone 850-241-2876

Fax 305-721-1550

Email asphaltallpro@yahoo.com

Website <http://All Pro Asphalt and Construction.com>

Certification Information

Certifying Agency Tallahassee-Leon County

Certification Type MBE - Minority Business Enterprise

Renewal Date 8/25/2018

Certified Business Description Asphalt associated work including silt fencing, concrete, asphalt seal coating, and striping

Commodity Codes

Code	Description
Leon 07	Asphalt
Leon 08	Concrete

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Exhibit B - Vendor Response

Vendor Information

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Vendor Information

Business Name Hale Contracting, Inc.
Owner Christi Hale
Address 1736 Commerce Blvd.
 > [Map This Address](#) Midway, FL 32343
Phone 850-575-2506
Fax 850-575-0836
Email c.hale@halecontracting.net

Certification Information

Certifying Agency City of Tallahassee
Certification Type WBE - Women Business Enterprise
Renewal Date 2/28/2018
Certified Business Description Sitework, Excavation, Underground Utilities, Concrete Services and Hauling

Commodity Codes

Code	Description
Leon 08	Concrete
Leon 12	General Contracting
Leon 14	Excavation
Leon 18	Other Construction Services
Leon 21	Trucking and Hauling

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Vendor Information

Business Name **Gaines and Sons Striping, Inc.**
Owner **Willie J. Gaines**
Address **8771 Jimerce Court**
 Tallahassee, FL 32309
 > [Map This Address](#)
Phone **850-893-4084**
Fax **850-668-7798**
Email gainesandsons@hotmail.com

Certification Information

Certifying Agency **City of Tallahassee**
Certification Type **MBE - Minority Business Enterprise**
Renewal Date **3/31/2018**
Certified Business
Description **Traffic Painting, Thermoplastic, Traffic Marking, Highway Signage,
Asphalt Patching, Concrete and Landscaping**

Commodity Codes

Code	Description
Leon 07	Asphalt
Leon 08	Concrete
Leon 13	Landscaping
Leon 18	Other Construction Services

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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

Exhibit B - Vendor Response

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CONSTRUCTION INDUSTRY LICENSING BOARD
2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-0783

(850) 487-1395

MITCHELL, EDWARD MARCO III
CAPITAL ASPHALT INC
1819 DOOMAR DR
TALLAHASSEE FL 32308

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto www.myfloridalicense.com. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



DETACH HERE

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD

LICENSE NUMBER	
CGC1517660	

The GENERAL CONTRACTOR
Named below IS CERTIFIED
Under the provisions of Chapter 489 FS.
Expiration date: AUG 31, 2018



MITCHELL, EDWARD MARCO III
CAPITAL ASPHALT INC
1330 CAPITAL CIRCLE NE
TALLAHASSEE FL 32308



ISSUED: 08/24/2016

DISPLAY AS REQUIRED BY LAW

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Posted February 19, 2018

SEQ # L1608240002807



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

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CONSTRUCTION INDUSTRY LICENSING BOARD
2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-0783

(850) 487-1395

MITCHELL, EDWARD MARCO III
CAPITAL ASPHALT INC
1819 DOOMAR DR
TALLAHASSEE FL 32308

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

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Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



DETACH HERE

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD

LICENSE NUMBER	
CUC1225086	

The UNDERGROUND UTILITY & EXCAVATION CO
Named below IS CERTIFIED
Under the provisions of Chapter 489 FS.
Expiration date: AUG 31, 2018



MITCHELL, EDWARD MARCO III
CAPITAL ASPHALT INC
600 BLOUNTSTOWN HWY
TALLAHASSEE FL 32304



LEON COUNTY PURCHASING DIVISION
 BID TABULATION SHEET
 BC-02-08-18-11

Attachment #2
 Page 1 of 1

Bid Title: Asphaltic Concrete Materials and Services, Continuing Supply

Opening Date: Thursday, February 8, 2018 at 2:00 PM

Item/Vendor	LWR Contracting, Inc.	Peavy & Sons Const.	Capital Asphalt, Inc.	
Proposal Response Sheet w/Manual Signature	✓	✓	✓	
Immigration Laws Affidavit	✓	✓	✓	
Minority/Women Business Enterprise Participation Plan/Good Faith Statement	✓	✓	✓	
Identical Tie Bid Statement	✓	✓	✓	
Contractors Business Information Form	✓	✓	✓	
Non Collusion Affidavit	✓	✓	✓	
Insurance Certification Form	✓	✓	✓	
Certification/Debarment Form	✓	✓	✓	
Local Vendor Certification	✓	✓	✓	
FDOT Certificate of Qualifications	✓	✓	✓	
Applicable Licenses/Registration	✓	✓	✓	
EEO/Affirmative Action Statement	✓	✓	✓	
Bid Amount	8,137,052.84	9,345,367.34	6,357,462.56	
Bid Bond	✓	✓	✓	

Tabulated By:

[Signature]

[Signature]

ASPHALTIC CONCRETE MATERIALS AND SERVICES CONTINUING SUPPLY SUMMARY OF PAY ITEMS

ITEM NO.	DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	AMOUNT
101-1	MOBILIZATION (See Note #1)	LS	1	458,330.56	458,330.56
102-1	MAINTENANCE OF TRAFFIC (See Note #3)	DA	305	500.00	152,500
102-60	WORK ZONE SIGN	EA/DA	20000	0.75	15,000
102-99	PORTABLE CHANGEABLE MESSAGE SIGN (See Note 2)	PS/DA	650	20.00	13,000
104-13-1	SILT FENCE, STAKED	LF	2,500	1.50	3,750
104-18	INLET PROTECTION	EA	50	50.00	2,500
110-4	REMOVAL OF EXISTING CONCRETE PAVEMENT	SY	100	20.00	2,000
120-1	EXCAVATION REGULAR	CY	4,690.0	4.00	18,760
120-6	BORROW EXCAVATION	CY	6,773.0	12.00	81,276
327-70-05	MILLING EXISTING ASPHALT PAVEMENT (0" TO 2")	SY	12,328	1.50	18,492
327-70-07	MILLING EXISTING ASPHALT PAVEMENT (2" TO 4")	SY	119,204	1.50	178,806
327-70-21	MILLING EXISTING ASPHALT PAVEMENT (MORE THAN 6")	SY	12,328	3.00	36,984
327-70-23	MILLING EXISTING ASPHALT PAVEMENT (4" TO 6")	SY	12,328	2.50	30,820
334-1-13	TYPE SP 9.5 IN PLACE	TN	32,220.0	80.00	2,577,600
334-1-13	TYPE SP 12.5 IN PLACE	TN	17,760.0	77.00	1,367,520
337-7-22	FC-5 ASPHALT CONCRETE IN PLACE	TN	250.0	100.00	25,000
339-1	MISCELLANEOUS ASPHALT PAVEMENT	TN	250.0	250.00	62,500
400-1-15	CLASS I CONCRETE	CY	250.0	350.00	87,500
425-5-1	MANHOLES - ADJUST	EA	50	700.00	35,000
430-175-118	PIPE CULVERT, RCP, ROUND, 18" SIDE/CROSS DRAIN	LF	100	35.00	3,500
430-175-124	PIPE CULVERT, RCP, ROUND, 24" SIDE/CROSS DRAIN	LF	100	35.00	3,500
430-175-130	PIPE CULVERT, RCP, ROUND, 30" SIDE/CROSS DRAIN	LF	100	35.00	3,500
430-175-136	PIPE CULVERT, RCP, ROUND, 36" SIDE/CROSS DRAIN	LF	100	50.00	5,000
430-984-125	MITERED END SECTION (18")	EA	50	250.00	12,500
430-984-129	MITERED END SECTION (24")	EA	50	250.00	12,500
430-984-133	MITERED END SECTION (30")	EA	24	250.00	6,000
430-984-138	MITERED END SECTION (36")	EA	10	500.00	5,000
520-1-10	CURB & GUTTER (TYPE F)	LF	6,000	12.00	72,000
520-1-7	CURB & GUTTER (TYPE E)	LF	2,000	12.00	24,000
520-5-11	TRAFFIC SEPARATOR CONC (TYPE 1) (4' WIDE)	LF	1,500	28.00	42,000
520-5-12	TRAFFIC SEPARATOR CONC (TYPE 1) (6' WIDE)	LF	500	35.00	17,500
523-1-1	PAVEMENT TEXTURING(PAVEWAY SYSTEMS OR APPROVED	SY	115	115.00	13,225
531-1	RIPRAP, SAND-CEMENT	CY	55	400.00	22,000
570-1	PERFORMANCE TURF	SY	225,000	0.25	56,250
570-2	PERFORMANCE TURF, SOD	SY	112,610	2.00	225,220
710-11-231	PAINTED PAVEMENT MARKINGS, STD, YELLOW,SKIP, 6"	GM	21,000	450.00	9,450
710-11-211	PAINTED PAVEMENT MARKINGS, STD, YELLOW,SOLID, 6"	NM	42,000	900.00	37,800
710-11-111	PAINTED PAVEMENT MARKINGS, STD, WHITE,SOLID, 6"	NM	42,000	850.00	35,700
710-11-151	PAINTED PAVEMENT MARKINGS, STD, WHITE, DOTTED, 6"	LF	800	1.00	800
710-11-160	PAINTED PAVEMENT MARKINGS, STD, WHITE, MESSAGE	EA	18	65.00	1,170
710-11-170	PAINTED PAVEMENT MARKINGS, STD, WHITE, ARROWS	EA	24	45.00	1,080
710-11-125	PAINTED PAVEMENT MARKINGS, STD, WHITE, SOLID, 24"	LF	1,485	4.00	5,940
710-11-124	PAINTED PAVEMENT MARKINGS, STD, WHITE, SOLID, 18"	LF	1,200	2.00	2,400
710-11-224	PAINTED PAVEMENT MARKINGS, STD, YELLOW, SOLID, 18"	LF	1,200	1.50	1,800
LC-100	BASE REPAIR - LIMEROCK	SY	1200	20.00	24,000
LC-150	BASE REPAIR - ASPHALIC	SY	200	50.00	10,000
LC-200	SHOULDER RESTORATION	SY	225,000	0.50	112,500
LC-300	LIMEROCK BASE (LBR 100) IN-PLACE	CY	210.0	50.00	10,500
LC-400	BITUMINOUS MATERIAL (TACK COAT) IN-PLACE	GA	33,763	3.00	101,289
LC-500	TYPE SP 9.5 ON COUNTY TRUCKS	TN	1,125.0	64.00	72,000
LC-600	TYPE SP 12.5 ON COUNTY TRUCKS	TN	1,125.0	60.00	67,500
LC-700	SPOT PAVING TYPE SP-9.5 IN PLACE, 0-50 Tons	TN	200.0	100.00	20,000
LC-800	SPOT PAVING TYPE SP-9.5 IN PLACE, 50-100 Tons	TN	400.0	100.00	40,000
LC-900	SPOT PAVING TYPE SP-12.5 IN PLACE, 0-50 Tons	TN	200.0	100.00	20,000
LC-1000	SPOT PAVING TYPE SP-12.5 IN PLACE, 50-100 Tons	TN	400.0	100.00	40,000
LC-1100	SPOT MILLING, less than 175 SY paid flat daily rate	DA	10.0	3,500.00	35,000
LC-1200	SPOT MILLING, 175 SY TO 400 SY	SY	1,000.0	15.00	15,000
LC-1300	PAVEMENT REHABILITATION(GLASS GRID OR APPROVED EQ	SY	50.0	50.00	2,500
				Total	\$6,357,462.56

Note # 1 8% of Construction Cost excluding Maintenance of Traffic on an individual project basis, spreadsheet automatically calculates
 Note #2 Item 102-99 used prior to construction for community outreach and during construction as part of MOT
 Note #3 Item 102-1 shall not include VMS daily charge

Inter-Office Memorandum

Date: February 9, 2018

To: Chris Muehlemann, Chief of Engineering Design
Public Works- Engineering Services

From: Darryl Jones, Deputy Director
Minority, Women, & Small Business Enterprise (MWSBE) - Office of Economic Vitality

Subject: Asphaltic Concrete Materials and Services, Continuing Supply (BC-02-08-18-11)

The Minority, Women, & Small Business Enterprise (MWSBE) Division reviewed the MWBE Participation Plans of three bid respondents to determine if the 10% MBE and 5% WBE Aspirational Targets for Construction Subcontracting were achieved for the Asphaltic Concrete Materials and Services, Continuing Supply Project. The submitted MWBE Participation Plans for each bidder are as follows:

Capital Asphalt, Inc. met the MWBE Aspirational Target for Construction Subcontracting; therefore, the Good Faith Effort Form is not required. The MWBE firms listed below are the firms **Capital Asphalt, Inc.** intends to utilize on this project.

Total Bid Amount		\$6,357,462.56			
Name of MWBE	Race/Gender	Certifying Agency	Goods & Services	MWBE Dollars	MWBE Utilization Percentage
Gaines and Sons	African American Male	City of Tallahassee	Striping, Asphalt	\$250,000	3.9%
All Pro Asphalt	African American Male		Concrete, Asphalt	\$250,000	3.9%
Florida Developers	African American Male	City of Tallahassee	Hauling	\$150,000	2.4%
Hale Contracting	Non-Minority Female	City of Tallahassee	Hauling	\$150,000	2.4%
Delacy Sod	Non-Minority Female	City of Tallahassee	Sod	\$250,000	4.0%
Total MWBE \$					\$1,000,000
Total MWBE Utilization %					16.6%

Peavy and Son Construction Co., Inc., did not meet the MWBE Aspirational Targets for Construction Subcontracting; the Good Faith Effort Form was completed without any supporting documentation provided. *If Peavy and Son Construction Co., Inc. is selected, staff is recommending that Peavy and Son Construction Co., Inc. continue its Good Faith Efforts to increase their MWBE participation.* The MBE firms listed below are the firms **Peavy and Son Construction Co., Inc.**, intends to utilize on this project.

Total Bid Amount		\$9,345,367.34			
Name of MWBE	Race/Gender	Certifying Agency	Goods & Services	MWBE Dollars	MWBE Utilization Percentage
Gaines & Sons Striping,	African American Male	City of Tallahassee	Striping	\$109,039.80	1.16%
Hale Contracting	Non-Minority Female	City of Tallahassee	Concrete, Hauling, etc.	\$387,000	4.14%
Total MWBE \$					\$496,039.80
Total MWBE Utilization %					5.30%

CW Roberts met the MWBE Aspirational Target for Construction Subcontracting; therefore, the Good Faith Effort Form is not required. The MWBE firms listed below are the firms **CW Roberts** intends to utilize on this project.

Total Bid Amount		\$8,137,052.84			
Name of MWBE	Race/Gender	Certifying Agency	Goods & Services	MWBE Dollars	MWBE Utilization Percentage
MLP Tractor Works	African American Male	City of Tallahassee	MOT, Erosion Control & Grassing	\$814,000	10.0%
Hale Contracting	Non-Minority Female	City of Tallahassee	Curb & Gutter, Utility Adjust and Hauling	\$407,000	5.0%
Total MWBE \$					\$1,221,000
Total MWBE Utilization %					15.0%

**Leon County
Board of County Commissioners**

Notes for Agenda Item #16

Leon County Board of County Commissioners

Agenda Item #16

February 27, 2018

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: Consideration of the Voluntary Annexation Proposal from Persimmon Square, LLC to Annex Property Located at 5794 Thomasville Road

Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator David McDevitt, Director, Development Support & Environmental Management
Lead Staff/ Project Team:	Ryan Culpepper, Director, Development Services Division Weldon Richardson, Senior Planner, Development Services

Statement of Issue:

As required by the Tallahassee-Leon County 2030 Comprehensive Plan, this voluntary annexation item is being brought to the Board for review and comment regarding the proposed annexation. Persimmon Square, LLC, is requesting voluntary annexation into the City of Tallahassee for the subject property located at 5794 Thomasville Road.

Fiscal Impact:

This item has no fiscal impact to the County.

Staff Recommendation:

Option #1: Do not object to the voluntary annexation proposal from Persimmon Square, LLC to annex property located at 5794 Thomasville Road.

Report and Discussion

Background:

As required by the Tallahassee-Leon County 2030 Comprehensive Plan and implemented by the Tallahassee-Leon County Interlocal Agreement, this voluntary annexation item is being brought to the Board for review and comment regarding the proposed annexation. Persimmon Square, LLC, is requesting voluntary annexation of the subject property into the City of Tallahassee. According to the Leon County Property Appraiser's Database, the subject parcel is owned by Persimmon Square, LLC (Lisa & Samantha Tran), parcel identification number 14-27-20-210-000-0. The subject property is a metes and bounds parcel consisting of approximately 0.87 acres. The referenced parcel is located at the intersection of Millstone Plantation Road and Thomasville Road.

On July 26, 2017, the Development Services Division held a pre-submittal meeting for a 6,000 square foot non-residential building to be constructed on the referenced parcel. The proposed 6,000 square foot building consisted of three 2,000 square foot tenant spaces and proposed to discharge into the adjacent City of Tallahassee Bull Run Stormwater Management Facility. The conceptual site plan noted a direct access to Thomasville Road. Due to the proximity of other existing street connections, staff recommended a vehicular interconnection to the southern parcel (Chili's Restaurant). Subsequent to the pre-submittal meeting, staff has not received a site plan application for the development of the property.

Analysis:

The subject parcel is zoned General Commercial (C-2) and is designated Bradfordville Mixed Use (BMU) on the Future Land Use Map of the Comprehensive Plan (Land Use Element Policy 2.2.6 of the Tallahassee/Leon County Comprehensive Plan). The referenced parcel is located inside the Urban Service Area and is currently vacant. A map showing the location of the parcel proposed to be annexed is included as Attachment #1.

Annexation by the City of Tallahassee shall be in accordance with the requirements of Chapter 171, Florida Statutes, and Policy 2.1.4 of the Intergovernmental Coordination Element of the Comprehensive Plan and as set forth in the Interlocal Agreement for Annexation Procedures between Leon County and the City of Tallahassee. Specifically, the Interlocal Agreement provides in part:

That the City Annexation Plan together with the petition for each annexation be provided by the City to the County Administrator, the Director of Development Support and Environmental Management and the County Attorney at least twenty (20) calendar days prior to the first reading of the Ordinance considering such annexation and at least five (5) calendar days prior to the next regularly scheduled County Commissioners ("Board") meeting. The Board shall have the opportunity to review, comment and suggest changes regarding the proposed annexation at a Board meeting prior to the adoption of the annexation Ordinance by the City Commission, and any Board comments will be provided to the City Manager at least five (5) calendar days prior to the public hearing on the annexation Ordinance.

The City of Tallahassee has indicated in their proposed Ordinance (No. 18-O-09) that they are committed to providing municipal services to the referenced property. Both the applicant's petition for voluntary annexation as well as the proposed Ordinance is included as Attachment #2. The proposed Ordinance was introduced to the City Commission on January 31, 2018, and is scheduled to be presented at a Public Hearing by the City Commission on March 21, 2018, for the purposes of finalizing this annexation.

The County and City Administrations have instituted procedures to implement annexation provisions. The City submits information and analyses for review by County staff. County staff comments on the proposed voluntary annexation are:

1. County Attorney: The County Attorney has indicated that the proposed annexation appears to comply with Chapter 171 of the Florida Statutes.
2. Public Works: The Public Works Department does not object to the proposed annexation.
3. Development Services: The Development Services Division has held multiple presubmittal meetings regarding proposed development of the subject property. It has been noted during these meetings that the site has access constraints and that interconnection of the southern adjacent property may help alleviate this issue. The Division finds that the proposed annexation would not have any impacts to the County's Concurrency Management System. A list of property owners within 500 feet of the subject parcel involved in the annexation has been provided as Attachment #3.
4. Environmental Services: The Division does not object to the proposed annexation.
5. Planning, Land Management & Community Enhancement (PLACE): The Tallahassee/Leon County Department of PLACE finds that the proposed annexation request is consistent with the Comprehensive Plan (Attachment #4).

Options:

1. Do not object to the voluntary annexation proposal from Persimmon Square, LLC to annex property located at 5794 Thomasville Road.
2. Object to the voluntary annexation proposal from Persimmon Square, LLC to annex property located at 5794 Thomasville Road.
3. Board direction.

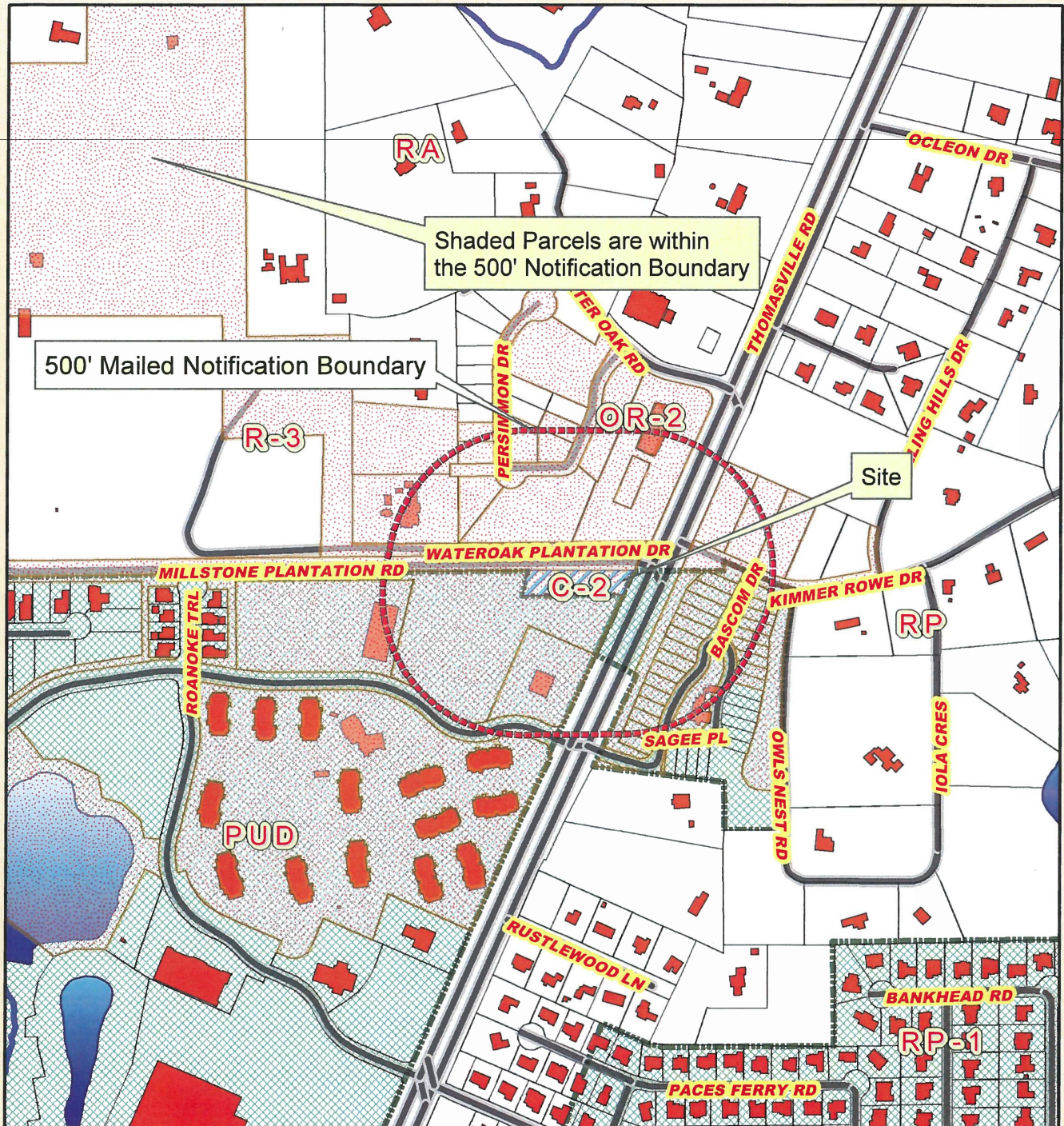
Recommendation:

Option #1.

Attachments:

1. Location Map
2. Request for Annexation from Persimmon Square, LLC & Ordinance (No.18-O-09)
3. List of Property Owners within 500 feet of the Referenced Parcel
4. Memorandum from the Department of PLACE, dated January 24, 2018

Annexation of Parcel # 14-27-20-210-000-0



Annexation of Parcel # 14-27-20-210-000-0
5794 Thomasville RD
LDV1800021
Map Produced By Marcus Curtis GIS Tech II
December 01/31/2018



0 250 500 Feet





January 8, 2018

Mr. Ryan Culpepper
Development Services Director
Leon County Department of Development Support
& Environmental Management
435 North Macomb Street
Tallahassee, FL 32301

RE: Annexation of 5794 Thomasville Road – Parcel # 14-27-20-210-0000-0

Dear Mr. Culpepper:

Attached is the ordinance introduction package for the annexation of 5794 Thomasville Road – Parcel # 14-27-20-210-0000-0 for your review and use. You are being provided a copy of the voluntary annexation petition as required by Policy 2.1.4 of the Intergovernmental Coordination Element of the Comprehensive Plan.

Pending your review and assignment to a County Commission meeting date, the annexation ordinance is tentatively scheduled to go to the City Commission for introduction on January 31, 2018 and the public hearing will be February 28, 2018. Any comments from the Board of County Commissioners must be received by the City Manager prior to the public hearing.

Please contact me at 891-8488 if you have any questions regarding this transmittal.

Sincerely,

A handwritten signature in blue ink, appearing to read "Raoul Lavin".

Raoul Lavin
Assistant City Manager
Administration and Professional Services

Attachments

Cc: Lewis E. Shelley, City Attorney
Louis Norvell, Assistant City Attorney
Reese Goad, Interim City Manager
Wayne Tedder, Assistant City Manager

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

ANDREW D. GILLUM
Mayor

RICARDO FERNANDEZ
City Manager

SCOTT MADDOX
Commissioner

LEWIS E. SHELLEY
City Attorney

NANCY MILLER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

T. BERT FLETCHER
City Auditor

GIL D. ZIFFER
Commissioner



An All-America City

CITY OF TALLAHASSEE

PETITION FOR VOLUNTARY ANNEXATION

The following information must be submitted to the Office of Financial Management for consideration to be annexed. You can deliver it in person, send in via U.S. mail or email it to:

Office of Financial Management

City of Tallahassee, City Hall – 4th Floor

Attn: Matt Matherne – 850.891.8458 or matthew.matherne@talgov.com

300 South Adams Street

Tallahassee, Florida 32301

- Voluntary Petition – **must** include signature(s), date and address(es) of each applicant if there are multiple owners.
- Map indicating the area (shade or cross-hatch) to be annexed.
- Tax Parcel Identification (PID) number for the parcel as recorded with the Leon County Property Appraiser's Office
- A non-PDF version of the recorded legal document (legal description in metes and bounds) of the property to be annexed.
- The City of Tallahassee does not charge a fee for annexation, however, Leon County does charge \$600 per parcel for each parcel submitted for annexation.
- The Office of Financial Management will schedule a pre-application conference with the relevant City and County staff to discuss the project and to provide the applicant with a Leon County contact person for payment of the fee and for contact regarding the County's review.

For more information on the requirements to be submitted or any further information about the process please call or email Matt Matherne @ 850.891.8458 or matthew.matherne@talgov.com.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

ANDREW D. GILLUM
Mayor

RICARDO FERNANDEZ
City Manager

SCOTT MADDOX
Commissioner

LEWIS E. SHELLEY
City Attorney

NANCY MILLER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

T. BERT FLETCHER
City Auditor

GIL D. ZIFFER
Commissioner

To: The City Commission of the City of Tallahassee
From: Persimmon Square, LLC
Lisa and Samantha Tran, 2030 Thomasville RD., STE 2, Tallahassee, FL 32308

Date:
Re: Parcel Number 14-27-20-210-0000-0 Voluntary Annexation

The undersigned owner(s) of the referenced property,

5794 Thomasville RD, Parcel Number 14-27-20-210-0000-0

legally described on the attached Exhibit A, and shown on the sketch attached as Exhibit B, hereby request(s) the annexation of said property by the City of Tallahassee in accordance with Chapter 171, Florida Statutes which authorizes the petitioning for voluntary annexation. Exhibits A and B are hereby incorporated by reference and made a part hereof.

The undersigned certify that he/she/they is/are the owners of the property described in the attached exhibits, and that all owners of the property have signed this petition. This petition and request shall be binding upon the owner(s), all successor owner of the subject property including the heirs, assigns, and devisees of the undersigned; and shall run with the land to any purchasers of the subject property.

PETITIONER(S):

Signature: [Signature] [Signature]
Print Name: Lisa Tran Samantha Tran
Address: 2030 Thomasville RD., STE 2
Tallahassee, FL 32308
Phone: 850-567-0941
Email address: lisatran895@gmail.com
Date: _____

State of: FL
County of: Leon

Before me, this 27th day of December, 20 17,

personally appeared Lisa Tran + Samantha Tran who executed the foregoing
Petition for Voluntary Annexation, and acknowledged before me that same was executed for
the purposes therein expressed.

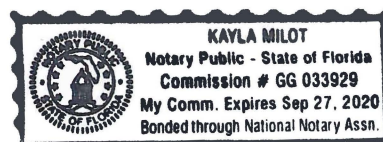
Personally known: ✓; or

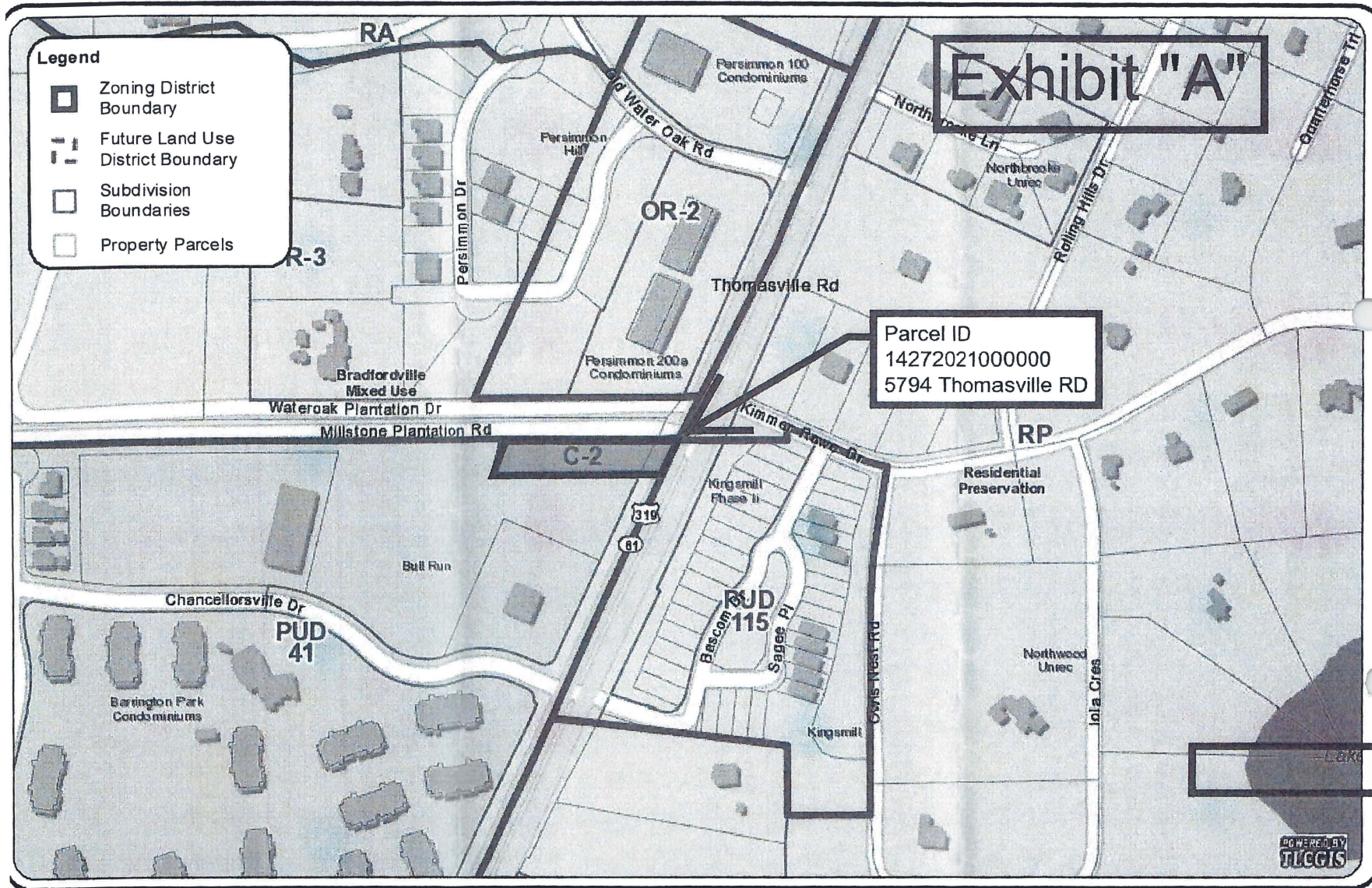
Produced identification: ✓.

Type of identification produced: FIDL.

Signature of Notary Public: Kayla Milot.

Printed name of Notary Public: Kayla Milot.





Parcel 14272021000000

DISCLAIMER

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



Scale:

Not To Scale:

Date Drawn:

December 18, 2017

Tallahassee/Leon County GIS
Management Information Services
Leon County Courthouse
301 S. Monroe St, P3 Level
Tallahassee, FL 32301
850/606-5504
<http://www.tlccgis.org>

Exhibit "B"

LEGAL DESCRIPTION

Official Records Book 4235, Page 961 of the Public Records of Leon County, Florida.

Commence at the Northwest corner of Section 27, Township 2 North, Range 1 East, and run thence East 647 feet more or less along the North Section line of said Section 27 to a point marked by a concrete monument in the center line of the old abandoned Tallahassee-Thomasville Road, which said point is the POINT OF BEGINNING. From said POINT OF BEGINNING, continue thence East 423.8 feet along the North line of said Section 27 to its intersection with the Western boundary of the 100 foot right of way of State Road No. 61 (formerly State Road No. 10), thence Southwesterly along the West boundary of the right of way of said State Road 61 (said west boundary being a line 50 feet west of and parallel to the center line of said state road) a distance of 100 feet, thence West 404.75 feet to a point in the center line of the aforesaid old abandoned Tallahassee-Thomasville Road, thence North 13 degrees 15 minutes East 93.9 feet to the POINT OF BEGINNING.

Less and Except Parcel 143 as described in Order of Taking recorded in Official Records Book 1899, Page 178, Public Records of Leon County, Florida.

Ordinance No. 18-O-09

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA, AMENDING SECTION SIX OF THE CHARTER OF THE CITY OF TALLAHASSEE, TO ANNEX WITHIN THE CORPORATE AREA OF THE CITY OF TALLAHASSEE, FLORIDA, UPON ADOPTION OF SAID ORDINANCE, PROPERTY BEING SITUATED IN LEON COUNTY, FLORIDA, IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, there has been filed with the City of Tallahassee, Florida, a petition containing the names and signatures of all of the property owners in the area described hereinafter requesting annexation into the corporate area of the City of Tallahassee, Florida; and,

WHEREAS, it has been determined that the property described hereinafter is reasonably compact and contiguous to the corporate area of the City of Tallahassee, Florida, and it has further been determined that the annexation of said property will not result in the creation of any pocket or enclave; and,

FURTHER WHEREAS, the City of Tallahassee, Florida, is in a position to provide municipal services to the property described herein, and that the City Commission of the City of Tallahassee, Florida, deems it in the best interest of the City to accept said petition and to annex said property.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF TALLAHASSEE, FLORIDA:

Section 1. That the property described below, situated in Leon County, Florida, be and the same is hereby annexed to and made a part of the City of Tallahassee, Florida, pursuant to the voluntary annexation provisions of Section 171.044, Florida Statutes, to wit:

5794 Thomasville Road

Commence at the Northwest corner of Section 27, Township 2 North, Range 1 East; thence, along the north boundary of said Section 27, South 89 degrees 42 minutes 31 seconds East 648.08 feet to the Point of Beginning. From said Point of Beginning continue South 89 degrees 42 minutes 31 seconds East, along the north boundary of Section 27 and the southerly boundary of Millstone Road, a distance of 423.8 feet, more or less, to the intersection of the western right of way boundary of State Road No. 61 (Thomasville Road); thence, along said western right of way boundary, Southwesterly 100 feet; thence West 404.75 feet, more or less, to a point in the centerline of the aforesaid old abandoned Tallahassee-Thomasville Road; thence North 13 degrees 15 minutes East 93.9 feet to the Point of Beginning.

Section 2. That upon ordinance becoming effective, the property owners and any resident on the property described herein shall be entitled to all the rights and privileges and immunities as are from time to time granted to residents and property owners of the City of Tallahassee, Florida, as further provided in Chapter 171, Florida Statutes, and shall further be subject to the responsibilities of residence or ownership as may from time to time be determined by the governing authority of the City of Tallahassee, Florida, and the provisions of said Chapter 171, Florida Statutes.

Section 3. If any section or portion of a section of this ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to impair the validity, force, or effect of any other section or part of this ordinance.

Section 4. That all ordinances or parts of ordinances in conflict herewith be and the same are hereby revoked.

Section 5. That this ordinance shall become effective immediately upon its passage and adoption.

INTRODUCED in the City Commission on the _____ day of _____, 2018.

PASSED by the City Commission on the _____ day of _____, 2018.

CITY OF TALLAHASSEE

By: _____
Andrew D. Gillum
Mayor

ATTEST:

APPROVED AS TO FORM

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

By: _____
Lewis E. Shelley
City Attorney

TAXID	OWNER1	OWNER2	ADDR1	ADDR2
1422080000490	DIXIE PETROLEUM CO		1320 THOMAS WOOD DR	TALLAHASSEE FL 32308
1422080000491	WILLIAMS DEREK A	WILLIAMS JANINE L	3014 KIMMER ROWE DR	TALLAHASSEE FL 32309
1422080000492	HOLMES CHRISTOPHER C	HOLMES LISA L	3018 KIMMER ROWE DR	TALLAHASSEE FL 32309
1422080000493	WRIGHT DOUGLAS E	WRIGHT DAPHNE	3022 KIMMER ROWE DR	TALLAHASSEE FL 32309
1421200110000	GOGGO DADA CONTRACT & TRADING LLC		3212 B W TENNESSEE ST	TALLAHASSEE FL 32304
142261 C0020	WATTS PAUL V		3158 PERSIMMON DR	TALLAHASSEE FL 32312
142261 C0030	EKK DENNIS	EKK ELIZABETH	713 SUMMERBROOKE DR	TALLAHASSEE FL 32312
142261 C0040	MAHON LAWRENCE J		3152 PERSIMMON DR	TALLAHASSEE FL 32312
142261 C0050	BUKANNAN AYMEN Y		3148 PERSIMMON DR	TALLAHASSEE FL 32312
1421202010001	RIFKIN RITA GEORGE		2741 MILLSTONE RD	TALLAHASSEE FL 32301
142261 E0020	THRASHER ELWIN ROLAND III		3183 PERSIMMON DR	TALLAHASSEE FL 32312
142261 E0030	ROBERT BASS CUSTOM HOMES LLC		1144 E TENNESSEE ST	TALLAHASSEE FL 32308
142261 E0040	MORA FRANCISCO E	DUENAS ADRIANA L	3155 PERSIMMON DR	TALLAHASSEE FL 32312
142261 0001	PERSIMMON HILL HOMEOWNERS ASSOC		PO BOX 15889	TALLAHASSEE FL 32317
142261 0002	PERSIMMON HILL HOMEOWNERS ASSOC		PO BOX 15889	TALLAHASSEE FL 32317
142261 0003	PERSIMMON HILL HOMEOWNERS ASSOC		1701 HERMITAGE BLVD STE 202	TALLAHASSEE FL 32308
142261 C0010	GHAIE YAZDAN		2801 CHANCELLORSVILLE DR 826	TALLAHASSEE FL 32312
142227 0001	PERSIMMON 200 LLC		1701 HERMITAGE BLVD STE 202	TALLAHASSEE FL 32308
1422270010010	PERSIMMON 200A LLC		1002 W 23RD ST STE 15889400	PANAMA CITY FL 32405
1422270020010	PERSIMMON 200B LLC		1002 W 23RD ST STE 400	PANAMA CITY FL 32405
1427202100000	PERSIMMON SQUARE LLC		2030 THOMASVILLE RD STE 2	TALLAHASSEE FL 32308
142722 0001	BARRINGTON PARK OF TALLAHASSEE LLC		PO BOX 13633	TALLAHASSEE FL 32317-3633
142724 B0010	SHAUGHNESSY NORMA D		5885 BASCOM DR	TALLAHASSEE FL 32309
142724 B0020	PONTIOUS MARIAN G		5881 BASCOM DR	TALLAHASSEE FL 32309
142724 B0030	KEMPER DENNIS L	KEMPER ROSEMARY	5877 BASCOM DR	TALLAHASSEE FL 32309
142724 B0040	OLIVEIRA DANIEL LIEB DE		5873 BASCOM DR	TALLAHASSEE FL 32309
142724 B0050	ANDERSON JOHN C III &ANDERSON WINONA ANN		308 S DIVISION ST	RITZVILLE WA 99169
142724 B0060	GUNTER DAVID		3357 SAGEE PL	TALLAHASSEE FL 32309
142724 B0070	FRIENDS HARRY L		3353 SAGEE PL	TALLAHASSEE FL 32309
142724 B0080	OWNER	OWNER		
142724 B0090	BOWEN PATRICK	BOWEN PATRICIA	3345 SAGEE DR	TALLAHASSEE FL 32309
1427240000001	KINGSMILL LLC		PO BOX 15889	TALLAHASSEE FL 32317
1427240000002	KINGSMILL LLC		PO BOX 15889	TALLAHASSEE FL 32317
1427280000001	KINGSMILL LLC		PO BOX 15889	TALLAHASSEE FL 32317
1427280000010	FOLSOM DANIEL TERRELL	FOLCOM PATRICIA LEE ANN	5808 BASCOM DR	TALLAHASSEE FL 32309
1427280000020	DAVIS ALEATHEA B		5812 BASCOM DR	TALLAHASSEE FL 32309

1427280000030	WYNN TORQUELIA A		5816 BASCOM DR	TALLAHASSEE FL 32309
1427280000040	UNTERMEYER BETTY J		5820 BASCOM DR	TALLAHASSEE FL 32309
1427280000050	FRIEDMAN MARTIN S TRUST		766 N SUN DR STE 4030	LAKE MARY FL 32746
1427280000060	HOLSTE ANITA J		5828 BASCOM DR	TALLAHASSEE FL 32309
1427280000070	SEIDNER SCOTT J	CAULFIELD CRAIG W	2108 NOAH TYLER CT	HENDERSON NV 89052-7145
1427280000080	MCDANIEL MICHAEL A	MCDANIEL JOCELYN D	5836 BASCOM DR	TALLAHASSEE FL 32309
1427280000090	WOODHAM JOHN W JR		5840 BASCOM DR	TALLAHASSEE FL 32309
1427280000100	SELLERS CLAUDE PICHARD SR	SELLERS LINDA SUBER	5846 BASCOM DR	TALLAHASSEE FL 32309
1427280000110	COBB DANNY L	COBB POLLY J	5852 BASCOM DR	TALLAHASSEE FL 32309
1427280000120	MARCOTTE GREG	MARCOTTE MONICA	5858 BASCOM DR	TALLAHASSEE FL 32309
1427280000130	WELDEN JOHN PATRICK		5864 BASCOM DR	TALLAHASSEE FL 32309
1427280000140	KOZMAN SAMIA S		5870 BASCOM DR	TALLAHASSEE FL 32309
1427280000150	CARPENTER AMANDA J LEWIS	CARPENTER BRUCE	5876 BASCOM DR	TALLAHASSEE FL 32309
142828 0001	BULL RUN UNIT I HOMEOWNERS		PO BOX 13565	TALLAHASSEE FL 32317
142828 A0010	2810 CHANCELLORSVILLE LLC		3109 GRAND AVE	MIAMI FL 33133
142828 A0020	SOUTHERN FIDELITY PROPERTY & CASUALTY INC	CAPITOL PREFERRED INSURANCE COMPANY INC	4700 140 TH AVE N STE 106	CLEARWATER FL 33762



MEMORANDUM

TO: Weldon Richardson, Senior Planner
Department of Development Support & Environmental Management
Leon County

THROUGH: Cherie Bryant, Director, Tallahassee-Leon County Planning Department

FROM: Stephen Hodges, Senior Planner, Tallahassee-Leon County Planning Department

DATE: January 24, 2018

SUBJECT: Consistency Review: Proposed Voluntary Annexation of Property Located at 5794 Thomasville Road

Staff has reviewed the proposed annexation of property located at 5794 Thomasville Road. A single parcel (tax identification number 14-27-20-210-0000) 0.87 acres in size is proposed to be annexed into the City of Tallahassee. The property is currently designated Bradfordville Mixed Use on the Future Land Use Map, and has a zoning designation of C-2 General Commercial. Leon County Property Appraiser records indicate that the subject parcel is currently vacant.

Staff finds the proposal consistent with the Comprehensive Plan, subject to the following provisions of Intergovernmental Coordination Element Policy 2.1.4 [I] being adequately met:

- The annexation shall be implemented in accordance with the requirements of Chapter 171, Florida Statutes, and as set forth in an Interlocal Agreement for Annexation Procedures to be entered into by and between Leon County and the City of Tallahassee as set forth in Policy 2.1.4[I].

The following additional information is related to this site:

- This property is located within the Bradfordville Study Area, and has a Future Land Use Map designation of Bradfordville Mixed Use. The intended function of the Bradfordville Mixed Use land use category is to create a village atmosphere with an emphasis on low to medium density residential land use, small scale commercial shopping opportunities for area residents, schools and churches, and recreational and leisure-oriented amenities for the enjoyment of area residents. This land use category establishes differing proportions of allowed land uses and land use densities and intensities and is intended to be implemented by zoning districts reflecting different development patterns specifically described in Objectives 1.7 and 6.1 of the Future Land Use Element.

Voluntary Annexation of Property Located at 5794 Thomasville Road
January 11, 2018
Page 2 of 2

- The current zoning on this property is C-2 General Commercial, which is intended to be located in areas designated Bradfordville Mixed Use, Suburban or Woodville Rural Community on the Future Land Use Map of the Comprehensive Plan. Any type of residential is permitted within a range of eight to sixteen units per acre, provided that it is located on the second floor or above a building containing commercial or office uses on the first floor. A variety of additional nonresidential uses is also permitted.

**Leon County
Board of County Commissioners**

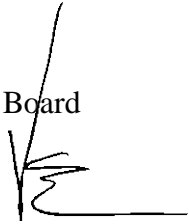
Notes for Agenda Item #17

Leon County Board of County Commissioners

Agenda Item #17

February 27, 2018

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Full Board Appointment to the Canopy Roads Citizens Committee and the Community Development Block Grant Citizens Advisory Task Force

Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator Wanda Hunter, Assistant County Administrator
Lead Staff/ Project Team:	Mary Smach, Agenda Coordinator

Statement of Issue:

This agenda item seeks the Board's approval to appoint one citizen to the Canopy Roads Citizens Committee for a three-year term, and three citizens to the new Community Development Block Grant Citizens Advisory Task Force for a four-year term.

Fiscal Impact:

This item has no fiscal impact to the County.

Staff Recommendation:

- Option #1: The full Board to consider the appointment of **one** citizen to the Canopy Road Citizens Committee for the remainder of an unexpired term plus a three-year term ending October 31, 2021. The eligible applicants are: Sarah Barrett, Matt Thursam, Hollie Myers Elhilow and Linda Bell.
- Option #2: The full Board to consider the appointment of **three** citizens to the Community Development Block Grant Citizens Advisory Task Force for a four-year term ending September 30, 2022. The eligible applicants are: Desiree Burns, Linda Ryles-Lockley, Nita Jackson, Talethia Edwards and Linda Bell.

Report and Discussion

Background:

Policy No. 03-15 includes the process of having a General Business item prepared to fill vacancies for full Board appointments of citizens to Authorities, Boards, Committees, and Councils.

Analysis:

Canopy Roads Citizens Committee (CRCC)

Purpose: The Committee makes recommendations to the County and City Commissions on matters related to Canopy Road preservation and assists in coordinating efforts of government, private sector, civic groups and individuals in an effort to protect, maintain, and enhance the Canopy roads.

Composition: The Committee has eight members; four appointed by the County and four appointed by the City. Members serve three-year terms, expiring on October 31. Members should consist of a balance of persons who have expertise in fields of forestry, local history, who live along a Canopy Road or who have demonstrated a willingness to serve for the enhancement of the community. Additionally, the full Board appoints a County Commissioner to serve as an ex-officio, non-voting member; Commissioner Mary Ann Lindley currently is serving in that capacity.

Vacancies: The Chairman of the CRCC, Pierce Withers, whose term expires on October 31, 2018, has resigned. Applications for this vacancy have been received and Table #2 lists the eligible applicants.

Table #2: Canopy Roads Citizens Committee

Vacancies	Term Expiration	Application Attachment #	Eligible Applicants	Recommended Action
Pierce Withers (resigned)	10/31/18	2. 3. 4. 5.	Sarah Barrett Matt Thursam Hollie Myers Elhilow Linda Bell	Full Board to make one citizen appointment for the remainder of the unexpired term plus a three-year term, expiring on October 31, 2021

Community Development Block Grant Citizens Advisory Task Force

Purpose: The purpose of the Community Development Block Grant Citizen Advisory Task Force (Task Force) is to provide input on all phases of the Small Cities Community Development Block Grant (CDBG) Program process. The Task Force meets to discuss

community needs and make recommendations as to the program area and activities that should be considered when drafting the grant application, and prior to the public hearings. The Task Force also provides input during the implementation of any grants received by Leon County.

Composition: 5 total members; 3 members are low- to moderate-income Leon County residents appointed by the Board of County Commissioners, 1 member is the Chairman of the Housing Finance Authority of Leon County (HFA) or other HFA member designee, and 1 member is a staff person appointed by the County Administrator. Members serve four-year terms with terms expiring on September 30, or until the grant is closed, and may not serve more than three full consecutive terms.

Vacancy: There are currently 3 citizen vacancies for low- to moderate-income Leon County residents on the Task Force.

Table #2: Community Development Block Grant Citizens Advisory Task Force

Vacancies	Application Attachment #	Eligible Applicants	Recommended Action
Three citizen seats (for low- to moderate-income residents of Leon County)	6. 7. 8. 9. 10.	Desiree Burns Linda Ryles-Lockley Nita Jackson Talethia Edwards Linda Bell	Full Board to appointment three citizens for terms of four years expiring on September 30, 2022, (or upon the close-out of the grant).

Options:

1. The full Board to consider the appointment of **one** citizen to the Canopy Road Citizens Committee for the remainder of an unexpired term plus a three-year term ending October 31, 2021. The eligible applicants are: Sarah Barrett, Matt Thursam, Hollie Myers Elhilow and Linda Bell.
2. The full Board to consider the appointment of **three** citizens to the Community Development Block Grant Citizens Advisory Task Force for a four-year term ending September 30, 2022. The eligible applicants are: Desiree Burns, Linda Ryles-Lockley, Nita Jackson, Talethia Edwards and Linda Bell.
3. Board direction.

Recommendation:

Options #1 & #2.

Attachments:

1. Withers resignation
2. Barrett application
3. Thursman application
4. Myers Elhilow application
5. Bell application
6. Burns application
7. Ryles-Lockley application
8. Jackson application
9. Edwards application
10. Bell application

From: "Mohrman, Melinda" <Melinda.Mohrman@talgov.com>
To: "Smach, Mary" <SmachM@leoncountyfl.gov>
Date: 1/25/2018 8:46 AM
Subject: RE: FW: Resignation from Canopy Roads Citizens Committee

Yes, it is.

From: Mary Smach [mailto:SmachM@leoncountyfl.gov]
Sent: Thursday, January 25, 2018 8:42 AM
To: Mohrman, Melinda <Melinda.Mohrman@talgov.com>
Subject: Re: FW: Resignation from Canopy Roads Citizens Committee

Hi Mindy,

Is the resignation effective immediately?

Mary Smach
Agenda Coordinator
Leon County Administration
301 S. Monroe St. Suite 502
Tallahassee, FL 32301
850-606-5311

www.leoncountyfl.gov<<http://www.leoncountyfl.gov>>

"People Focused. Performance Driven"

Thank you for your email. 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.

>>> "Mohrman, Melinda" <Melinda.Mohrman@talgov.com<mailto:Melinda.Mohrman@talgov.com>> 1/25/2018 7:54 AM >>>

Mary,

Please see the email below regarding the resignation of CRCC Chairperson Pierce Withers. Please let me know what I can do to facilitate filling the vacant position.

Thank you,

Mindy Mohrman
Urban Forester
ISA Certified Arborist MW-4433A
Tallahassee-Leon County Planning Dept.
Comprehensive Planning & Urban Design
850.891.6415 • melinda.mohrman@talgov.com<<mailto:melinda.mohrman@talgov.com>>
[Description: PLN-350]

From: Pierce Withers [mailto:piercewithers@gmail.com]
Sent: Thursday, January 18, 2018 8:36 PM
To: Lindley, Mary Ann <LindleyM@leoncountyfl.gov<<mailto:LindleyM@leoncountyfl.gov>>>
Cc: Mohrman, Melinda <Melinda.Mohrman@talgov.com<<mailto:Melinda.Mohrman@talgov.com>>>
Subject: Resignation from Canopy Roads Citizens Committee

Dear Mary Ann,

As we discussed at our meeting last night, I will be leaving Tallahassee shortly and must resign from the Canopy Roads Citizens Committee.

I would like to take this opportunity to tell you how honored I have been to serve as Chairman of the Committee, and what a pleasure it has been to work alongside you during this period of transition.

Thank you for your words of encouragement, advice and support over the past two years. It's been a challenge to get the Committee back on track, but I leave it feeling very satisfied with all that we have accomplished.

I'm copying Mindy here so that she can notify the powers that be, and also to extend a warm word of thanks to her for her invaluable assistance

provided to me as Chairman.


With my very best wishes for continued success in protecting, promoting and enhancing Leon County's Canopy Roads, I am,

Warmly,

Pierce Todd Withers, Chairman
Canopy Roads Citizens Committee

ADVISORY COMMITTEE APPLICATION FOR BOARD APPOINTMENT

CANOPY ROADS CITIZENS COMMITTEE

<p>It is the applicant's responsibility to keep this information current. To advise the County of any changes please contact Christine Coble by telephone at 606-5300 or by e-mail at CobleC@leoncountyfl.gov</p> <p>Applications will be discarded if no appointment is made after two years.</p>		
Name: Sarah Barrett		Date: 6/29/2016 6:26:04PM
Home Phone: (561) 385-5212	Work Phone: (-)-X	Email: shmageggi20@hotmail.com
Occupation: BIOLOGICAL SCIENTIST	Employer: FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION	
Preferred mailing location: Home Address		
Work Address: 620 S. MERIDIAN STREET 6B		
City/State/Zip: TALLAHASSEE, FL 32399		
Home Address 8712 SALAMANCA CT		
City/State/Zip: TALLAHASSEE, FL 32311		
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? 7 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?		
<p><u>If you are appointed to a Committee, you are expected to attend regular meetings.</u></p> <p>How many days permonth would you be willing to commit for Committee work? 4 or more</p> <p>And for how many months would you be willing to commit that amount of time? 6 or more</p> <p>What time of day would be best for you to attend Committee meetings? Day, Night</p>		
<p>(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.</p> <p>Race: Caucasian Sex: Female Age: 40.00</p> <p>Disabled? No District: District 5</p>		
<p>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.</p> <p>AS A WILDLIFE BIOLOGIST WITH FWC, I FREQUENTLY SERVE ON TEAMS IN NUMEROUS CAPACITIES - FACILITATOR, RECORDER AND CONTRIBUTOR.</p> <p>MY EDUCATIONAL BACKGROUND IS NOTED ON MY RESUME.</p> <p>PAST EMPLOYMENT AFFORDED ME THE OPPORTUNITY TO WORK WITH NATIVE AND NON-NATIVE VEGETATION. I LIVE ALONG OLD ST. AUGUSTINE ROAD AND ENJOY THE PRIVILEGE OF DRIVING EACH DAY.</p>		

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

Name: DAVE TELESCO Telephone: 850-228-5310
Address: 2046 DOOMAR DRIVE

Name: Telephone:
Address:

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 www.leoncountyfl.gov/bcc/committees/training.asp BEFORE YOUR APPLICATION IS DEEMED COMPLETE.

Have you completed the Orientation? Yes

Are you willing to complete a financial disclosure form and/or a background check, if applicable? Yes

Will you be receiving any compensation that is expected to influence your vote, action, or participation on a Committee? No

If yes, from whom?

Do you anticipate that you would be a stakeholder with regard to your participation on a Committee? No

Do you know of any circumstances that would result in you having to abstain from voting on a Committee due to voting conflicts? No

If yes, please explain.

Do you or your employer, or your spouse or child or their employers, do business with Leon County? No

If yes, please explain.

Do you 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? No

If yes, please explain.

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

Signature: Sarah Barrett

This application was electronically sent: 6/29/2016 6:26:04PM

8712 Salamanca Court
Tallahassee, FL 32311-3414

Mobile: 561-385-5212
E-mail: sb.sarah@hotmail.com

Sarah Barrett

Work experience

July 2010 - Present Florida Fish and Wildlife Conservation Commission (FWC)
– Tallahassee, Florida

Biological Scientist IV

- Development, evaluation, and oversight of intern program involving up to 8 upperclassmen and graduate students
- Development and oversight of volunteer program
- Supervision of Database Technician
- Maintenance, oversight, and quality control of internal bear database of over 70,000 entries
- Reconciliation of Program budget and assistance with grant management
- Coordination and participation in outreach and inreach about bear biology and human-bear conflicts resolution/prevention, including schools, public workshops and commission meetings
- Coordination with staff from other FWC Sections and Offices on statewide response to human-bear conflicts using matrix management
- Completion of statewide customer service surveys to residents who have contacted FWC about human-bear interactions
- Address customer complaints/questions via email, phone, and U.S. mail
- Geocode yearly bear data and create maps using ArcGIS
- Response to press requests via phone, email or in person interviews
- Recorder/participant in three Bear Action Teams (Management Plan, Feeding Rule, Policy)
- Team Leader of Wildlife Incident Database Action Team and Wildlife Incident Management Team
- Development and maintenance of brochures and information on FWC's black bear web pages
- Regular editorial review of supervisor's documents
- Work with other FWC programs to aid in development of new internship programs
- Response to local bear issues via on site visits with residents, infrequent capture and hazing of bears, as well as retrieval of roadkill bears
- Received HSC's 2011-12 Above and Beyond Award
- Received HSC's 2011-12 Team of the Year Award, Bear Management Plan Team

April 2010 - Present Los Robles Animal Hospital – Tallahassee, Florida

Part-time Receptionist/Veterinary Technician

- Assist clients with questions/concerns and general domestic animal care
- Answer multi-line phone system, check in clients, take payment for services rendered, schedule appointments, and general record keeping
- Train new staff and develop training materials
- Fill prescriptions, pull blood, take x-rays, and assist with exam room procedures

March 2010 – July 2010 Tallahassee Museum – Tallahassee, Florida

Weekend Zookeeper

- Daily husbandry of animal collection, including black bears, Florida panthers, North American river otters, skunks, foxes, bobcats, red wolves, white-tailed deer, opossum, coyotes, numerous livestock, bird, and reptile species
- Interacted daily with the public discussing Florida's natural history, conservation, and collection animals
- Trained new volunteers and FSU/FAMU interns on animal care standard operating procedures

December 2007 – August 2009 Regions Bank – Gainesville, Florida

Fulltime Teller

- Handled drive-thru and lobby transactions (cash/checks/credit, deposits, withdrawals, payments, purchase of traveler's checks, foreign monies exchange) for account holders and non-account holders
- Gainesville Community Event Coordinator
- Solely managed the branch's vault cash supply
- Conducted select account maintenance
- Ran daily reports in the absence of head teller
- Educated cliental about budget techniques

December 2005 – September 2007 Palm Beach County Environmental Resources Management
– West Palm Beach, Florida

Environmental Technician I-II

- Assisted in public meetings to discuss County vegetation programs, south Florida ecology, and environmental impacts of human intrusion
- Educated private citizen and public agency landowners concerning management actions and protocol; coordinated inspections and treatments with landowners
- Supervised (on site, year-round) 6-12 member crew removing invasive, non-native vegetation using chainsaws, machetes, chemical sprayers, and heavy equipment, such as bucket trucks, wood chippers, and front end loaders
- Conducted site reviews with contractor, received quotes for proposed work and submitted these orders for supervisory and finance department approval
- Developed and maintained brochures and information on County web pages detailing County vegetation programs
- Inspected public and private properties for invasive vegetation using GPS and ArcPad; conducted vegetation treatments through manual removal and herbicide use
- Completed large-scale multi-purpose mailing projects containing time-sensitive information
- February 2007 through September 2007 worked on county-wide GIS project using ArcMap 9.0 (overtime averaged 20 hours/week); objective was to ensure all addresses throughout Palm Beach County 911 system were the same for all emergency agencies (35 municipalities and County: Police, Fire Rescue, EMT, and 911 dispatch centers)
- Maintained County plant nursery, approximately 30 species and over 2,500 individuals
- Alternate member on department-wide Safety Committee

September 2000 – July 2005 Tampa's Lowry Park Zoo – Tampa, Florida

Aviary Zoo Keeper I-IV

- Daily husbandry of avian collection, consisting of over 325 individuals of 130 species, including select reptiles and mammals
- Interacted daily (formal and informal) with the public discussing zoos, conservation, and education
- Trained new keepers, wrote staff schedules, coordinated 25 volunteers within the department, and developed and maintained an enrichment program for the aviary department
- Scheduled and participated in aviary staff interviews
- Aided in the planning of aviary annual budget
- Interim Aviary Assistant Curator, overseeing staff of five keepers, attending Assistant Curator meetings, and dealing directly with General Curator and Veterinarian
- Pursued monetary and material donations and assisted with decisions on the use of donated funds
- Assisted in design and specimen choice for park additions (e.g., Wallaroo Station, Safari Africa)
- Planned and implemented hurricane protocols for aviary collection
- Zoo liaison for the Butterfly Conservation Initiative, and participated in the Better Workplace Committee. Member of the Eco-conservation Committee and managed psittacine donations
- Maintained vegetation within all avian exhibits; performed routine maintenance
- Experience with large mammals, such as black bears, manatees, large cats, Indian rhinoceros, bison, red wolves, tapirs, North American river otters, and striped skunks
- Involved in breeding recommendations, artificial incubation, medical treatments, hand rearing, and behavior modifications of animals - all requiring manual and computerized record keeping
- Performed regular pest control using both chemical and humane mechanical methods, including relocation

Education

August 1999 – May 2003

University of South Florida

Tampa, Florida

B.S./Biology

August 1996 – July 1998

Hillsborough Community College

Brandon, Florida

A.A./Biology

January 1995 - May 1996

Florida Community College


Jacksonville, Florida

- Achieved 22 credit hours prior to relocating to Brandon, Florida

ADVISORY COMMITTEE APPLICATION FOR BOARD APPOINTMENT

CANOPY ROADS CITIZENS COMMITTEE

Attachment #3
Page 1 of 2

<p>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</p> <p>Applications will be discarded if no appointment is made after two years.</p>		
Name: Matt Thursam		Date: 2/4/2018 10:49:39AM
Home Phone: (407) 433-1698	Work Phone: (407)433-1699X	Email: thursam@yahoo.com
Occupation: RETIRED	Employer: WALT DISNEY WORLD	
Preferred mailing location: Home Address		
Work Address: 1743 SUMMER MEADOW PLACE		
City/State/Zip: TALLAHASSEE, FL 32303		
Home Address: 1743 SUMMER MEADOW PLACE		
City/State/Zip: TALLAHASSEE, FL 32303		
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?		1 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?		
<p>(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.</p> <p>Race: Caucasian Sex: Male Age: 70.00</p> <p>Disabled? No District: District 3</p>		
<p>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.</p>		

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

Name: JOHANNA DELA CADENA Telephone: 407-414-7373
Address: 8251 PRESIDENTS DR ORLANDO 32809

Name: KATIA MEDINA Telephone: 407-428-5872
Address: 3201 COLONIA DR ORLANDO 32803

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 www.leoncountyfl.gov/bcc/committees/training.asp

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: Matt Thursam

This application was electronically sent: 2/4/2018 10:49:39AM

ADVISORY COMMITTEE APPLICATION FOR BOARD APPOINTMENT

CANOPY ROADS CITIZENS COMMITTEE

Attachment #4
Page 1 of 5

<p>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</p> <p>Applications will be discarded if no appointment is made after two years.</p>		
Name: Hollie Myers Elhilow		Date: 2/6/2018 3:17:13PM
Home Phone: (510) 310-3605	Work Phone: (561)310-3605X	Email: HMyers.Realtor@gmail.com
Occupation: REAL ESTATE SALES - RESIDENT	Employer: CENTURY 21 FIRST STORY REAL ESTATE	
Preferred mailing location: Home Address		
Work Address: 316 WILLIAMS STREET		
City/State/Zip: TALLAHASSEE, FL 32303		
Home Address: 1444 DENHOLM DRIVE		
City/State/Zip: TALLAHASSEE, FL 32308		
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? 2 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?		
<p>(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.</p> <p>Race: Caucasian Sex: Female Age: 51.00</p> <p>Disabled? District: District 3</p>		
<p>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.</p> <p>MY ROOTS ON MY FATHER'S SIDE CAN BE TRACED BACK TO THE 1800'S. MY PATERNAL GRANDMOTHER IS A GRADUATE OF LEON HIGH SCHOOL. AFTER HAVING LIVED IN SOUTH FLORIDA FOR 24 YEARS, I AM SO HAPPY TO BE BACK IN MY HOMETOWN. TO THAT END, I AM LOOKING FOR WAYS TO BECOME MORE ENTRENCHED IN OUR COMMUNITY, WITH HOPES OF PRESERVING MUCH OF WHAT I LOVE, FOR OUR FUTURE GENERATIONS.</p> <p>REGARDS, HOLLIE MYERS ELHILOW</p>		

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

Name: FLECIA BRASWELL Telephone: 850-322-1073
Address: 2094 WILDRIDGE DR., TALLAHASSEE

Name: ALLISON HILL Telephone: 561-707-4365
Address: 2621 OLD WESLEY PLACE

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 www.leoncountyfl.gov/bcc/committees/training.asp

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: Hollie Myers Elhilow

This application was electronically sent: 2/6/2018 3:17:13PM

Hollie Myers Elhilow
1444 Denholm Drive
Tallahassee, Florida 32308
(561) 310-3605 Mobile
E-Mail: HMyers.Realtor@gmail.com

WORK EXPERIENCE:

2016 to Present, Century 21 First Story Real Estate, Tallahassee, Florida
Residential Real Estate Sales, Office Management, and Compliance Management

2014 -2016, Kaywell Interiors, West Palm Beach, Florida
Bookkeeping (P/T); A/R, A/P, Client Billings, Software: DesignManager

2009 - 2016, RDH of the Palm Beaches, LLC, West Palm Beach, Florida
Bookkeeper/Office Manager (P/T): Job Cost Accounting, Contract Administration, A/R, A/P, Lien Releases, Client Billings (both T&M, and AIA Percentage of Completion), Change Orders, Payroll, Bank Reconciliation, Financial Reporting and other general administrative and accounting functions. Work with outside CPA firm to prepare year-end taxes. Accounting software: Builder Information Systems by MICS. with outside CPA firm to prepare year-end taxes.

2000 - 2009, Weekes & Callaway, Inc., Delray Beach, Florida
Director of Information Technology, Network Administrator (P/T): Plan, develop, install, configure, maintain, support, and optimize all network hardware, software and communication devices. Analyze, and resolve, end-user hardware and software problems. Develop, and administer, user training, automation policies, and procedures. Coordinate with outside vendors, as required. Attend conferences related to agency automation systems (AMS/Vertafore). Annual budgeting and purchasing.

1995 – 2000, Weekes & Callaway, Inc., Delray Beach, Florida
Commercial Lines Marketing Manager: Commercial insurance new account and key renewal placement. Detail client proposals. Agency representation at insurance carrier functions, meeting with underwriters and accompanying sales staff, as needed. Supervision of commercial lines staff as respects marketing functions. Compilation of monthly, and year-end, management reports, including agency production.

1992 – 1995, Brown & Brown, Inc., West Palm Beach, Florida
Commercial Lines Marketing Assistant: Underwrite and complete commercial insurance account submissions for placement with insurance carriers. Negotiate coverages, pricing, terms and conditions. Meet with company underwriters, as necessary. Format and prepare detail client proposals. Track all new and renewal placements.

Hollie Myers Elhilow

Page

1989-1992, Century Properties & Investments, Inc., Tallahassee, Florida

Real Estate Sales Associate (P/T): Solicit residential real estate listings, marketing program for open houses. Coordinate sales transaction from listing, to closing.

1988 – 1992, Earl Bacon Agency, Inc., Tallahassee, Florida

Commercial Lines Account Executive: Underwriting, marketing, and claim servicing of new, and renewal, accounts. Address client questions and requests, meeting with clients, as needed. Detail client proposals. Limited group health insurance marketing.

Implemented successful commercial telemarketing program. Agency representative for numerous civic, and professional, associations.

EDUCATION, DESIGNATIONS AND LICENSES:

Accredited Adviser in Insurance Designation (AAI)

Certified Insurance Counselor Designation (CIC)

Florida State University, B.S., Risk Management Insurance and Real Estate

Notary Public, State of Florida

State of Florida, General Agents License 2-20

State of Florida, Real Estate Salesperson License

State of Florida, Surplus Lines Agents License 1-20

PAST & PRESENT PROFESSIONAL/SOCIAL AFFILIATIONS:

American Cancer Society, Past Member of Orchid Ball Committee, Palm Beach

Big Brothers / Big Sisters of Tallahassee, Past Board Member

Capital City Country Club, Member

Junior League of Tallahassee, Sustaining Member

Junior League of the Palm Beaches, Past Treasurer, Past Member/Sustaining Member

Palm Beach County Women's Tennis Association, Past Board Member and President,
Division 7

Rosarian Academy, West Palm Beach, Florida, Past Room Mother and Volunteer

South Florida Science Center & Aquarium, Founding Member of Young Friends Group

South Palm Beach County Agent's Association

Tallahassee Board of Realtors, Member

Tallahassee Builders Association, Past Membership Committee Chairperson

Tallahassee Chamber of Commerce, Past Participant in Ambassador Program & Current
Chamber Member

The Woodlands of Tallahassee Homeowners Association, Board Member

REFERENCES:

Mrs. Jimmy Weaver (Flecia Braswell) – (850) 322-1073, FleciaBraswell@gmail.com

Mrs. Christopher (Louise) Davenport – (850) 294-2950, LDavenp850@aol.com

Mrs. Richard (Janie) McFarlain – (850) 933-7770, Janie@McFarlain.com


Ms. Gayle Nelson – (850) 566-8903, NelsonGayle@comcast.net

Mrs. David (Margie) Tedrick – (850) 264-3105, DrTedrick@embarqmail.com

ADVISORY COMMITTEE APPLICATION FOR BOARD APPOINTMENT

CANOPY ROADS CITIZENS COMMITTEE

Attachment #5
Page 1 of 2

<p>It is the applicant's responsibility to keep this information current.</p> <p>To advise the County of any changes please contact Mary Smach</p> <p>by telephone at 606-5300 or by e-mail at SmachM@leoncountyfl.gov</p> <p>Applications will be discarded if no appointment is made after two years.</p>		
Name: Linda Bell		Date: 2/15/2018 2:09:53PM
Home Phone: (850) 562-1121	Work Phone: (-)-X	Email: lyndarbell@yahoo.com
Occupation: RETIRED	Employer: FROM THE DIV. OF EMERGENCY MGMNT NAT'L FLOOD INSURANCE PROGRAM	
Preferred mailing location: Home Address		
Work Address:		
City/State/Zip: TALLAHASSEE, FL		
Home Address: 4170 MISSION RD		
City/State/Zip: TALLAHASSEE, FL 32303		
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? 33 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?		
<p>(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.</p> <p>Race: Caucasian Sex: Female Age: 73.00</p> <p>Disabled? No District: District 2 3</p>		
<p>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.</p> <p>I WAS CERTIFIED AS A FEMA FLOOD PLAIN MANAGER. TOASTMASTERS MEMBER FOR 5 YEARS. I HAVE BACHELORS DEGREE IN HOUSING WITH A MINOR IN BUSINESS. ALSO WORKED FOR DEVELOPMENT OF REGIONAL IMPACTS AND SECTION 8 HOUSING. IN ADDITION I WORKED FOR THE CENTER FOR PROFESSIONAL DEVELOPMENT.</p> <p>I WILL COMPLETE THE ONLINE ORIENTATION AT THE LIBRARY, AS MY COMPUTER IS NOT CURRENTLY WORKING.</p>		

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

Name: ANN AUGUSTINE PARKER
Address: XX

Telephone: 850-942-7776

Name: PROF. MCNUTT
Address: XX

Telephone: 850-575-8954

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 www.leoncountyfl.gov/bcc/committees/training.asp

1) Have you completed the Applicant Orientation for membership on Citizen Committees, Board & Authorities?
No (Your application will only be considered if you have completed the online orientation.)

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: Linda Bell

This application was electronically sent: 2/15/2018 2:09:53PM

ADVISORY COMMITTEE APPLICATION FOR BOARD APPOINTMENT

COMMUNITY DEVELOPMENT BLOCK GRANT CITIZENS ADVISORY TASK FORCE

Attachment #6
Page 1 of 6

<p>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</p> <p>Applications will be discarded if no appointment is made after two years.</p>		
Name: Desiree Burns		Date: 11/7/2017 8:26:48AM
Home Phone: (903) 819-6079	Work Phone: ()-X	Email: desiree.frederickson@outlook.com
Occupation: STUDENT / TEACHER	Employer: FSU / TCC	
Preferred mailing location: Work Address		
Work Address: 305 CANDLEBARK DRIVE		
City/State/Zip: JACKSONVILLE, FL 32225		
Home Address 2566 W TENNESSEE ST		
City/State/Zip: TALLAHASSEE, FL 32304		
Do you live in Leon County? Yes If yes, do you live within the City limits? Yes		
Do you own property in Leon County? No 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? 1 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?		
<p>(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.</p> <p>Race: Caucasian, Hispanic Sex: Female Age: 30.00</p> <p>Disabled? No District: 2</p>		
<p>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.</p> <p>I AM INTERESTED IN SERVING ON THE HUMAN SERVICES GRANTS REVIEW COMMITTEE BECAUSE I HAVE WORKED FOR HUMAN SERVICE ORGANIZATIONS AND HAVE EXPERIENCE WITH THE GRANT APPLICATION PROCESS. I BELIEVE THAT THIS IS AN IMPORTANT PROCESS AND WANT TO BE INVOLVED. I AM ALSO INTERESTED IN LEARNING MORE ABOUT THE NEEDS OF HUMAN SERVICE AGENCIES IN LEON COUNTY.</p> <p>I AM INTERESTED IN THE COMMUNITY DEVELOPMENT BLOCK GRANT CITIZENS ADVISORY TASK FORCE BECAUSE I WANT TO LEARN MORE ABOUT THE TASKS ASSOCIATED WITH COMMUNITY DEVELOPMENT.</p> <p>MY RESUME IS ATTACHED.</p> <p>THANK YOU.</p>		

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

Name: DANIEL MCDONALD

Telephone: 325-212-4081

Address: DALLAS, TEXAS

Name: GLENN HALL

Telephone: 940-597-8502

Address: DALLAS, TEXAS

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 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 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: Desiree D. Burns

This application was electronically sent: 11/7/2017 8:26:48AM

EDUCATION

Doctor of Philosophy, Social Work, Anticipated May 2021
Florida State University

Master of Social Work, August 2014
University of Texas at Arlington

Master of Arts in English, May 2010
Texas Woman's University

Bachelor of General Studies, December 2008
Texas Woman's University

WORK EXPERIENCE

Graduate Research Assistant Aug. 2017 – Present

Florida State University, Tallahassee, Florida

- Review relevant literature
- Aid in the preparation of manuscripts for journal submission
- Develop proposals for funding opportunities

Adjunct English Instructor Aug. 2017 – Present

Tallahassee Community College, Tallahassee, Florida

- Instruct ENC 1101 students in writing development
- Promote discussion among students in Canvas and in the classroom
- Develop course assignments to meet the needs of students
- Introduce students to campus resources
- Participate in faculty development trainings and meetings

Adjunct English Instructor July 2015 – May 2017

Florida State College at Jacksonville, Jacksonville, Florida

- Instructed 8-week sessions of hybrid courses in ENC 1101 and ENC 1102
- Adapted course assignments to meet the needs of students
- Implemented service learning activities within the curriculum
- Participated in faculty development trainings and meetings

Child Protective Investigator Feb. 2015 – July 2017

Department of Children and Families, Fleming Island, Florida

- Mentored newly certified investigators, investigators-in-training, and interns
- Received the "Heart of a CPI" Certificate
- Served on the S.E.A.L. Team
- Conducted investigations and completed safety assessments
- Partnered with community service providers to improve service provision for families

Studio Manager Sept. 2014 – Feb. 2015

KinderStudios School of the Performing Arts, Amelia Island, Florida

- Researched grant and fundraising opportunities
- Created marketing materials
- Completed administrative tasks
- Developed and implemented business policies and procedures

Step Up Program Specialist May 2013 – Dec. 2013

Camp Fire First Texas, Fort Worth, Texas

- Implemented service-learning activities to encourage and empower youth
- Quadrupled the number of youth served by the program within a 3-month period
- Managed a program budget of \$10,000
- Conducted outreach activities which resulted in additional funding for the program

Residence Hall Director Aug. 2008 – May 2010

Texas Woman's University, Denton, Texas

- Managed a residence hall of approximately 200 university students
- Participated in outreach initiatives to inform residents of policies, procedures, and activities
- Supervised and facilitated training sessions

ADDITIONAL EXPERIENCE

Administrative Intern Jan. 2014 – April 2014

Catholic Charities of Central Texas, Austin, Texas

- Developed a grant management system and completed research that resulted in a compilation of approximately 40 foundations that financially supported the agency's mission and programs
- Submitted two grant proposals that awarded the agency with approximately \$85,000
- Analyzed costs of achieving units of service and outcomes for programs
- Attended weekly webinars on grant writing, fundraising, and nonprofit management

Administrative Intern Aug. 2013 – Dec. 2013

The Parenting Center, Fort Worth, Texas

- Revised the agency's emergency policies and procedures
- Created evaluation measurements and logic models for grant funding and accountability purposes
- Revised, distributed, and analyzed the agency's bi-annual client satisfaction survey
- Attended community outreach events to inform community members of the agency's programs
- Conducted research and performed monthly edits of publications, such as newsletters and blogs

Court Appointed Special Advocate March 2012 – Dec. 2013

CASA of Tarrant County, Fort Worth, Texas

- Advocated for youth in foster care
- Collected information through observations and interviews
- Informed foster parents of community resources
- health personnel, teachers, school administrators, lawyers, and case managers
- Provided testimony in court

English Teacher and Teacher Trainer Aug. 2010 – Nov. 2011

Peace Corps, Zhubanova University, Aktobe, Kazakhstan

- Taught approximately 220 university students
- Created and conducted teaching seminars for approximately 200 teachers
- Edited and revised technical documents
- Established groups for English Language Learners to foster language skills

APPOINTED POSITIONS

Doctoral Student Organization, First Year Representative 2017 – Present

Congress of Graduate Students, Representative 2017 – Present

PROFESSIONAL AFFILIATIONS

Society for Social Work and Research 2017 – Present

Scholars of Social Work and Anthropology 2017 – Present

National Association of Social Workers 2012 – Present

From: Desiree Frederickson <desiree.frederickson@outlook.com>
To: Mary Smach <SmachM@leoncountyfl.gov>
CC: Shington Lamy <LamyS@leoncountyfl.gov>
Date: 1/24/2018 3:45 PM
Subject: Re: CDBG Citizens Advisory Task Force

Mary,

The answer is yes. I am a member of a 2-family household, and we earn less than \$43,800.

Thank you,
Desirée

On Jan 24, 2018, at 15:16, "Mary Smach" <SmachM@leoncountyfl.gov<mailto:SmachM@leoncountyfl.gov>> wrote:

Dear Desiree,

You recently applied for a seat on our Community Development Block Grant Citizens Advisory Task Force<<http://www2.leoncountyfl.gov/committees/detail.asp?id=68>> (application attached).

At least 51% of the CDBG Citizens Advisory Task Force is comprised of residents of Leon County who are members of low and moderate income households. Please answer the following questions so that we may determine if you are eligible to serve.

Are you a member of a low to moderate income household?

Yes
No
*

That is by definition, a household earning 80% or less than the area annual median income of \$68,400 for a family of 4; or in other words, are you a member of a household earning less than:

\$38,300 for a family of 1
\$43,800 for a family of 2
\$49,250 for a family of 3
\$54,700 for a family of 4
\$59,100 for a family of 5
\$63,500 for a family of 6
\$67,850 for a family of 7
\$72,250 for a family of 8
\$76,608 for a family of 9
\$80,896 for a family of 10

If you need any further information, please do not hesitate to contact me.

Regards,

Mary Smach
Agenda Coordinator
Leon County Administration
301 S. Monroe St. Suite 502
Tallahassee, FL 32301
850-606-5311


www.leoncountyfl.gov<<http://www.leoncountyfl.gov>>

"People Focused. Performance Driven"

Thank you for your email. 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.

ADVISORY COMMITTEE APPLICATION FOR BOARD APPOINTMENT

COMMUNITY DEVELOPMENT BLOCK GRANT CITIZENS ADVISORY TASK FORCE

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.		
Name: Linda M. Ryles-Lockley		Date: 2/6/2018 9:55:45PM
Home Phone: (850) 656-0499	Work Phone: (-)-X	Email: elockley001@msn.com
Occupation: COORDINATOR	Employer: BOYSAND GIRLS CLUB BIG BEND	
Preferred mailing location: Home Address		
Work Address:		
City/State/Zip: TALLAHASSEE, FL		
Home Address: 1115 RICHVIEW RD P.O.BOX 20644		
City/State/Zip: TALLAHASSEE, FL 32301		
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?		10 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?		

At least 51% of the CDBG Citizens Advisory Task Force is comprised of residents of Leon County who are members of low and moderate income households.

Are you a member of a low to moderate income household?

☒ Yes

☐ No

That is by definition, a household earning 80% or less than the area annual median income of \$68,400 for a family of 4; or in other words, are you a member of a household earning less than:

- ☐ \$38,300 for a family of 1
- ☒ \$43,800 for a family of 2
- ☐ \$49,250 for a family of 3
- ☐ \$54,700 for a family of 4
- ☐ \$59,100 for a family of 5
- ☐ \$63,500 for a family of 6
- ☐ \$67,850 for a family of 7
- ☐ \$72,250 for a family of 8
- ☐ \$76,608 for a family of 9
- ☐ \$80,896 for a family of 10

(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: African American

Sex: Female

Age:

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.

I HAVE A VARIOUS RANGE OF EXPERIENCES. I SOCIAL SERVICE, LAW, GUARDIAN AD LITEM, VOLUNTEER, MEDIATION.

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

Name: DONNA HARPER
Address: BLOXHAM

Telephone: 321-7798

Name: KACY DENNIS
Address: W. ORANGE AVE

Telephone: 656-8100

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 www.leoncountyfl.gov/bcc/committees/training.asp

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: Linda M.Ryles-Lockley

This application was electronically sent: 2/6/2018 9:55:45PM

ADVISORY COMMITTEE APPLICATION FOR BOARD APPOINTMENT

COMMUNITY DEVELOPMENT BLOCK GRANT CITIZENS ADVISORY TASK FORCE

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Name: Nita Jackson		Date: 2/7/2018 9:56:07AM	
Home Phone: (850) 216-2195	Work Phone: (850)599-8324X	Email: nita.jackson@centurylink.net	
Occupation: PROGRAM COORDINATOR		Employer: FAMU	
Preferred mailing location: Home Address			
Work Address: 1700 LEE HALL DRIVE 301, FHAC			
City/State/Zip: TALLAHASSEE, FL 32307			
Home Address: 2550 ARTHURS COURT LANE			
City/State/Zip: TALLAHASSEE, FL 32301			
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?		13 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?			

At least 51% of the CDBG Citizens Advisory Task Force is comprised of residents of Leon County who are members of low and moderate income households.

Are you a member of a low to moderate income household?

☒ Yes

☐ No

That is by definition, a household earning 80% or less than the area annual median income of \$68,400 for a family of 4; or in other words, are you a member of a household earning less than:

- ☐ \$38,300 for a family of 1
- ☐ \$43,800 for a family of 2
- ☐ \$49,250 for a family of 3
- ☒ \$54,700 for a family of 4
- ☐ \$59,100 for a family of 5
- ☐ \$63,500 for a family of 6
- ☐ \$67,850 for a family of 7
- ☐ \$72,250 for a family of 8
- ☐ \$76,608 for a family of 9
- ☐ \$80,896 for a family of 10

(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: African American

Sex: Female

Age: 46.00

Disabled? Yes

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: IRIS YOUNG CLARK Telephone: 8502847022
Address: BARNSTAPLE DR

Name: BERNARD KELLY Telephone: 8509333328
Address: 2537 ARTHURS COURT LANE

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 www.leoncountyfl.gov/bcc/committees/training.asp

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

~~No (Your application will only be considered if you have completed the online orientation.)~~
YES per email dated 2/7/18

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: nita I jackson

This application was electronically sent: 2/7/2018 9:56:07AM

From: Nita Jackson <nita.jackson@centurylink.net>
To: Mary Smach <SmachM@leoncountyfl.gov>
Date: 2/7/2018 12:22 PM
Subject: Re: Applications Received

Hello again; I've completed the orientation.

Sent from my iPhone

> On Feb 7, 2018, at 10:16 AM, Mary Smach <SmachM@leoncountyfl.gov> wrote:

>

> Dear Ms. Nita Jackson,

>

> Thank you for your interest in serving on an advisory committee. Citizen participation is important in developing Leon County's programs and policies, and in providing quality public services to the community.

>

> We received your application for the Community Development Block Grant Citizens Advisory Task Force and the Leon County Research & Development Authority. Unfortunately, based on your applications, you did not complete the orientation. In order to be considered for any committee, applicants are required to complete the orientation so we ask that you please take a few minutes to view the orientation. Once you have done so, please let me know by email so we may include your application for consideration.

>

> In addition, do you have a resume you would like to include with your application?

>

> If can be of any further assistance please feel free to contact me.

>

> Regards,

>

> Mary Smach

> Agenda Coordinator

> Leon County Administration

> 301 S. Monroe St. Suite 502

> Tallahassee, FL 32301

> 850-606-5311

>

> www.leoncountyfl.gov

>

> "People Focused. Performance Driven"

>


> Thank you for your email. 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.

>

> <Jackson appl.pdf>

ADVISORY COMMITTEE APPLICATION FOR BOARD APPOINTMENT COMMUNITY DEVELOPMENT BLOCK GRANT CITIZENS ADVISORY TASK FORCE

Attachment #9
Page 1 of 6

<p>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</p> <p>Applications will be discarded if no appointment is made after two years.</p>			
Name: Talethia Edwards		Date: 7/11/2017 2:06:05PM	
Home Phone: (850) 933-9235	Work Phone: (-)-X	Email: toedwards1069@yahoo.com	
Occupation: COMMUNITY WORKER	Employer: SELF		
Preferred mailing location: Home Address			
Work Address:			
City/State/Zip: TALLAHASSEE, FL			
Home Address 1802 SAXON STREET			
City/State/Zip: TALLAHASSEE, FL 32310			
Do you live in Leon County? YES No 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? 10 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? Yes			
If yes, on what Committee(s) are you a member? AFFORDABLE HOUSING TASKFORCE			
<p>(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.</p> <p>Race: African American Sex: Female Age:</p> <p>Disabled? No District: District 3 1</p>			
<p>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.</p>			

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

Name: VALERIE GEORGE
Address: 5311 WATERVALLEY DRIVE

Telephone: 727-542-5957

Name: KAREN MILLER
Address: 224 OFFICE PLAZA

Telephone: 850-222-6609

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 currently 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: Talethia O. Edwards

This application was electronically sent: 7/11/2017 2:06:05PM

From: talethia edwards <toedwards1069@yahoo.com>
To: Mary Smach <SmachM@leoncountyfl.gov>
Date: 1/26/2018 7:20 AM
Subject: Re: CDBG Citizens Advisory Task Force

Yes to the question of low or moderate income and we have a family of 9 and the annual salary is \$55,000

On Wed, 1/24/18, Mary Smach <SmachM@leoncountyfl.gov> wrote:

Subject: CDBG Citizens Advisory Task Force
To: "toedwards1069@yahoo.com" <toedwards1069@yahoo.com>
Cc: "Shington Lamy" <LamyS@leoncountyfl.gov>
Date: Wednesday, January 24, 2018, 3:21 PM

Dear Talethia,
You recently applied for a seat on our Community Development Block Grant Citizens Advisory Task Force (application attached).

At least 51% of the CDBG Citizens Advisory Task Force is comprised of residents of Leon County who are members of low and moderate income households. Please answer the following questions so that we may determine if you are eligible to serve.

Are you a member of a low to moderate income household? Yes No

That is by definition, a household earning 80% or less than the area annual median income of \$68,400 for a family of 4; or in other words, are you a member of a household earning less than:

\$38,300 for a family of 1
\$43,800 for a family of 2
\$49,250 for a family of 3
\$54,700 for a family of 4
\$59,100 for a family of 5
\$63,500 for a family of 6
\$67,850 for a family of 7
\$72,250 for a family of 8
\$76,608 for a family of 9
\$80,896 for a family of 10

If you need any further information, please do not hesitate to contact me.

Regards,

Mary Smach
Agenda Coordinator
Leon County Administration
301 S. Monroe St. Suite 502
Tallahassee, FL 32301
850-606-5311
www.leoncountyfl.gov
"People Focused. Performance
Driven"

Thank you for your email.

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.

From: talethia edwards <toedwards1069@yahoo.com>
To: Mary Smach <SmachM@leoncountyfl.gov>
Date: 7/13/2017 1:23 AM
Subject: Re: Applications Received

Hello Mary,

I want to note that I was applying because I have interest in the Commission on the status of women and girls however it asked to choose a second choice and I chose the CBDG which I would mind serving if there were not commission seats available.

yes, I live in leon county I own a house with in city limit 1802 Saxon Street

I hope this clarifies my answers I apologize for the confusion

Talethia O. Edwards

On Wednesday, July 12, 2017 3:52 PM, Mary Smach <SmachM@leoncountyfl.gov> wrote:

Hi Ms. Talethia Edwards,

Thank you for your interest in serving on an advisory committee. Citizen participation is important in developing Leon County's programs and policies, and in providing quality public services to the community.

We received your applications for the Community Development Block Grant Citizens Advisory Task Force and the Tallahassee-Leon Commission on the Status of Women & Girls. All appointees must be residents of Leon County, and your application indicated that you are not, but you listed a Leon County home address. Would you please clarify the following questions:

1. Do you live in Leon County?
2. If yes, do you live within the City limits?
3. Do you own property in Leon County?
4. If yes, is it located within the City limits?
5. If I can be of any further assistance please feel free to contact me.
- 6.

Mary Smach

Agenda Coordinator

Leon County Administration

301 S. Monroe St. Suite 502

Tallahassee, FL 32301850-606-5311

www.leoncountyfl.gov "People Focused. Performance Driven"

Thank you for your email. 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.

Talethia O. Edwards
Education and Community Advocate

Toedwards@me.com
Cell: 850-933-9235
1802 Saxon Street
Tallahassee, Florida 32310

Personal Statement

A highly motivated and experienced, currently looking to resume my professional career after dedicating the last ten years to raising a family. Excellent admin skills, thorough knowledge of all Microsoft Office programs, as well as proficiency in communication, advocacy work , excellent leadership skills, extensive experience parent and community leadership. After volunteering for several days a week with a local schools, charities and organizations to refresh my skills, now fully committed to continuing my career.

Education

Florida A&M University B.A Degree in English
2006

Organization

2010 Smith Williams Service Center Advisory Board
2012 Kids Inc. Policy council, Chair and Executive Board
2014 Preganacy Help and Information Center, (Board member)
2014 Capital Area Neighborhood Network C.A.N.N.
2015 Frenchtown Hertiage HUB Advisory board
2015 Early Chilhood Obesity Prevention Taskforce
2016 Bond Elementary School, (PTO Vice President, School Adviosry Council Member)
2016 Leon County Title I Advisory Committee (appointed by Superintendent)
2016 Tallahassee Lenders Constrium, (Board Member)

Skills

Proficiency with Mac and PC platforms, Microsoft Word, Excel, PowerPoint, Acrobat, Facebook, Twitter. Skilled at networking and building relationships, effective communicator, organizational skills

Professional Experience

Parent Leadership Academy Completed 8 week parent leadership academy where participants gained first-hand knowledge on advocacy and leadership
2016


Greater Bond Neighborhood President of neighborhood association, grassroots community organizer, effectively engaged residents and community members
2015-2016

**ECCS State of
Florida Impact
Team (Federal
Grant)**
2017- Current

Serves as the Family partner and community member of the State of Florida Early Childhood Comprehensive Systems team which is federal grantee tasked to improve outcomes for children birth to five.

ADVISORY COMMITTEE APPLICATION FOR BOARD APPOINTMENT

COMMUNITY DEVELOPMENT BLOCK GRANT CITIZENS ADVISORY TASK FORCE

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Name: Linda Bell		Date: 2/15/2018 2:09:53PM
Home Phone: (850) 562-1121	Work Phone: ()-X	Email: lyndarbell@yahoo.com
Occupation: RETIRED	Employer: FROM THE DIV. OF EMERGENCY MGMNT NAT'L FLOOD INSURANCE PROGRAM	
Preferred mailing location: Home Address		
Work Address:		
City/State/Zip: TALLAHASSEE, FL		
Home Address: 4170 MISSION RD		
City/State/Zip: TALLAHASSEE, FL 32303		
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? 33 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?		

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Are you a member of a low to moderate income household? ☒ Yes ☐ No

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- ☒ \$38,300 for a family of 1
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☐ \$67,850 for a family of 7
☐ \$72,250 for a family of 8
☐ \$76,608 for a family of 9
☐ \$80,896 for a family of 10

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Race: Caucasian Sex: Female Age: 73.00
 Disabled? No District: District 2 3

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.

I WAS CERTIFIED AS A FEMA FLOOD PLAIN MANAGER. TOASTMASTERS MEMBER FOR 5 YEARS. I HAVE BACHELORS DEGREE IN HOUSING WITH A MINOR IN BUSINESS. ALSO WORKED FOR DEVELOPMENT OF REGIONAL IMPACTS AND SECTION 8 HOUSING. IN ADDITION I WORKED FOR THE CENTER FOR PROFESSIONAL DEVELOPMENT.

I WILL COMPLETE THE ONLINE ORIENTATION AT THE LIBRARY, AS MY COMPUTER IS NOT CURRENTLY WORKING.

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

Name: ANN AUGUSTINE PARKER Telephone: 850-942-7776
Address: XX

Name: PROF. MCNUTT Telephone: 850-575-8954
Address: XX

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?
No (Your application will only be considered if you have completed the online orientation.)

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: Linda Bell

This application was electronically sent: 2/15/2018 2:09:53PM

**Leon County
Board of County Commissioners**

Notes for Agenda Item #18

Adoption and Transmittal Public Hearings on the 2018 Cycle Comprehensive Plan Amendments

Agenda Item #18

February 27, 2018

To: Honorable Chairman and Members of the Board of County Commissioners
Mayor and City Commissioners

From: Vincent S. Long, County Administrator
Reese Goad, Interim City Manager

Title: Joint County/City Adoption and Transmittal Public Hearings on the 2018
Cycle Comprehensive Plan Amendments

Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator Benjamin Pingree, Director, Planning, Land Management, and Community Enhancement (PLACE) Cherie Bryant, Director, Tallahassee-Leon County Planning Department
Lead Staff/ Project Team:	Artie White, Administrator – Comprehensive Planning

Statement of Issue:

This item provides for the Joint County/City Public Hearings on the 2018 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 proposed large scale map amendments and text amendments to the State Land Planning Agency and other reviewing agencies.

Small scale map amendments to the Comprehensive Plan only require one public hearing (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 April 10, 2018.

Fiscal Impact:

This item has no fiscal impact to the County.

Staff Recommendation:

- Option #1: Conduct the adoption public hearings on the 2018 Cycle Small Scale Comprehensive Plan Amendment:
- a. PCM201801: Parkway Place (Within City Limits)
 - b. PCM201802: PetroSouth (Within City Limits)
 - c. PCM201803: FSU Health Clinic (Within City Limits)
 - d. LMA201802: Capital Circle Light Industrial (Unincorporated Leon County)
- Option #2: Conduct the transmittal public hearings on the 2018 Cycle Large Scale Comprehensive Plan Amendments and transmit the proposed amendment to the State Land Planning Agency and review agencies.
- a. PCM201804: Chapel Drive (Within City Limits)
 - b. LMA201804: East Mahan (Unincorporated Leon County)
 - c. LMA201805: Barcelona Offices (Unincorporated Leon County)
- Option #3: Conduct the transmittal public hearings on the 2018 Cycle Comprehensive Plan Text Amendments and transmit the proposed amendments to the State Land Planning Agency and review agencies.
- a. PCT201801: *Research and Innovation* and *Industry and Mining* Land Uses
 - b. PCT201802: Regional Mobility Plan Maps
- Option #4: Conduct the first and only public hearing and adopt the proposed ordinance (Attachment #7), thereby adopting the small map amendment in unincorporated Leon County to the Tallahassee-Leon County 2030 Comprehensive Plan.
- Option #5: Accept the status report on the Land Use Element Update (Attachment #16).

Report and Discussion

Background:

The purpose of the Public Hearings is to:

- Adopt small scale map amendments to the Comprehensive Plan; and
- Transmit proposed large scale map amendments and text amendments 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 amendments (proposed map 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 agenda for the February 27, 2018 Joint City/County Adoption and Transmittal Public Hearings on the 2018 Comprehensive Plan Amendments is included as Attachment #1. The adoption public hearing for the large scale map amendments and text amendments is scheduled for April 10, 2018.

Full 2018 Cycle Amendment Schedule:

Application Cycle	April 2017 – September 29, 2017
Local Planning Agency Workshop	November 7, 2017
Public Open House	November 16, 2017
Local Planning Agency Public Hearing	December 5, 2017 (continued)
Local Planning Agency Public Hearing	January 2, 2018
Joint City-County Workshop	January 23, 2018
Local Planning Agency Public Hearing	February 6, 2018
First Joint City-County Public Hearing	February 27, 2018
Second Joint City-County Public Hearing	April 10, 2018

Analysis:

Adoption Public Hearings

The small scale map amendments for the 2018 Comprehensive Plan Amendment Cycle include:

- PCM201801: Parkway Place (Within City Limits)
- PCM201802: PetroSouth (Within City Limits)
- PCM201803: FSU Health Clinic (Within City Limits)
- LMA201802: Capital Circle Light Industrial (Unincorporated Leon County)

**PCM201801: Parkway Place
(Located within City Limits)**

Applicant: Parkway Place Partners Ltd.
TLCPD Staff: Debra Thomas

Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Residential Preservation to Suburban. The parcel is located immediately north of Apalachee Parkway and east of Albritton Drive. The subject site is owned by Parkway Place Partners LTD and consists of one storefront in an existing shopping center. The existing Residential Preservation category allows residential uses up to six dwelling units per acre. The proposed Suburban category allows a mixture of office, commercial uses and residential densities up to 20 units per acre. The applicant is requesting the amendment to make the one storefront FLUM consistent with the remainder of the shopping center.

Rezoning Application: A rezoning application has been filed concurrent with this amendment. A zoning change from Residential Preservation – 2 (RP-2) and Residential Preservation – 1 (RP-1) to Commercial Parkway (CP) is being requested to implement the proposed amendment to the Future Land Use Map.

Staff recommendation on proposed amendment: Approve

Local Planning Agency recommendation on proposed amendment: Approve

The staff report for the proposed map amendment is included as Attachment #2. No citizen comments were received for the proposed amendment.

**PCM201802: PetroSouth
(Located within City Limits)**

Applicant: Lar Lar Development, LLC
TLCPD Staff: Debra Thomas

Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Urban Residential 2 to Suburban on a parcel totaling 0.726 acres. The parcel is located immediately south of Jackson Bluff Road and east of Mabry Street. The subject site is owned by Lar Lar Development LLC and is developed with a convenient store. The existing Urban Residential 2 is a residential category with a density up to 20 units per acre. Under the category commercial/retail uses are prohibited. The proposed Suburban category allows a mixture of office, commercial uses and residential densities up to 20 units per acre. The applicant is requesting the amendment so that they can continue to operate the long-term business which occupies the subject site.

Rezoning Application: A rezoning application has been filed concurrent with this amendment. A zoning change from Medium Density Residential (MR-1) to General Commercial (C-2) is being requested to implement the proposed amendment to the Future Land Use Map.

Staff Recommendation on proposed amendment: Approve

Local Planning Agency recommendation on proposed amendment: Approve

The staff report for the proposed map amendment is included as Attachment #3. No citizen comments were received for the proposed amendment.

**PCM201803: FSU Health Clinic
(Located within City Limits)**

Applicant: City of Tallahassee
TLCPD Staff: Debra Thomas

Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Recreation /Open Space and Educational Facilities to Government Operational on two parcels totaling 1.79 acres. The parcels are located immediately south of Roberts Avenue and immediately west of Eisenhower Street. One is owned by the City of Tallahassee and the other by the State of Florida. Florida State University is seeking to purchase the subject site to construct a medical teaching facility.

The existing Recreation/Open Space FLUM allows for government owned lands which have active or passive recreational facilities, historic sites, forests, cemeteries, or wildlife management areas, while permitted uses in the Educational Facilities FLUM are limited to educational facilities and ancillary community services to serve the student population, or the community in general. The proposed Government Operational allows for government owned offices, libraries, museums, and various other community services/facilities.

Rezoning Application: A rezoning application will be processed concurrent with this amendment. A zoning change from Residential Perseveration -2 (RP-2) to Government Operational – 1 (GO – 1) is being requested to implement the proposed amendment to the Future Land Use Map.

Staff Recommendation on proposed amendment: Approve

Local Planning Agency recommendation on proposed amendment: Approve

The staff report for the proposed map amendment is included as Attachment #4. No citizen comments were received for the proposed amendment.

**LMA201802: Capital Circle Light Industrial
(Located in Unincorporated Leon County)**

Applicant: Frank Williams
TLCPD Staff: Stephen Hodges

Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation for three parcels totaling approximately 3.8 acres in an area used for sand mining and the processing

of construction materials located west of Capital Circle SE and south of Tram Road from Urban Fringe (UF) to Suburban.

The Urban Fringe FLUM designation allows for low-density residential areas mixed with open space and agricultural activities on the periphery of the Urban Service Area. The maximum allowed standard residential density is one unit per three acres. The Suburban FLUM designation allows for a mix of uses, including retail and commercial uses, offices, and residential housing up to twenty (20) units per acre.

Rezoning Application: A zoning change from Urban Fringe (UF) to Light Industrial (M-1) is being requested to implement the proposed amendment to the Future Land Use Map.

Staff recommendation on proposed amendment: Approve with expansion area

Local Planning Agency recommendation on proposed amendment: Approve with expansion area

The staff report for the proposed map amendment is included as Attachment #5. No citizen comments were received for the proposed amendment.

Small Scale Map Amendment Adoption Ordinance - City of Tallahassee

The adoption of Ordinance 18-O-07 (Attachment #6) adopts the following small scale amendments 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.

Small Scale Map Amendment Adoption Ordinance – Leon County

The proposed ordinance (Attachment #7) 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. The adopted amendments will subsequently be submitted to the Florida Department of Economic Opportunity.

Transmittal Public Hearings (Large Scale Map Amendments)

The large scale map amendments for the 2018 Comprehensive Plan Amendment Cycle include:

- PCM201804: Chapel Drive (Within City Limits)
- LMA201804: East Mahan (Unincorporated Leon County)
- LMA201805: Barcelona Office (Unincorporated Leon County)

The transmittal public hearings serve as the first of two public hearings on large scale maps amendments to the Tallahassee-Leon County 2030 Comprehensive Plan.

PCM201804: Chapel Drive

(Located within the City Limits)

Applicant: Rabbi Schneur Z. Oirechman

TLCPD Staff: Sean Reiss

Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation for two parcels totaling approximately 3.71 acres in the Chapel Ridge neighborhood from Residential Preservation (RP) to University Transition (UT). The Residential Preservation FLUM designation allows for single-family houses, townhomes, and duplexes at a maximum density of six (6) units per acre. The University Transition FLUM designation allows for a mix of uses, including smaller scale retail and commercial uses, entertainment commercial uses, offices, and residential housing up to fifty (50) units per acre.

Rezoning Application: A rezoning application has been filed concurrent with this amendment. A zoning change from Planned Unit Development [PUD] and RP-1 Residential Preservation to University Transition (UT) is being requested to implement the proposed amendment to the Future Land Use Map.

Staff Recommendation on proposed amendment: Approve with expansion area

Local Planning Agency recommendation on proposed amendment: Approve with expansion area

The staff report for the proposed map amendment is included as Attachment #8. Citizen comments received on the proposed amendment are included as Attachment #9. If transmitted, the proposed amendment will be submitted to the State Land Planning Agency and other reviewing agencies in a transmittal package pursuant to Section 163.3184(3), Florida Statutes.

LMA201804: East Mahan

(Located in Unincorporated Leon County)

Applicant: Leon County

TLCPD Staff: Stephen Hodges

Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation for two parcels totaling approximately 232 acres on the north side of Mahan Drive east of I-10 from Urban Fringe (UF) to Rural (R).

The Urban Fringe FLUM designation allows for low-density residential areas mixed with open space and agricultural activities on the periphery of the Urban Service Area. The maximum allowed standard residential density is one unit per three acres. The Rural FLUM designation is intended to maintain and promote agriculture, silviculture, and natural resource-based activities, preserve natural systems and ecosystem functions, and protect the scenic vistas and pastoral development patterns that typify Leon County's rural areas. The maximum allowed residential density in Rural is one (1) dwelling unit per ten (10) acres.

This amendment is a result the terms of the executed Development Agreement for the property, which state: “In the event the developer does not comply with the terms of the Agreement within ten years and the Agreement is not extended, the local government shall initiate a Future Land Use Map amendment and/or rezoning at the earliest possible time in order to return the property to the status it held prior to this Agreement.” The property owner has not requested an extension to the agreement. The Planning Department staff mailed a notice to the property owner at their address listed with the Leon County Property Appraiser as well as an additional address. The Planning Department received no reply. Staff also attempted to contact the owner on the telephone, but has been unable to reach the owner.

Rezoning Application: A zoning change from Urban Fringe (UF) to Rural (R) is being requested to implement the proposed amendment to the Future Land Use Map.

Staff recommendation on proposed amendment: Approve

Local Planning Agency recommendation on proposed amendment: Approve

The staff report for the proposed map amendment is included as Attachment #10. Citizen comments received on the proposed amendment are included as Attachment #11. If transmitted, the proposed amendment will be submitted to the State Land Planning Agency and other reviewing agencies in a transmittal package pursuant to Section 163.3184(3), Florida Statutes.

LMA201805: Barcelona Offices
(Located in Unincorporated Leon County)

Applicant: Ricardo Hernandez

TLCPD Staff: Julie Christesen

Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Urban Residential 2 (UR-2) and Activity Center (AC) to Suburban (SUB) on two parcels totaling 30 acres. Part of the property is already designated SUB on the FLUM. The parcels are located off of Capital Circle Southeast, north of Blair Stone Road, off of Barcelona Lane. The applicant is seeking the land use change to develop offices.

The existing UR-2 land use allows up to 20 dwelling units per acre. The existing AC land use allows up to 45 dwelling units per acre and is intended to provide large scale commercial activities to serve retail needs of large portions of the population. The proposed Suburban category allows a mixture of office, commercial uses and residential densities up to 20 units per acre.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Single- and Two-Family Residential District (R-3) and High Intensity Urban Activity Center District (AC) to Office Residential 2 (OR-2) is being requested to implement the proposed amendment to the Future Land Use Map.

Staff recommendation on proposed amendment: Approve

Local Planning Agency recommendation on proposed amendment: Approve

The staff report for the proposed map amendment is included as Attachment #12. Citizen comments received on the proposed amendment are included as Attachment #13. If transmitted, the proposed amendment will be submitted to the State Land Planning Agency and other reviewing agencies in a transmittal package pursuant to Section 163.3184(3), Florida Statutes.

Transmittal Public Hearings (Text Amendments)

The text amendments for the 2018 Comprehensive Plan Amendment Cycle include:

- *Research and Innovation and Industry and Mining Land Uses*
- *Regional Mobility Plan Maps*

The transmittal public hearings serve as the first of two public hearings on text amendments to the Tallahassee-Leon County 2030 Comprehensive Plan.

PCT201801: Research and Innovation and Industry and Mining Land Uses

Applicant: Tallahassee-Leon County Planning Department

TLCPD Staff: Artie White

Text Amendment: The proposed amendment would update the Land Use Element of the Tallahassee-Leon County Comprehensive Plan to include a Research and Innovation Land Use category and an Industry and Mining Land Use category. The proposed Research and Innovation land use category addresses research and development uses and innovation districts. The proposed Industry and Mining Land Use category addresses light industrial uses, mining uses, and heavy industrial uses. The proposed land use categories set guidelines for the development of implementing zoning districts.

Staff recommendation on proposed amendment: Approve

Local Planning Agency recommendation on proposed amendment: Approve

The staff report for the proposed text amendment is included as Attachment #14. No citizen comments were received on the proposed amendment. If transmitted, the proposed amendment will be submitted to the State Land Planning Agency and other reviewing agencies in a transmittal package pursuant to Section 163.3184, Florida Statutes.

PCT201802: Regional Mobility Plan Maps

Applicant: Tallahassee-Leon County Planning Department

TLCPD Staff: Julie Christesen

Text Amendment: This is a request to amend the Mobility Element of the Tallahassee-Leon County Comprehensive Plan to update the Adopted Cost Feasible Map and to replace the project

specific Adopted Cost Feasible Maps with project lists. This section is being amended to reflect the Cost Feasible Projects that were identified in the CRTPA 2040 Regional Mobility Plan Cost Feasible Plan, and the new format.

Staff recommendation on proposed amendment: Approve

Local Planning Agency recommendation on proposed amendment: Approve

The staff report for the proposed text amendment is included as Attachment #15. No citizen comments were received on the proposed amendment. If transmitted, the proposed amendment will be submitted to the State Land Planning Agency and other reviewing agencies in a transmittal package pursuant to Section 163.3184, Florida Statutes.

Land Use Element Goals Status Report

Attachment #16 contains an additional Status Report on the Land Use Element Goals that will be presented by Planning during the Joint Adoption and Transmittal Hearings.

Options:

- Option #1: Conduct the adoption public hearings on the 2018 Cycle Small Scale Comprehensive Plan Amendment:
- e. PCM201801: Parkway Place (Within City Limits)
 - f. PCM201802: PetroSouth (Within City Limits)
 - g. PCM201803: FSU Health Clinic (Within City Limits)
 - h. LMA201802: Capital Circle Light Industrial (Unincorporated Leon County)
- Option #2: Conduct the transmittal public hearings on the 2018 Cycle Large Scale Comprehensive Plan Amendments and transmit the proposed amendment to the State Land Planning Agency and review agencies.
- d. PCM201804: Chapel Drive (Within City Limits)
 - e. LMA201804: East Mahan (Unincorporated Leon County)
 - f. LMA201805: Barcelona Offices (Unincorporated Leon County)
- Option #3: Conduct the transmittal public hearings on the 2018 Cycle Comprehensive Plan Text Amendments and transmit the proposed amendment to the State Land Planning Agency and review agencies.
- c. PCT201801: Research and Innovation and Industry and Mining Land Uses
 - d. PCT201802: Regional Mobility Plan Maps
- Option #4: Conduct the first and only public hearing and adopt the proposed ordinance (Attachment #7), thereby adopting the small map amendment in unincorporated Leon County to the Tallahassee-Leon County 2030 Comprehensive Plan.
- Option #5: Accept the status report on the Land Use Element Update (Attachment #16).
- Option #6: Conduct the transmittal public hearings on the 2018 Cycle Large Scale Comprehensive Plan Amendments and do not transmit the proposed amendment to the State Land Planning Agency and review agencies.
- a. PCM201804: Chapel Drive (Within City Limits)
 - b. LMA201804: East Mahan (Unincorporated Leon County)
 - c. LMA201805: Barcelona Offices (Unincorporated Leon County)
- Option #7: Conduct the transmittal public hearings on the 2018 Cycle Comprehensive Plan Text Amendments and do not transmit the proposed amendment to the State Land Planning Agency and review agencies.
- a. PCT201801: Research and Innovation and Industry and Mining Land Uses
 - b. PCT201802: Regional Mobility Plan Maps
- Option #8: Conduct the first and only public hearing and do not adopt the proposed ordinance (Attachment #7), thereby adopting the small map amendment in unincorporated Leon County to the Tallahassee-Leon County 2030 Comprehensive Plan.
- Option #9: Board direction.

Recommendation:

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. PCM201801 Parkway Place Staff Report
3. PCM201802 PetroSouth Staff Report
4. PCM201803 FSU Health Clinic Staff Report
5. LMA201802 Capital Circle Light Industrial Staff Report
6. Proposed City of Tallahassee Ordinance 18-O-07
7. Proposed Leon County Ordinance Amending the 2030 Tallahassee-Leon County Comprehensive Plan
8. PCM201804 Chapel Drive Staff Report
9. PCM201804 Chapel Drive Citizen Comments
10. LMA201804 East Mahan Drive Staff Report
11. LMA201804 East Mahan Drive Citizen Comments
12. LMA201805 Barcelona Offices Staff Report
13. LMA201805 Barcelona Offices Citizen Comments
14. PCT201801 Research and Innovation and Industry and Mining Land Uses Staff Report
15. PCT201802 Regional Mobility Plan Maps Staff Report
16. Draft Land Use and Mobility Goals

**JOINT CITY-COUNTY COMMISSION ADOPTION, TRANSMITTAL, AND REZONING
PUBLIC HEARINGS FOR THE
2018 CYCLE COMPREHENSIVE PLAN AMENDMENTS
FEBRUARY 27, 2018 6:00 PM
Fifth Floor, Leon County Courthouse, 301 S. Monroe Street**

A. Introductory Comments by Staff

B. Public Hearing for 2018 Cycle Small Scale Comprehensive Plan Amendments

PCM201801: Parkway Place

Located within City Limits

Applicant: Parkway Place Partners Ltd.

TLCPD Staff: Debra Thomas

Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Residential Preservation to Suburban. The parcel is located immediately north of Apalachee Parkway and east of Albritton Drive. The subject site is owned by Parkway Place Partners LTD and consists of one storefront in an existing shopping center. The existing Residential Preservation category allows residential uses up to six dwelling units per acre. The proposed Suburban category allows a mixture of office, commercial uses and residential densities up to 20 units per acre. The applicant is requesting the amendment to make the one storefront FLUM consistent with the remainder of the shopping center.

Rezoning Application: A rezoning application has been filed concurrent with this amendment. A zoning change from Residential Preservation – 2 (RP-2) and Residential Preservation – 1 (RP-1) to Commercial Parkway (CP) is being requested to implement the proposed amendment to the Future Land Use Map.

PCM201802: PetroSouth

Located within City Limits

Applicant: Lar Lar Development, LLC

TLCPD Staff: Debra Thomas

Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Urban Residential 2 to Suburban on a parcel totaling 0.726 acres. The parcel is located immediately south of Jackson Bluff Road and east of Mabry Street. The subject site is owned by Lar Lar Development LLC and is developed with a convenient store. The existing Urban Residential 2 is a residential category with a density up to 20 units per acre. Under the category commercial/retail uses are prohibited. The proposed Suburban category allows a mixture of office, commercial uses and residential densities up to 20 units per acre. The applicant is requesting the amendment so that they can continue to operate the long-term business which occupies the subject site.

Rezoning Application: A rezoning application has been filed concurrent with this amendment. A zoning change from Medium Density Residential (MR-1) to General Commercial (C-2) is being requested to implement the proposed amendment to the Future Land Use Map.

PCM201803: FSU Health Clinic

Located within City Limits

Applicant: City of Tallahassee

TLCPD Staff: Debra Thomas

Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Recreation /Open Space and Educational Facilities to Government Operational on two parcels totaling 1.79 acres. The parcel are located immediately south of Roberts Avenue and immediately west of Eisenhower Street. One is owned by the City of Tallahassee and the other by the State of Florida. Florida State University is seeking to purchase the subject site to construct a medical teaching facility.

The existing Recreation/Open Space FLUM allows for government owned lands which have active or passive recreational facilities, historic sites, forests, cemeteries, or wildlife management areas, while permitted uses in the Educational Facilities FLUM are limited to educational facilities and ancillary community services to serve the student population, or the community in general. The proposed Government Operational allows for government owned offices, libraries, museums, and various other community services/facilities.

Rezoning Application: A rezoning application will be processed concurrent with this amendment. A zoning change from Residential Perseveration -2 (RP-2) to Government Operational – 1 (GO – 1) is being requested to implement the proposed amendment to the Future Land Use Map.

LMA201802: Capital Circle Light Industrial

Located in Unincorporated Leon County

Applicant: Frank Williams

TLCPD Staff: Stephen Hodges

Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation for three parcels totaling approximately 3.8 acres in an area used for sand mining and the processing of construction materials located west of Capital Circle SE and south of Tram Road from Urban Fringe (UF) to Suburban.

The Urban Fringe FLUM designation allows for low-density residential areas mixed with open space and agricultural activities on the periphery of the Urban Service Area. The maximum allowed standard residential density is one unit per three acres. The Suburban FLUM designation allows for a mix of uses, including retail and commercial uses, offices, and residential housing up to twenty (20) units per acre.

Rezoning Application: A zoning change from Urban Fringe (UF) to Light Industrial (M-1) is being requested to implement the proposed amendment to the Future Land Use Map.

C. First and only Public Hearing on City of Tallahassee Ordinance 18-O-07

First and only Public Hearing on Ordinance No. 18-O-07: Adopting small scale amendments to the 2030 Tallahassee/Leon County Comprehensive Plan; Providing for severability and conflicts and providing an effective date.

D. 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.

E. Transmittal Hearings for 2018 Cycle Large Scale Comprehensive Plan Map Amendments

The purpose of this item is to hold the Transmittal Public Hearing for the 2018 Cycle Large Scale Map Amendments. The Transmittal Public Hearings serve as the first of two public hearings on the following large scale map amendments:

PCM201804: Chapel Drive

Located within City Limits

Applicant: Rabbi Schneur Z. Oirechman

TLCPD Staff: Sean Reiss

Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation for two parcels totaling approximately 3.71 acres in the Chapel Ridge neighborhood from Residential Preservation (RP) to University Transition (UT).

The Residential Preservation FLUM designation allows for single-family houses, townhomes, and duplexes at a maximum density of six (6) units per acre. The University Transition FLUM designation allows for a mix of uses, including smaller scale retail and commercial uses, entertainment commercial uses, offices, and residential housing up to fifty (50) units per acre.

Rezoning Application: A rezoning application has been filed concurrent with this amendment. A zoning change from Planned Unit Development [PUD] and RP-1 Residential Preservation to University Transition (UT) is being requested to implement the proposed amendment to the Future Land Use Map.

LMA201804: East Mahan

Located in Unincorporated Leon County

Applicant: Leon County

TLCPD Staff: Stephen Hodges

Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation for two parcels totaling approximately 232 acres on the north side of Mahan Drive east of I-10 from Urban Fringe (UF) to Rural (R).

The Urban Fringe FLUM designation allows for low-density residential areas mixed with open space and agricultural activities on the periphery of the Urban Service Area. The maximum allowed standard residential density is one unit per three acres. The Rural FLUM designation is intended to maintain and promote agriculture, silviculture, and natural resource-based activities, preserve natural systems and ecosystem functions, and protect the scenic vistas and pastoral development patterns that typify Leon County's rural areas. The maximum allowed residential density in Rural is one dwelling unit per ten (10) acres.

Rezoning Application: A zoning change from Urban Fringe (UF) to Rural (R) is being requested to implement the proposed amendment to the Future Land Use Map.

LMA201805: Barcelona Offices

Located in Unincorporated Leon County

Applicant: Ricardo Hernandez

TLCPD Staff: Julie Christesen

Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Urban Residential 2 (UR-2) and Activity Center (AC) to Suburban (SUB) on two parcels totaling 30 acres. Part of the property is already designated SUB on the FLUM. The parcels are located off of Capital Circle Southeast, north of Blair Stone Road, off of Barcelona Lane. The applicant is seeking the land use change to develop offices.

The existing UR-2 land use allows up to 20 dwelling units per acre. The existing AC land use allows up to 45 dwelling units per acre and is intended to provide large scale commercial activities to serve retail needs of large portions of the population. The proposed Suburban category allows a mixture of office, commercial uses and residential densities up to 20 units per acre.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Single- and Two-Family Residential District (R-3) and High Intensity Urban Activity Center District (AC) to Office Residential 2 (OR-2) is being requested to implement the proposed amendment to the Future Land Use Map.

F. Transmittal Hearing for 2018 Cycle Comprehensive Plan Text Amendment

The purpose of this item is to hold the Transmittal Public Hearing for the 2018 Cycle Text Amendments. The Transmittal Public Hearings serve as the first of two public hearings on the following text amendments:

PCT201801: Research and Innovation and Industry and Mining Land Uses

Applicant: Tallahassee-Leon County Planning Department

TLCPD Staff: Artie White

Text Amendment: The proposed text amendment would create a new land use category that addresses research and development, advanced manufacturing, industrial, and light industrial and mining uses. The proposed land use category will include guidelines for the development of implementing zoning districts.

PCT201802: Regional Mobility Plan Maps

Applicant: Tallahassee-Leon County Planning Department

TLCPD Staff: Julie Christesen

Text Amendment: This is a request to amend the Mobility Element of the Tallahassee-Leon County Comprehensive Plan to update the Adopted Cost Feasible Map, and to replace the project specific Adopted Cost Feasible Maps with project lists. This section is being amended to reflect the Cost Feasible Projects that were identified in the CRTPA 2040 Regional Mobility Cost Feasible Plan.

G. PRZ #170018: Parkway Place Rezoning

First and Only Public Hearing on Ordinance 18-Z-02 to rezone the subject site from the Residential Preservation - 1 and Residential Preservation - 2 zoning districts to the Commercial Parkway zoning district. The site is also the subject of a Future Land Use Map (FLUM) amendment (PCM201801). The effective date of this rezoning ordinance shall be the effective date of comprehensive plan amendment PCM201801.

H. PRZ #170019: PetroSouth Rezoning

First and Only Public Hearing on Ordinance 18-Z-03 to rezone the subject site from the Medium Density Residential (MR-1) zoning district to the General Commercial (C-2) zoning district. The site is also the subject of a Future Land Use Map (FLUM) amendment (PCM201802). The effective date of this rezoning ordinance shall be the effective date of comprehensive plan amendment PCM201802.

I. PRZ #170020: FSU Health Clinic Rezoning

First of two Public Hearings on Ordinance 18-Z-04 to rezone the subject site from the Residential Preservation - 2 zoning district to the Government Operational - 1 zoning district. The site is also the subject of a Future Land Use Map (FLUM) amendment (PCM201803). The effective date of this rezoning ordinance shall be the effective date of comprehensive plan amendment PCM201803.

J. LRZ #170003: Capital Circle Light Industrial Rezoning

First and only public hearing to adopt the proposed Leon County ordinance amending the Official Zoning Map to Change the Zoning Classification from the Urban Fringe (UF) District to the Light Industrial (M-1) Zoning District.

K. Status Report on the Land Use Element Update

Status update on the Draft Land Use and Mobility Goals

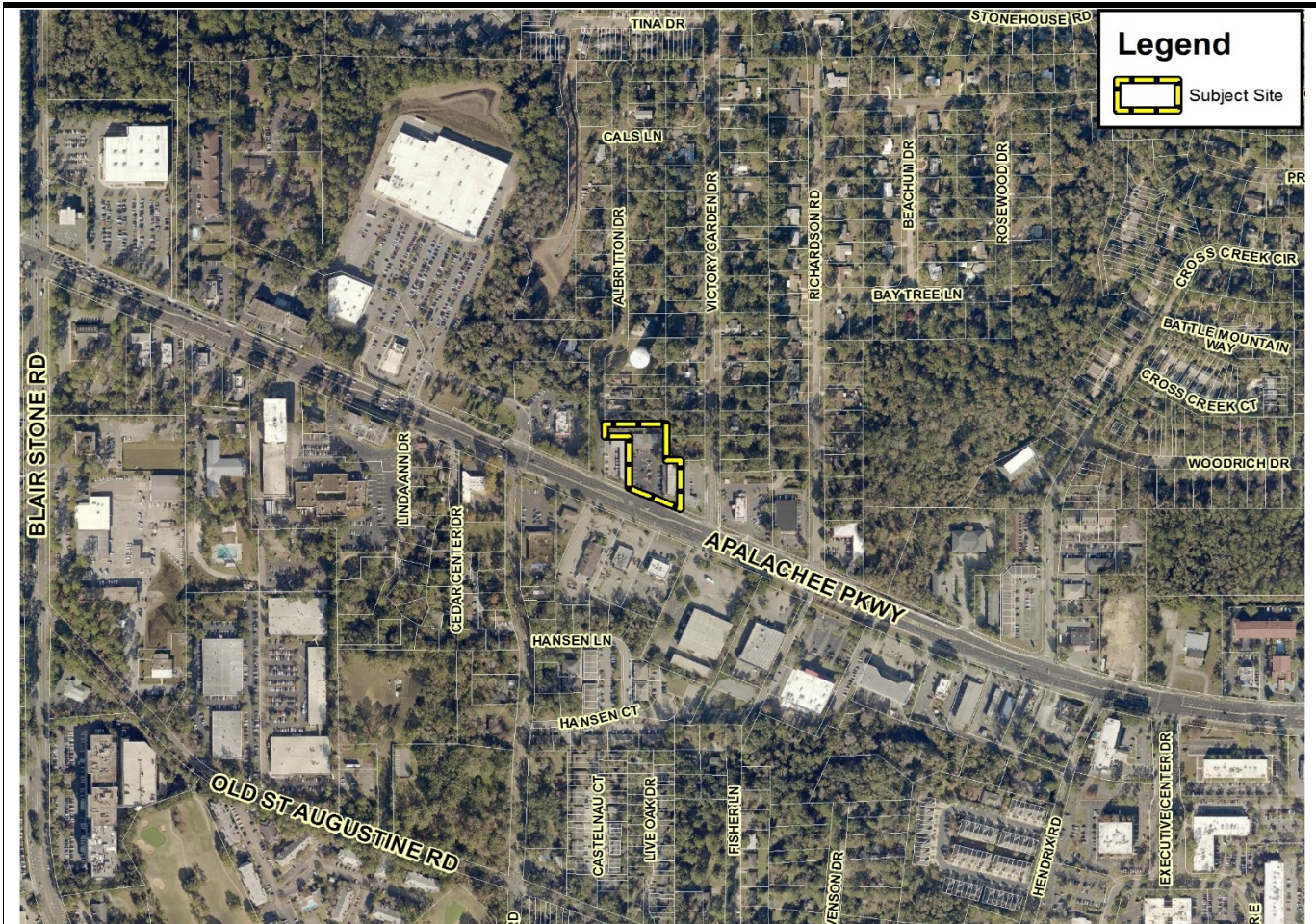
L. Adjournment

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.).



2018 Comprehensive Plan Amendment Cycle
PCM201801
Parkway Place/Apalachee Parkway



SUMMARY

Property Owners:	Property Location:	TLCPD Recommendation:
Parkway Place Partners, Limited	At the intersection of Apalachee Parkway and Albritton Drive	Approve
Applicant:		
Parkway Place Partners Ltd.		
TLCPD Staff:	Current Future Land Use & Zoning:	LPA Recommendation:
Debra Thomas	<u>Future Land Use:</u> Residential Preservation <u>Zoning:</u> Residential Preservation – 2 and Residential Preservation –1	Approve
Contact Information:	Proposed Future Land Use & Zoning:	
debra.thomas@talgov.com 850-891-6418	<u>Future Land Use:</u> Suburban <u>Zoning:</u> Commercial Parkway	
Date: October 27, 2017	Updated: February 8, 2018	

A. REASON FOR REQUESTED CHANGE

The subject site is approximately 0.41 acres of a 1.31 acre parcel. The subject site is a portion of an existing shopping center.

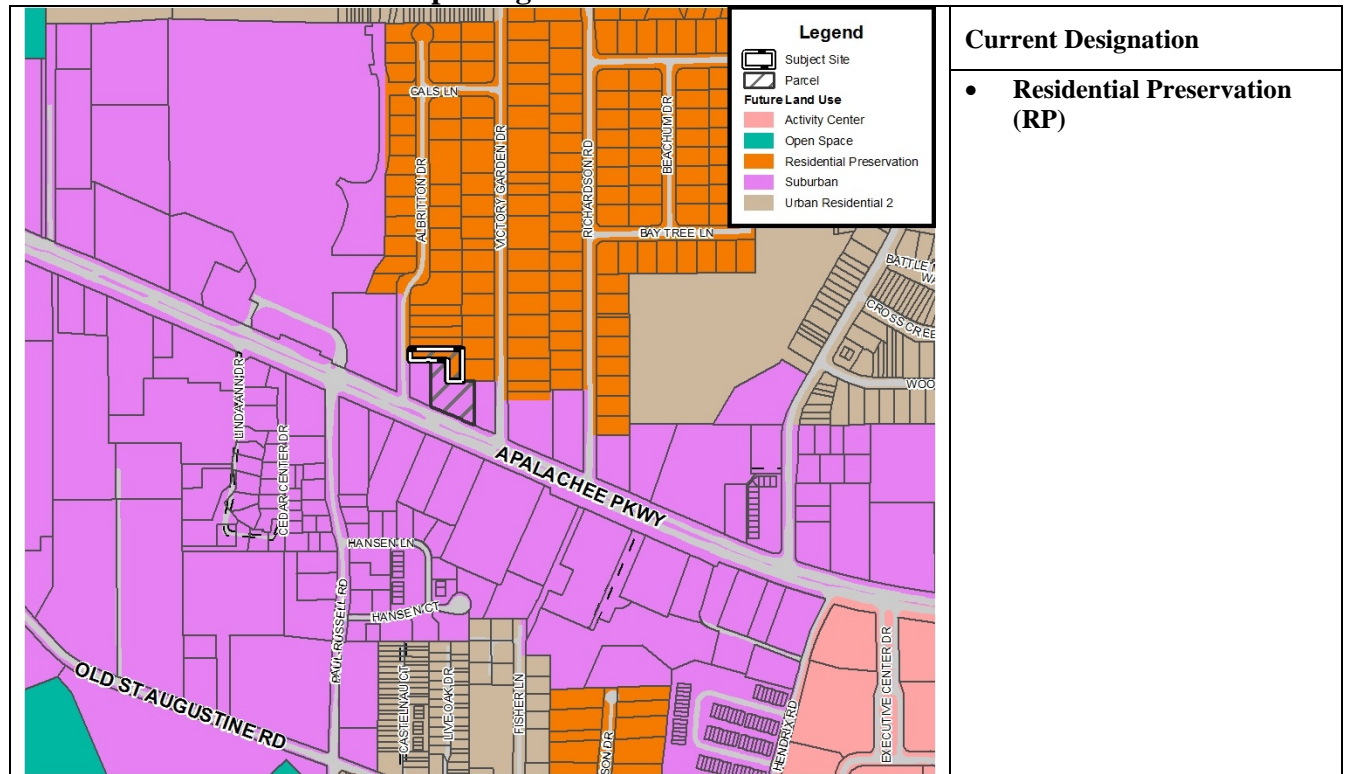
The applicant stated that his reason for the amendment request is “to bring the shopping center into zoning conformity that is reflective of its commercial nature and consistency with the remainder of the shops in the center. This is the only property in the center that is not commercially designated or zoned. The conditions of the area today are significantly different than they were in 1984; this area along this segment of Apalachee Parkway has completed its transition to commercial except for this one storefront in the shopping center. As a residentially-zoned property in a single storefront in this otherwise commercial building, it has no utility. All the conditions of the 1984 Limited Use Site Plan remain in place today [Attachment #1] as it relates to impact adjoining residential properties. The amendment and rezoning would permit the applicant to market the storefront to commercial interests rather than residential only.”

B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION

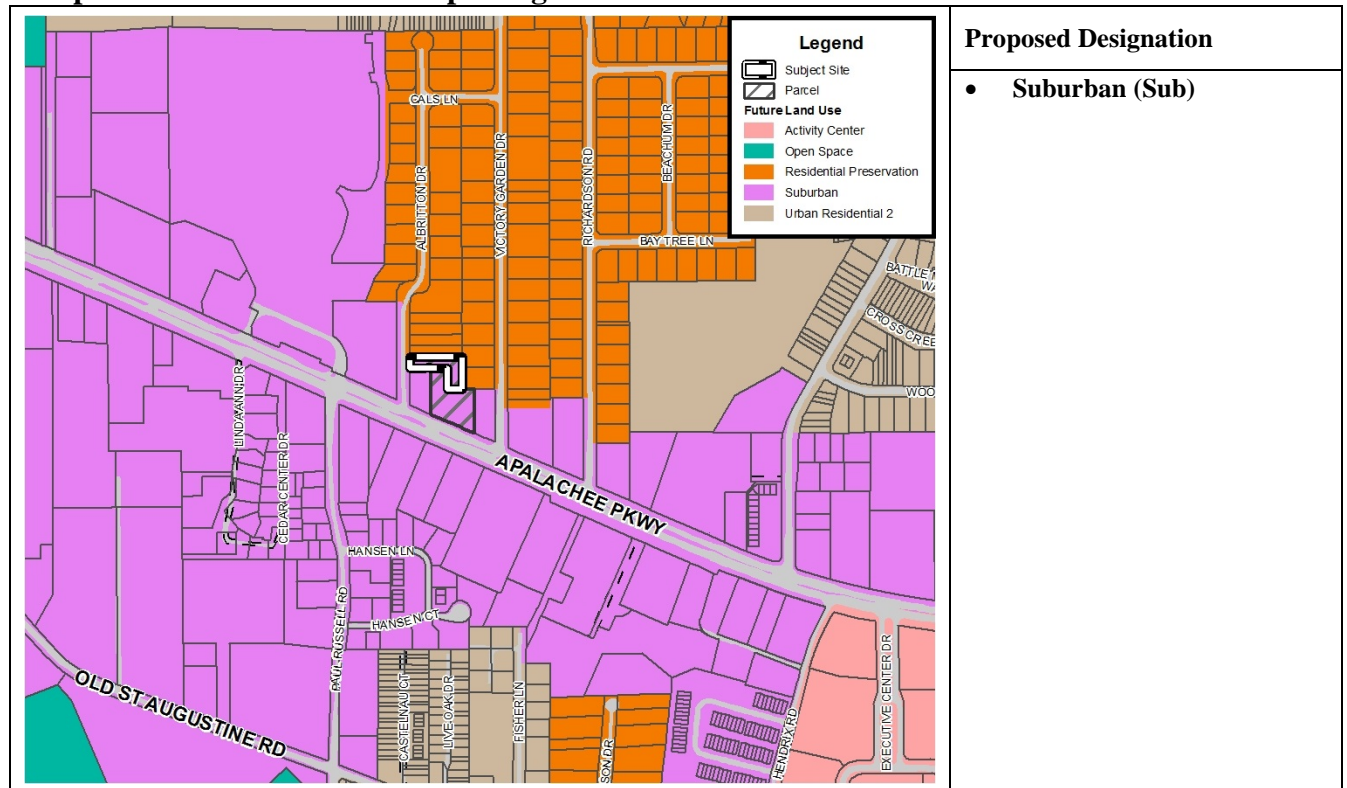
The subject site is currently designated Residential Preservation on the Future Land Use Map (FLUM). The proposed amendment would change the FLUM designation of the site to Suburban.

The following maps illustrate the current and proposed FLUM designations for the subject site.

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

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.

E. SUMMARY OF FINDINGS

Staff presents the following findings of fact:

1. The proposed amendment is consistent with and furthered the intent of Land Use Policy 2.2.5 which establishes the Suburban future land use category. This category recognizes the way much of Tallahassee-Leon County has developed since the 1940s. It is intended 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. The Suburban category also predominantly consists of single-use projects. The subject site is located near medium and low density residential areas, shopping, and employment centers, which is consistent with the intent of the category. The proposed land and zoning is consistent with the development patterns near the subject site and the current retail development on the subject site parcel.
2. The subject site does not meet the description or intent of the Residential Preservation future land use category. The Residential Preservation category is incompatible within the shopping center.
3. This amendment will unify a single parcel under one future land use category and one zoning district.
4. The proposed amendment reinstates the commercial use designation that was in place prior to the 1992 City-wide rezoning.
5. The proposed amendment has no adverse impact on existing or planned infrastructure.
6. The Commercial Parkway district is intended to be located in areas designated Suburban on the future land use map of the comprehensive plan and shall apply to areas exhibiting an existing development pattern of office, general commercial, community facilities, and

intensive automotive commercial development abutting urban area arterial roadways with high traffic volumes.

F. STAFF ANALYSIS

History and Background

The subject site consists of one storefront within the Parkway Place shopping center located north of Apalachee Parkway. The shopping center was built in 1985.

The 0.41-acre subject site was rezoned from R-1 (Single Family Residential) to C-2 (General Commercial) with Limited Use with Site Plan in 1984. The remainder of the shopping center where the subject site is located was already zoned C-2 (General Commercial). The owners of the shopping center agreed to the Limited Use with Site Plan (LUSP) component of the rezoning to address concerns residential property owners to the east and north. The structural conditions put in place at the time of the limited use site plan (e.g. building orientation, buffers, etc.) remain in place today.

The subject site remained in C-2 (LUSP) zoning district until 1992, when the City Zoning Code was amended to reflect the Future Land Use Map (FLUM) designations of the newly adopted Comprehensive Plan. In 1990, the Comprehensive Plan changed the subject site to the Residential Preservation FLUM. The zoning was changed to Residential Preservation-2 (RP-2) to implement the Residential Preservation FLUM designation of the site. These designations were inconsistent with the existing development on the site and the adjoining retail uses.

Current and Proposed Future Land Use Categories

The complete Comprehensive Plan policies for existing FLUM categories, Residential Preservation (Land Use Policy 2.2.3) and proposed FLUM category, Suburban (Land Use Policy 2.2.5), are included as Attachment #2.

Residential Preservation (Current)

The subject site is currently designated Residential Preservation (RP) on the Future Land Use Map. Policy 2.2.3 of the Land Use Element of the Comprehensive Plan outlines the intent and typical uses associated with the RP land use category. The RP land use category is characterized by existing homogeneous residential areas within the community predominantly accessible by local streets. The primary function of this category 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, office, and 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.

The subject site does not meet the description or intent of the Residential Preservation future land use category.

Residential Preservation Analysis

The following analysis evaluates whether the subject site is consistent with the characteristics of the Residential Preservation land use category.

A) Existing land use within the area is predominantly residential.

Analysis: The site is developed as a commercial shopping center. The shopping center was built in 1985.

B) Majority of traffic is local in nature.

i) Predominance of residential uses front on local streets.

Analysis: The site is accessed by Apalachee Parkway, a Principle Arterial.

ii) Relatively safe internal mobility.

Analysis: The subject site is a shopping center that wraps around a parking lot.

C) Densities within the area generally are six (6) units per acre or less.

Analysis: The site is developed as a commercial shopping center. The shopping center was built in 1985. There are no residential units on the subject site.

D) Existing residential type and density exhibits relatively homogeneous patterns.

Analysis: The site is developed as a commercial shopping center. The shopping center was built in 1985. There are no residential units on the subject site.

E) Assessment of stability of the residential area, including but not limited to:

i) Degree of home ownership.

Analysis: The site is developed as a commercial shopping center. The shopping center was built in 1985. There are no residential units on the subject site.

ii) Existence of neighborhood organizations.

Analysis: The site is developed as a commercial shopping center. The shopping center was built in 1985. There are no residential units on the subject site. As such, the subject site is not part of a neighborhood organization.

Suburban (Proposed)

The proposed FLUM designation for the subject site is Suburban. The Suburban land use category allows for a wide range of uses, including housing (up to twenty dwelling units per acre), retail/office, and light industrial. Land Use Element Policy 2.2.5 outlines the intent of the Suburban land use category, which 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.

Policy 2.2.5 also states that allowed uses within Suburban are regulated by zoning districts which implement the intent of the category, and which recognize the unique land use patterns, character, and availability of infrastructure in its different areas. The subject site's proposed Suburban FLUM designation is consistent with the development of the subject site and nearby properties along Apalachee Parkway, a principle arterial. The subject site adjoins existing Suburban designated property.

Consistency with Comprehensive Plan

The proposed amendment is consistent with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan. The complete text of these policies is included as Attachment #3.

Policy 1.4.5 of the Land Use Element identifies several criteria against which Future Land Use Map and zoning changes must be evaluated. Such changes must be evaluated for consistency with the adopted goals, objective and policies of the Comprehensive Plan as well as consistency with and the furtherance of the intent of the requested future land use category. The proposed amendment is consistent with the intent of Land Use Policy 2.2.5 which establishes the Suburban future land use category. This category recognizes the way much of Tallahassee-Leon County has developed since the 1940s. It is intended 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. The Suburban category also predominantly consists of single-use projects that are interconnected whenever feasible. The subject site consists of a single use project. The subject site is also near shopping and employment opportunities and is served by transit, sidewalks, and central water and sewer, all of which promote the intent of the Suburban land use category.

Policy 1.1.5 [L] states that Future Land Use Map densities and intensities are intended to reflect the availability of capital infrastructure. The proposed map amendment would reflect the availability of capital infrastructure.

Policy 1.1.7 [L] requires that 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. The subject site has access to all urban services and infrastructure.

Zoning

A rezoning application will be processed concurrently with this map amendment, if approved. A zoning change from Residential Preservation-2 and Residential Preservation-1 to Commercial Parkway is being requested to implement the proposed amendment to the Future Land Use Map. The Land Development Code sections for the current zoning district of Residential Preservation-2 (Section 10-241) and the proposed zoning district of Commercial Parkway (Section 10-258) are included as Attachment #4.

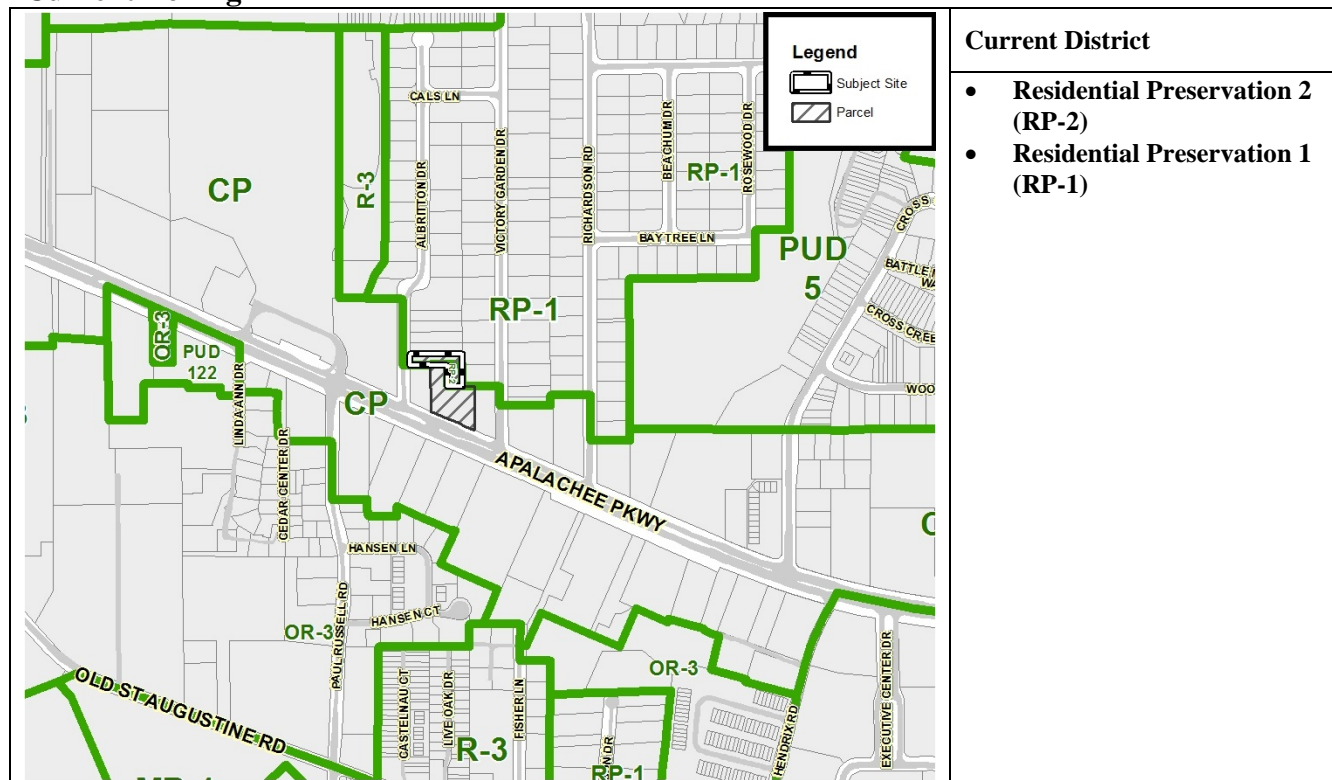
The current Residential Preservation-2 (RP-2) zoning district allows low density residential in the form of single family and two-family dwellings up to a maximum density of six (6) dwelling units per acre. It also allows passive and active recreation, community services, and light infrastructure. Under this zoning district, commercial, retail, office and industrial activities are not permissible.

The current Residential Preservation-1 (RP-1) zoning district allows low density residential in the form of single family and two-family dwellings up to a maximum density of 3.6 dwelling units per acre. It also allows passive and active recreation, community services, and light infrastructure. Under this zoning district, commercial, retail, office and industrial activities are not permissible.

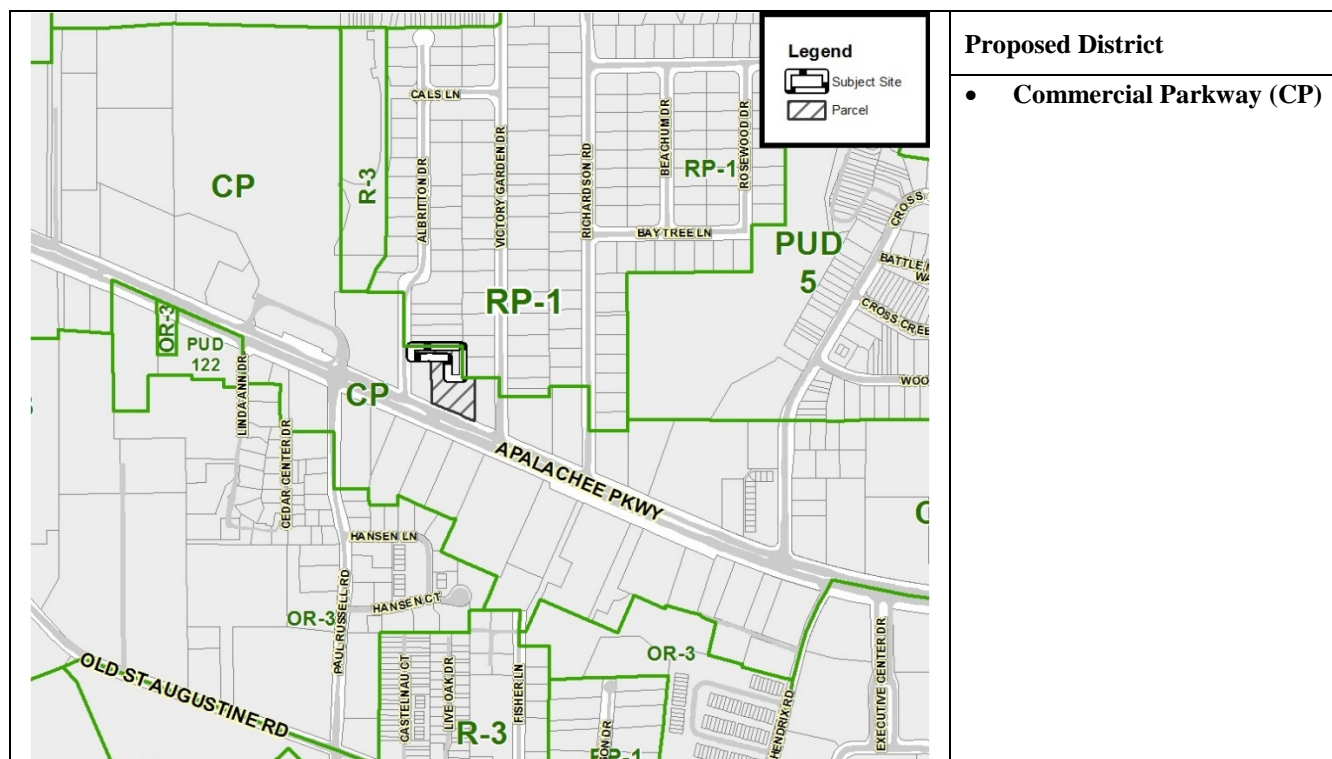
The proposed Commercial Parkway (CP) district is one of the zoning districts intended to implement the Suburban land use category. The CP zoning district is intended for areas exhibiting an existing development pattern of office, general commercial, retail, and automotive commercial development. The proposed Commercial Parkway zoning would be consistent with the existing development on the site and the development patterns in the area along Apalachee Parkway.

The following maps illustrate the current and proposed zoning for the Subject Site.

Current Zoning



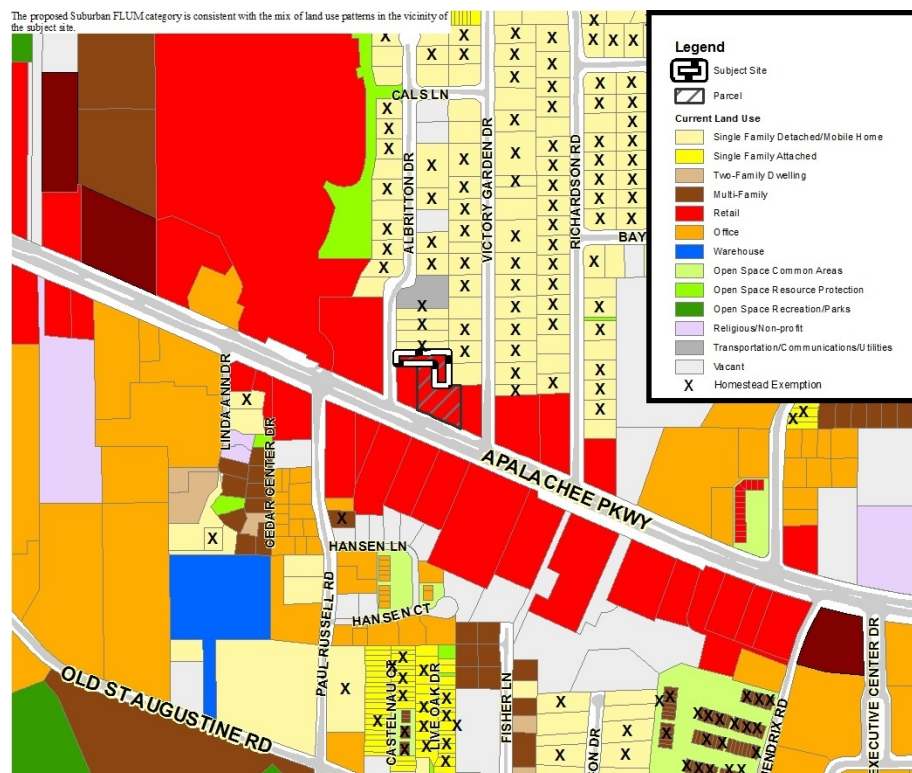
Proposed Zoning



Existing Land Uses

The existing development is consistent with nearby uses along Apalachee Parkway. The subject site consists of a storefront in a shopping center that was built in 1985. Neighboring properties to the subject include an office and dry cleaners to the west, shopping and residential to the east, residential to the north, and Apalachee Parkway (a six-lane arterial roadway) and retail to the south.

Existing Land Use Map



Infrastructure Analysis

Water/Sewer

The subject site is connected to City of Tallahassee potable water and sewer services.

Schools

No impacts based on non-residential use onsite. The subject area is zoned for Apalachee Elementary School, Fairview Middle School, and Rickards High School. School concurrency impact forms were submitted to the Leon County School Board's Division of Facilities, Construction and Maintenance and approved by the School Board on November 21, 2017.

School Name	Apalachee Elementary	Fairview Middle	Rickards High
Present Capacity	144	327	545
Post Development Capacity	144	327	545

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

Roadway Network

The subject site is immediately north of Apalachee Parkway, a principle arterial, east of Albritton Drive, a local street, and west of Victory Garden Drive, a minor collector street. The site is accessed from Apalachee Parkway.

Pedestrian and Bicycle Network

The site is accessible via sidewalks on Apalachee Parkway, which has sidewalks on both sides. There are no sidewalks on Victory Garden Drive and Albritton Street; however, there are shared lanes on Victory Garden Drive.

Transit Network

StarMetro provides transit services along Apalachee Parkway via the Live Oak Route and Southwood Route.

Environmental Analysis

The subject site is part of an existing shopping center. It is within the Lake Lafayette drainage basin and County environmental data indicate no known protected environmental features on the site.

F. PUBLIC OUTREACH AND NOTIFICATION

An initial mailing was sent to approximately 141 property owners within 1,000 feet of Subject Site.

Public Outreach		Date	Details
X	Mail Notification of Proposed Changes	October 23, 2017	Notices Mailed to Property Owners within 1000 feet
X	Notice of Proposed Land Use Change and Rezoning	November 8, 2017	Two signs providing details of proposed land use and zoning changes posted on subject site
X	Public Open House	November 16, 2017	5:30 PM, Second Floor, Frenchtown Renaissance Center
X	Staff Reports Available Online	December 20, 2017	Email Subscription Notice sent to all users of service

Public Open House - November 16, 2017: 14 citizens attended the first open house to discuss the 2018 Cycle amendments. Of the 14 attendees, two were present for this amendment. One of the two attendees for this amendment was the applicant's agent. There were no questions or comments on this proposed amendment.

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 2018 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	November 7, 2017	3:00 PM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	January 2, 2018	6:00 PM, Second Floor, Frenchtown Renaissance Center
X	Joint City-County Commission Workshop	January 23, 2018	1:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Hearing	February 27, 2018	6:00 PM, Fifth Floor, Leon County Courthouse

Local Planning Agency Workshop - November 7, 2017: Members of the Local Planning Agency asked if the Land Use amendment and rezoning would result in the existing buffers being evaluated or modified. According the City of Tallahassee Growth Management Department, "This development was permitted in 1983 and constructed in 1985 as a commercial development, shopping center. The use is not changing and is not required further review. If in the future the site were to

redevelop it would be subject to the requirements of applicable Codes in effect at the time of the redevelopment; buffers, stormwater, landscaping, among others.”

Local Planning Agency Public Hearing - December 5, 2017: Due to a Blueprint Intergovernmental Agency (IA) meeting being scheduled for the same afternoon, the members of the Local Planning Agency voted to continue the Public Hearing to the January 2, 2018 Local Planning Agency meeting.

Local Planning Agency Public Hearing – January 2, 2018: The Local Planning Agency supported staff’s recommendation of approval based upon consistency with the Comprehensive Plan and findings of fact outlined in this staff report.

H. ATTACHMENTS

- Attachment #1: Exhibit A 1984 Rezoning C-2 Limited Use Site Plan Ordinance
- Attachment #2: Current and Proposed Future Land Use Categories:
 - Land Use Policy 2.2.3 Residential Preservation
 - Land Use Policy 2.2.5 Suburban
- Attachment #3: Comprehensive Plan Policies relevant to the proposed amendment:
 - Land Use Policy 1.4.5 Criteria for evaluating Comp Plan amendment
 - Land Use Policy 2.2.5 Suburban
- Attachment #4: Zoning District Charts referenced in the report:
 - Residential Preservation–2 (Section 10-241)
 - Commercial Parkway (Section 10-258)



2018 Comprehensive Plan Amendment Cycle
PCM201801
Parkway Place/Apalachee Parkway

Attachment #1

Exhibit A 1984 Rezoning C-2 Limited Use Site Plan Ordinance

ORDINANCE NO. 84-0-2378

AN ORDINANCE DESIGNATING AND INCLUDING ADDITIONAL TERRITORY AS AND IN COMMERCIAL 2 LIMITED USE WITH SITE PLAN ON THE OFFICIAL ZONING PLAN OR MAP OF THE CITY OF TALLAHASSEE ADOPTED AND ESTABLISHED BY THE CITY COMMISSION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF TALLAHASSEE:

SECTION 1. That the following described part or area of the City of Tallahassee be and the same is hereby changed from Residence 1 and hereby designated and established as Commercial 2 Limited Use with site plan (all the principal, restricted, and accessory uses permitted in the C-2 General Commercial district) on the official zoning plan or map of the City of Tallahassee adopted and established by the City Commission:

The West 45 feet of Lots 33 and 34, Block B, Victory Garden Estates, a subdivision as per map or plat thereof recorded in Plat Book 2, Page 131 of the Public Records of Leon County, Florida.

SECTION 2. The Mayor and the City Treasurer-Clerk are hereby directed to designate and include the above-described area in the City of Tallahassee on the official zoning plan or map of the City of Tallahassee adopted and established by the City Commission.

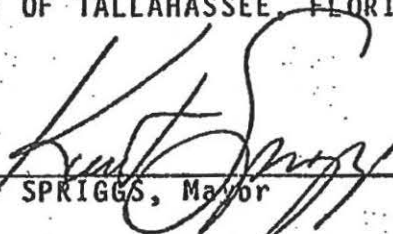
SECTION 3. All ordinances or parts of ordinances in conflict herewith be, and the same are, hereby repealed.

SECTION 4. This ordinance shall become effective immediately upon its passage.


INTRODUCED in the City Commission on the 25th day of
September, A.D., 1984.

PASSED the City Commission the 9th day of October,
A.D., 1984.

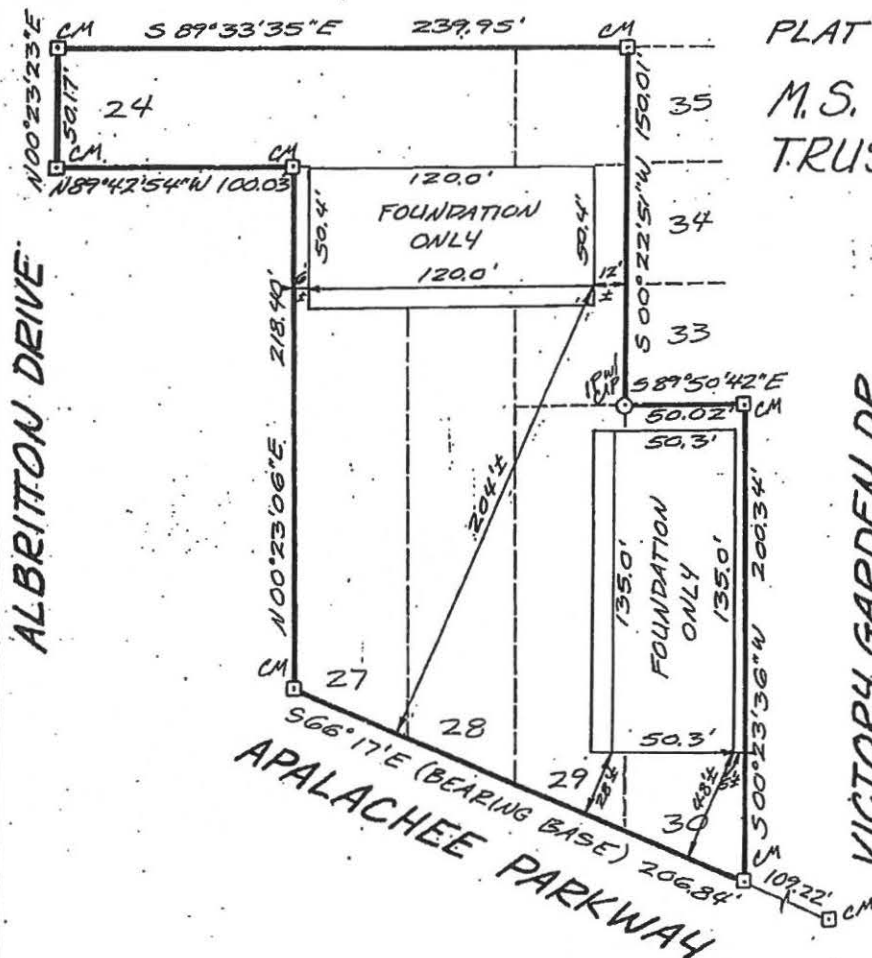
CITY OF TALLAHASSEE, FLORIDA


KENT SPRIGGS, Mayor

ATTEST:


ROBERT B. INZER
City Treasurer-Clerk

PLAT FOR:
M.S. LAND
TRUST



I HEREBY CERTIFY THIS TO BE A TRUE AND ACCURATE REPRESENTATION OF THE PROPERTY SHOWN HEREON AND WAS MADE UNDER MY DIRECT SUPERVISION AND CONTROL. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS AS ESTABLISHED BY CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE. THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN. I HAVE CONSULTED THE F.I.A. FLOOD-MAPS AND HAVE DETERMINED THAT THIS LOT IS NOT IN A FLOOD PRONE AREA.

Paul N. Williamson
PAUL N. WILLIAMSON, P.L.S.
FLORIDA REGISTRATION NO. 3208

JOB#80-079
PSR#4449
#4873
NB#69/41
#91/12

PREPARED FOR:

DATE: 6-1-84
3-4-85

SUN BANK

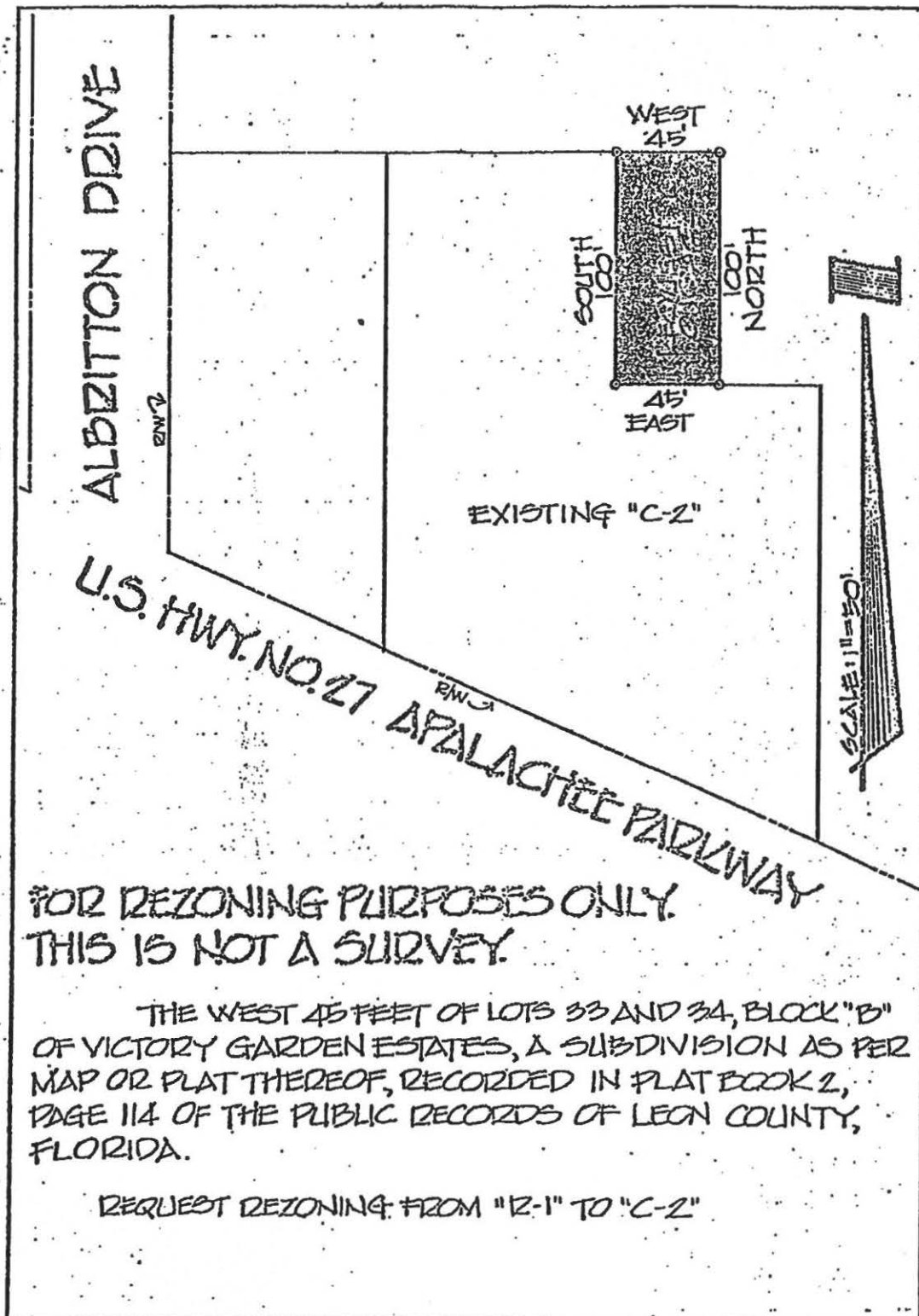
34

PALIL N. WILLIAMSON P.L.S.

1016 THOMASVILLE ROAD SUITE 112, TALLAHASSEE, FLORIDA 32303

BROWARD DAVIS & ASSOC., INC.
PLANNING • SURVEYING • ENGINEERING
DEVELOPMENT MANAGEMENT
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Tallahassee, Florida 32317
904-878-4191
904-577-3000

CLIENT
MS LAND TRUST
SHEET TITLE
DEZONING PLAT



NOTEBOOK	
JOB NO.	79-049
PSR NO.	3970

APPROVED and SIGNATURE	
FLORIDA REG. NO.	5297
Date	SEPT. 21, 1984

SHEET	
OF	



2018 Comprehensive Plan Amendment Cycle
PCM201801
Parkway Place/Apalachee Parkway

Attachment #2

Current and Proposed Future Land Use Categories:

- Land Use Policy 2.2.3 Residential Preservation
- Land Use Policy 2.2.5 Suburban

LAND USE ELEMENT

Policy 2.2.3: [L]

RESIDENTIAL PRESERVATION *(Effective 7/16/90; Revision Effective 7/26/06)*

Characterized by existing homogeneous residential areas within the community which are predominantly accessible by local streets. The primary function is to protect and preserve 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. Compatibility 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 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:

Existing land use character of the subdivision	Gross residential density
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 townhomes and duplexes)	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 2.2.5: [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	Percent-age 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 st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools	8 to 20 UNITS/ ACRE	20,000 SQ FT/ACRE ⁽⁶⁾	
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)	35-50%
Suburban Corridor	Residential, Office, Commercial, Recreation, Light & Heavy Infrastructure & Community Service	Up to 16 UNITS/ ACRE	Up to 25,000 SQ FT/ACRE (8)	
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.



2018 Comprehensive Plan Amendment Cycle
PCM201801
Parkway Place/Apalachee Parkway

Attachment #3

Comprehensive Plan Policies relevant to the proposed amendment:

- Land Use Policy 1.4.5 Criteria for evaluating Comp Plan amendment
- Land Use Policy 2.2.5 Suburban

Policy 1.4.5: [L] (*Revision Effective 3/14/07*)

The Tallahassee-Leon County Comprehensive Plan, its future land use map and future land use categories as defined within the Plan, the land use summary charts which are intended to be a pictorial representation of existing policies in the comprehensive plan, and land development regulations adopted by local government as provided in the Plan shall in combination provide a unified system for the regulation of land use. Land use regulations shall be consistent with the intended functions, land uses and intensity of the land use category designated on the future land use map.

- a) Any requested text amendment to the Comprehensive Plan shall be evaluated for consistency with the overall intent of the adopted Goals, Objectives, and Policies of the Plan;
- b) Any requested amendment to the Future Land Use Map shall be evaluated for consistency with the adopted Goals, Objectives, and Policies of the Plan as well as consistency with and the furtherance of the intent of the requested future land use category;
- c) Any request for a change in zoning use classification and specific zoning district mapping within a future land use category shall be evaluated for consistency with the adopted Goals, Objectives, and Policies of the Plan as well as consistency with and the furtherance of the intent of the future land use category in which it is located;
- d) The determination that a land use is permitted within a zoning district shall be made based upon a listing of allowable land uses within a zoning district or that an unlisted land use is substantially similar to allowable uses within the same district.

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 st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools	8 to 20 UNITS/ ACRE	20,000 SQ FT/ACRE ⁽⁶⁾	
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)	35-50%
Suburban Corridor	Residential, Office, Commercial, Recreation, Light & Heavy Infrastructure & Community Service	Up to 16 UNITS/ ACRE	Up to 25,000 SQ FT/ACRE (8)	
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	5-10%
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/ DEVELOPMENT	20,000 SQ FT/ ACRE (9)	

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.



2018 Comprehensive Plan Amendment Cycle
PCM201801
Parkway Place/Apalachee Parkway

Attachment #3

Zoning District Charts referenced in the report:

- Residential Preservation-2 (Section 10-241)
- Commercial Parkway (Section 10-258)

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 - 2 NAME OF USE	LAND USE TYPE				
		LR	PR	AR	CS	LI
	RESIDENTIAL					
	Dwelling, One-Family	P				
	Dwelling, Two-Family	P				
	(Rooming Houses are prohibited)					
	Dwelling, 2-Unit Townhouses	P				
	SERVICES					
821	Elementary and secondary schools				S	
866	Religious Organizations				S	
	RECREATION					
	Hiking and Nature Trails		P			
	Picnicking		P			
	Canoe Trails		P			
	Bicycle Trails		P			
	Horseback Riding Trails		P			
	Tot Lots			P		
	Court Sports			R		
	Field Sports			R		
	PUBLIC ADMINISTRATION					
	Police Protection				S	
	Fire Protection				S	
	Public Order and Safety				S	

LEGEND
LR = LOW DENSITY RESIDENTIAL
PR = PASSIVE RECREATION
AR = ACTIVE RECREATION
CS = COMMUNITY SERVICES
LI = LIGHT INFRASTRUCTURE

RESIDENTIAL PRESERVATION-2	DEVELOPMENT TYPE			
	SINGLE FAMILY & 2 UNIT-TOWNHOUSE RESIDENTIAL UNITS NON-CLUSTERED	SINGLE FAMILY RESIDENTIAL UNITS CLUSTERED	DUPLEX RESIDENTIAL UNIT NON-CLUSTERED	COMM. SERVICES/ACTIVE REC., PUBLIC, PRIMARY & SECONDARY SCHOOLS
MINIMUM SETBACKS (FT)				
Front Yard		Perimeter Setback		
Building	15	25	20	25
Parking	—	—	—	20
Corner Yard		Perimeter Setback		
Building	15	25	20	25
Parking	—	—	—	20
Interior Side Yard		Perimeter Setback		
Building*	7.5	15	7.5	20
Parking	—	—	—	20
Rear Yard		Perimeter Setback		
Building	25	25	25	25
Parking	—	—	—	10
MAXIMUM % OF IMPERVIOUS SURFACE AREA	40	40 (of net area)	40	40
MAX. HEIGHT FEET	35	35	35	35
	7,260 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	14,520 SQ. FT. AVG OF ALL LOTS CREATED WITH A MINIMUM LOT SIZE OF NO LESS THAN 7,500 SQ. FT.	1/2 ACRE
MIN. LOT AREA (ACRES)				
MINIMUM LOT FRONTAGE (FEET)	15	15	15	—

* Zero-lot line construction permitted along common wall of townhouse dwelling units.

Sec. 10-258. CP Commercial Parkway District

The following applies to CP Commercial Parkway District:

PERMITTED USES		
1. District Intent	2. Principal Uses	3. Accessory Uses
<p>The CP district is intended to be located in areas designated Suburban on the future land use map of the comprehensive plan and shall apply to areas exhibiting an existing development pattern of office, general commercial, community facilities, and intensive automotive commercial development abutting urban area arterial roadways with high traffic volumes. The CP district is most suitable for those areas outside of the Multimodal Transportation District (MMTD) as described in the comprehensive plan. Additional CP inside the MMTD may only be designated when the existing land use pattern is mostly comprised of single use developments with suburban character as described in the Suburban Future Land Use Category. The CP district is characterized by a linear pattern of development. Residential development up to a maximum of 16 dwelling units per acre is permitted. There is no minimum gross density for residential when developed in conjunction with non-residential land uses. However, for all other residential developments, a minimum gross density of 6 dwelling units per acre shall be required, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum densities. The access management standards set forth in for the CP district addressing limitations placed on access are intended to minimize and control ingress and egress to arterial roadways and to promote smooth and safe traffic</p>	<p>(1) Antique shops. (2) Armored truck services. (3) Automotive sales and rental (includes any type of motor vehicle including boats and motorcycles). (4) Automotive service and repair, including car wash. (5) Automotive--retail, parts, accessories, fires, etc. (6) Bait and tackle shops. (7) Banks and other financial institutions. (8) Broadcasting studios. (9) Building contractors and related services, without outdoor storage. (10) Camera and photographic stores. (11) Cemeteries. (12) Cocktail lounges and bars. (13) Commercial kennels. (14) Community facilities, including libraries, religious facilities, vocational schools, police/fire stations, and charitable donation stations. Elementary, middle, and high schools are prohibited. Other community facilities may be allowed in accordance with section 10-413. (15) Day care centers. (16) Gift, novelty, and souvenir stores. (17) Golf courses.</p>	<p>(18) Hotels and motels, including bed and breakfast inns. (19) Indoor amusements (bowling, billiards, skating, etc.). (20) Indoor theaters (including amphitheaters). (21) Laundromats, laundry and dry-cleaning pickup stations. (22) Lawn or tree removal services. (23) Mailing services. (24) Medical and dental offices, services, laboratories, and clinics. (25) Manufactured home sales lots. (26) Mortuaries. (27) Motor vehicle fuel sales. (28) Motor vehicle racing tracks, go-carts, etc. (29) Nonmedical offices and services, including business and government offices and services. (30) Nonstore retailers. (31) Nursing homes and residential care facilities. (32) Off-street parking facilities. (33) Outdoor amusements (golf courses, batting cages, driving ranges, etc.) (34) Passive and active recreational facilities. (35) Pawnshops. (36) Personal services (barber shops, fitness clubs, etc.).</p> <p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the land use administrator.</p> <p>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the land use administrator.</p>

PERMITTED USES			
1. District Intent	2. Principal Uses		
<p>flow of the general traveling public. Reuse of existing single use sites for multiple use developments, adding new uses to single use sites and/or multiple use developments in the CP district that share parking facilities, have parking structures and/or have high floor area ratios are encouraged in the CP district.</p> <p>New CP districts in the Suburban FLUM category shall have access to arterial or major collector streets.</p> <p>Development standards for properties located within the MMTD are established within Division 4 of this Code.</p>	<p>(37) Pest control services.</p> <p>(38) Pet day care centers.</p> <p>(39) Photocopying and duplicating services.</p> <p>(40) Printing and publishing.</p> <p>(41) Recreational vehicle park.</p> <p>(42) Rental and sales of dvds, video tapes and games.</p> <p>(43) Rental of tools, small equipment, or party supplies.</p> <p>(44) Repair services, nonautomotive.</p> <p>(45) Residential, multi-family.</p> <p>(46) Residential, any type, provided it is located on or above the 2nd floor of a structure containing non-residential development on the first floor.</p> <p>(47) Restaurants, with or without drive-in facilities.</p> <p>(48) Retail bakeries.</p> <p>(49) Retail caskets and tombstones.</p> <p>(50) Retail computer, video, record, and other electronics.</p> <p>(51) Retail department, apparel, and accessory stores.</p> <p>(52) Retail drug store.</p> <p>(53) Retail florist.</p> <p>(54) Retail food and grocery.</p> <p>(55) Retail furniture, home appliances and accessories.</p> <p>(56) Retail home/garden supply, hardware and nurseries.</p> <p>(57) Retail jewelry stores.</p> <p>(58) Retail needlework and instruction.</p> <p>(59) Retail newsstand, books, greeting cards.</p>	<p>(60) Retail office supplies.</p> <p>(61) Retail optical and medical supplies.</p> <p>(62) Retail package liquors.</p> <p>(63) Retail pet stores.</p> <p>(64) Retail picture framing.</p> <p>(65) Retail sporting goods, toy stores.</p> <p>(66) Retail trophy stores.</p> <p>(67) Self-moving operation.</p> <p>(68) Retail shoes, luggage, and leather products.</p> <p>(69) Sign shops.</p> <p>(70) Social, fraternal and recreational clubs and lodges, including assembly halls.</p> <p>(71) Studios for photography, music, art, drama, voice.</p> <p>(72) Tailoring.</p> <p>(73) Towing, wrecking, and recovery services.</p> <p>(74) Trailer sales and service.</p> <p>(75) Veterinary services, including veterinary hospitals.</p> <p>(76) Warehouses, mini-warehouses, or self-storage facilities.</p> <p>(77) Other uses which, in the opinion of the land use administrator, are of a similar and compatible nature to those uses described in this district and provided the use is not specifically permitted in another zoning district.</p>	

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)
Multiple-Family Dwellings	10,000 square feet	80 feet	100 feet	15 feet	15 feet on each side	15 feet	25 feet	not applicable	4 stories
Residential located on or above the 2nd floor of a multi-use structure	none	none	none	25 feet	none	25 feet	10 feet	not applicable	4 stories
Any Permitted Principal Use	none	none	none	25 feet	none	25 feet	10 feet	25,000 s.f. of building floor area per acre and commercial and office uses not to exceed 200,000 s.f. of gross building floor area per parcel, 50,000 s.f. of building area per acre for permitted land uses number (73) warehouses, mini-warehouses, or self-storage facilities as listed in the permitted uses table above. In multi-use structures, residential uses do not count towards this floor area total.	4 stories
<p>7. <i>Access Management Criteria</i> (In case of a conflict with the provisions of other ordinances or regulations, the most strict provisions shall apply):</p> <p>a.) All roadways:</p> <ol style="list-style-type: none"> On all city roadways, the city's spacing standards for driveway access, medians, and signals per roadway class type shall prevail. On all county roadways, the county's spacing standards for driveway access, medians, and signals per roadway class type shall prevail. On all state arterial roadways, the FDOT's spacing standards for driveway access, medians, and signals, as outlined in the FDOT Access Management Classification System shall prevail. Exceptions to the FDOT Access Management Standards include the following: <ol style="list-style-type: none"> Existing driveway access for Capital Circle as of December 31, 1995; and Properties on Capital Circle which were granted single driveway permits by FDOT on or before December 31, 1995, which have sole access to Capital Circle and do not have other street access. <p>b.) All new commercial development shall construct a vehicular interconnection to adjacent properties that have an existing commercial use. Interconnections shall be required to adjacent vacant properties which are zoned for commercial use. The vehicular interconnections shall be constructed with material consistent with constructed or proposed vehicular use areas. Location of such interconnections shall be approved by the traffic engineer and constructed prior to issuance of a certificate of occupancy. Required interconnections between properties and/or to a private or public roadway shall be placed in a cross access easement acceptable by</p>									

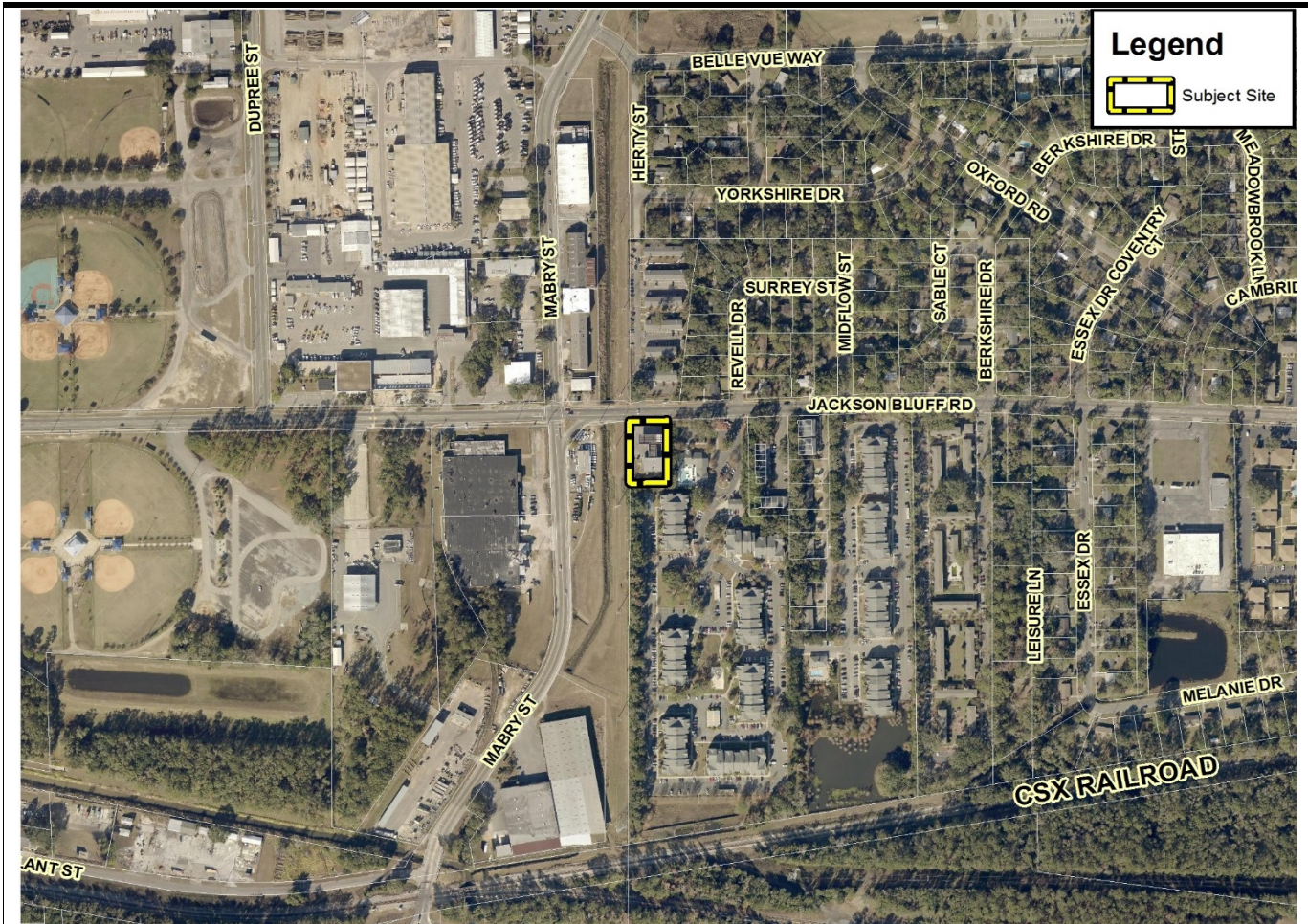
DEVELOPMENT STANDARDS	
the city attorney. Exemptions to and deviations from the interconnection requirements of this section shall be approved by the parking standards committee.	
8. <i>Street Vehicular Access Restrictions:</i>	Properties in the CP zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from nonresidential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street directly across from where the vehicular access point is proposed: RA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, RP-1, RP-2, RP-MH, RP-UF, and RP-R.
9. <i>Noise Source Restrictions:</i>	In the event that a property zoned CP abuts a residential property, the noise source of the CP zoned property shall not exceed at L10 noise level of 60 dBA in the daytime (7:00 a.m. to 10:00 p.m.) and an L10 noise level of 50 dBA in the night time (10:00 p.m. to 7:00 a.m.) as measured on the property line abutting the source.
10. <i>Lighting Standards:</i>	In the event that a property zoned CP abuts a residential property, the night time lighting of the CP zoned property shall meet the following standards: night time lighting shall not exceed 0.5 vertical surface foot candle measured at the property line six feet above grade. Lighting standards shall not exceed 20 feet in height and shall have recessed bulbs and filters which conceal the source of illumination. No wall or roof mounted flood-lights or spot-lights used as general grounds lighting are permitted. Security lighting is permitted.
11. <i>Additional Criteria for Pet Day Care Centers:</i>	Outside boarding and unsupervised outside activity are prohibited. Hours of operation for pet day care centers shall be 6:00 a.m. to 9:00 p.m.
12. <i>Additional Criteria for Charitable Donation Stations:</i>	Such station shall have indoor storage for all donations, and shall have an attendant available during normal business hours responsible for the collection and/or storage of said donations. A "charitable donation station" is considered a community service/facility regulated by section 10-413 of this Code.

General Notes:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and nonresidential 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 chapter 5, pertaining to environmental management, for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to chapter 4, pertaining to concurrency management, for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).
4. For cluster development standards, refer to section 10-426.



2018 Comprehensive Plan Amendment Cycle
PCM201802
Petro South/Jackson Bluff Road



SUMMARY

Property Owners:	Property Location:	TLCPD Recommendation:
Lar Lar Development, LLC	At the intersection of Jackson Bluff Road and Mabry Street	Approve
Applicant:		
Lar Lar Development, LLC		
TLCPD Staff:	Current Future Land Use & Zoning:	LPA Recommendation:
Debra Thomas	<u>Future Land Use</u> : Urban Residential 2 <u>Zoning</u> : Medium Density Residential	Approve
Contact Information:	Proposed Future Land Use & Zoning:	
debra.thomas@talgov.com (850) 891-6418	<u>Future Land Use</u> : Suburban <u>Zoning</u> : General Commercial	
Date: October 25, 2017	Updated: February 8, 2018	

A. REASON FOR REQUESTED CHANGE

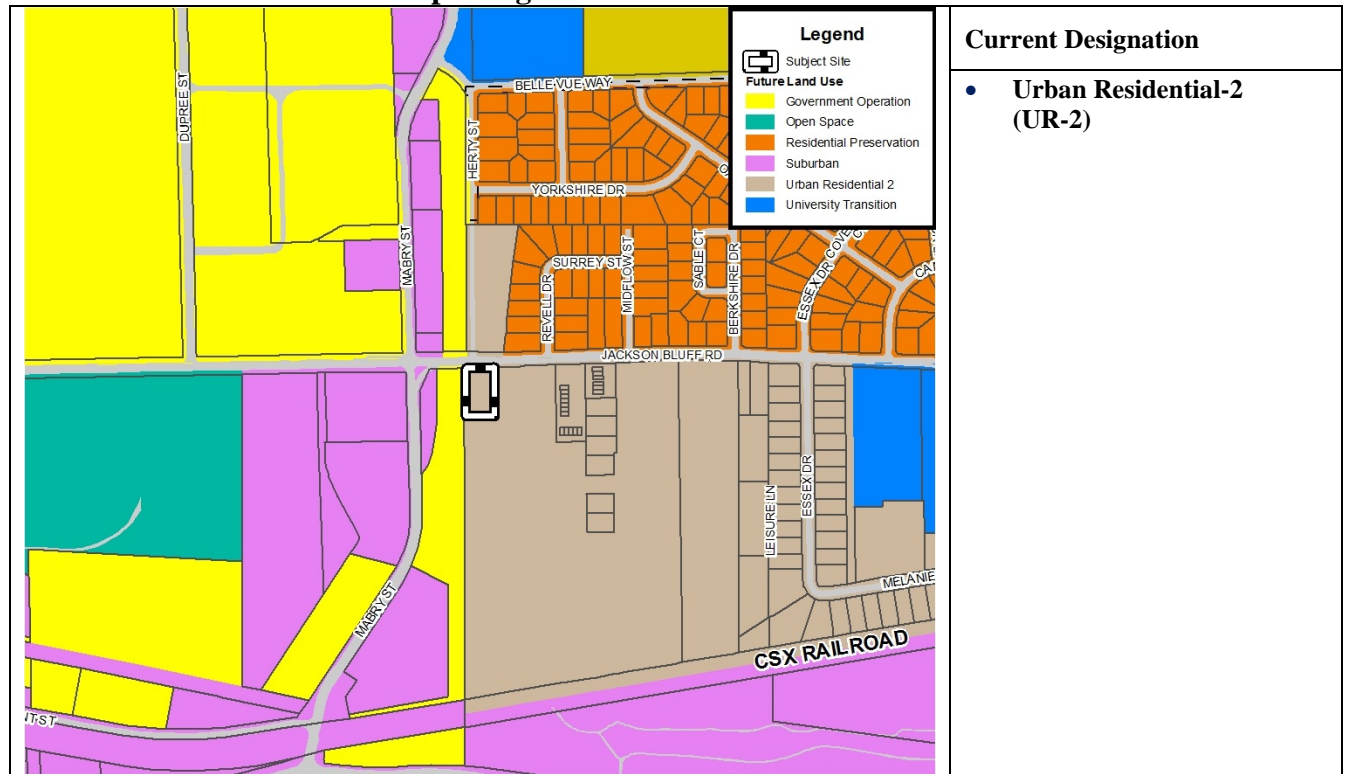
The applicant is requesting the amendment so they can continue to operate the existing business (a gas station and convenience store) that occupies the subject site.

B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION

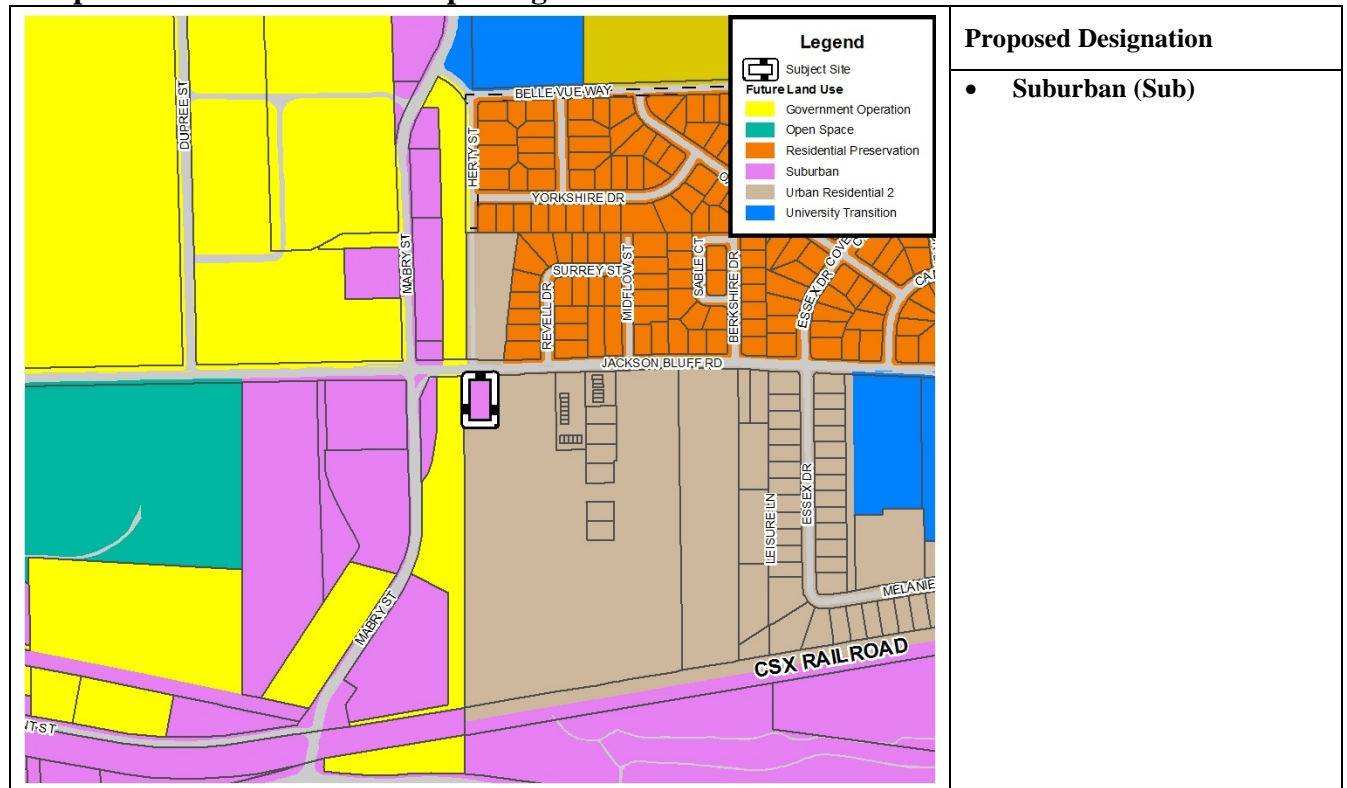
The subject site is currently designated Urban Residential-2 on the Future Land Use Map (FLUM). The proposed amendment would change the FLUM designation of the site to Suburban.

The following maps illustrate the current and proposed FLUM designations for the subject site.

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



C. STAFF RECOMMENDATION

Find that the proposed future land use maps 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

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.

E. SUMMARY OF FINDINGS

Staff presents the following findings of fact:

1. The proposed amendment is consistent with Policy 2.2.5 [L] which establishes the proposed Suburban land use category. This category allows for a mix of uses and intensities and implements the historic commercial use of the subject site.
2. The proposed amendment to the Suburban land use category, when implemented with the design standards required within the multimodal district, would further strategies and recommendations from the West Pensacola Sector Plan for the Jackson Bluff Road area. The subject site fronts on Jackson Bluff Road. The Sector Plan recommended that Jackson Bluff remains a walkable/pedestrian friendly road with a mixture of housing types and uses and that higher intensities be allowed for existing retail and multi-family areas.
3. The subject site is in the Mobility District. Approval of this amendment to the land use category would further the goals of the Mobility District and the transportation strategies of the West Pensacola Sector Plan by promoting higher densities and intensities, a prerequisite for successful implementation of mass transit and other alternative modes of transportation.
4. The commercial development on the subject site is inconsistent with the current Urban Residential-2 land use category since it prohibits commercial/retail uses.
5. The proposed amendment is consistent with Policy 1.1.5 [L] and Policy 1.1.7 [L] which seek to channel higher densities and intensities into locations with sufficient urban infrastructure.
6. The proposed zoning is consistent with the development patterns near the subject site and the current commercial use on the site. The subject site also meets the locational criterion for the General Commercial (C-2) zoning district. It is located greater than a quarter mile of other C-1 (Neighborhood Commercial) and C-2 districts.

F. STAFF ANALYSIS

History and Background

The subject site is developed with a gas station/convenience store that was built in 1987. Prior to the 1990 Comprehensive Plan adoption and subsequent rezoning in 1992 and 2000, the subject site was zoned General Commercial (C-2) for retail/commercial use.

When the Comprehensive Plan was adopted in 1990, the subject site was designated Mixed-Use B on the Future Land Use Map (FLUM). Sites that were designated Mixed-Use B on the future land use map were given a corresponding zoning district on the zoning map when it was adopted in 1992. In 1999, the Mixed-Use zoning districts were changed to site-specific zoning districts, at which time the subject site was rezoned to the Medium Density Residential (MR-1) zoning district, which was inconsistent with the existing use of the site.

In 2007, the Mixed-Use land use categories were replaced in the Comprehensive Plan with more specific categories. At that time, the subject site was changed from Mixed-Use B to Urban Residential-2 on the Future Land Use Map. This FLUM designation is a residential category which does not allow commercial/retail uses. Since the subject site already had MR-1 zoning from the site-specific rezoning in 1999, that zoning district remained on the subject site after the Future Land Use Map change.

The subject site is within the Southern Strategy Area (SSA) and the West Pensacola Sector Plan Study Area boundary. The Tallahassee-Leon County Comprehensive Plan directs the sector planning of the Southern Strategy Area. The proposed amendment would further strategies and recommendations from the West Pensacola Sector Plan for the Jackson Bluff Road area. The subject site fronts on Jackson Bluff Road. The Sector Plan recommended that Jackson Bluff remains a walkable/pedestrian friendly road with a mixture of housing types and uses, and that higher intensities be allowed for existing retail and multi-family areas. The intent of the Suburban land use category, when implemented with the design standards required within the multimodal district, is consistent with these recommendations.

Current and Proposed Future Land Use Categories

The complete comprehensive plan policies for the current Future Land Use Map (FLUM) category, Urban Residential-2 (Land Use Policy 2.2.24), and the proposed FLUM category, Suburban (Land Use Policy 2.2.5), are included as Attachment #1.

Urban Residential-2 (Current)

Land Use Element Policy 2.2.24 outlines the intent of the Urban Residential-2 land use category, which allows townhouses, single-family attached and detached, two-family, and multiple-family dwelling units (up to twenty dwelling units per acre), as well as community facilities related to residential uses. The primary intent of the Urban Residential-2 land use category is to encourage the development of a range of housing densities and types; thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of urban infrastructure. Under this land use category, retail/commercial uses are prohibited. The current retail development on the subject site is not consistent with the Urban Residential-2 FLUM category.

Suburban (Proposed)

The proposed Suburban future land use category permits a wide range of uses from housing up to 20 units per acre to retail/office and light industrial uses. This category recognizes the way much of Tallahassee-Leon County has developed since the 1940s. Land Use Element Policy 2.2.5 establishes the Suburban land use category to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Under this category, employment opportunities should be located near residential areas, if possible within walking distance. The category also consists of predominantly single-use projects that are interconnected whenever feasible. Mixed-use projects are encouraged, though not required. Allowed land uses within this category are regulated by zoning districts which implement the intent of the FLUM, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the category. The proposed Suburban category is more consistent with the existing development patterns near the subject site and the current use of the site.

Consistency with Comprehensive Plan

Policy 1.4.5 of the Land Use Element identifies several criteria against which future land use map and zoning changes must be evaluated. Such changes must be evaluated for consistency with the adopted goals, objectives and policies of the Comprehensive Plan as well as consistency with and the furtherance of the intent of the requested future land use category. The proposed amendment is consistent with the following objective and policies of the Tallahassee-Leon County Comprehensive Plan. The complete text of these policies is included as Attachment #2.

- Policy 2.2.5 [L] which establishes the Suburban Future Land Use category. This category allows a mixture of uses and intensities and implements the historic commercial use of the subject site.
- Policy 1.1.5 [L] states that Future Land Use Map densities and intensities are intended to reflect the availability of capital infrastructure. The proposed map amendment would reflect the availability of capital infrastructure.
- Policy 1.1.7 [L] requires that 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.

The subject site has access to all urban services and infrastructure.

- Objective 1.1 [M] promotes 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.

The proposed amendment supports compact urban forms and a mixture of uses of the subject site by being located adjacent to Residential and Government Operational uses. The proposed Future Land Use Map designation allows the same potential residential density as the current Future Land Use Map designation, but allows additional commercial and office uses.

Zoning

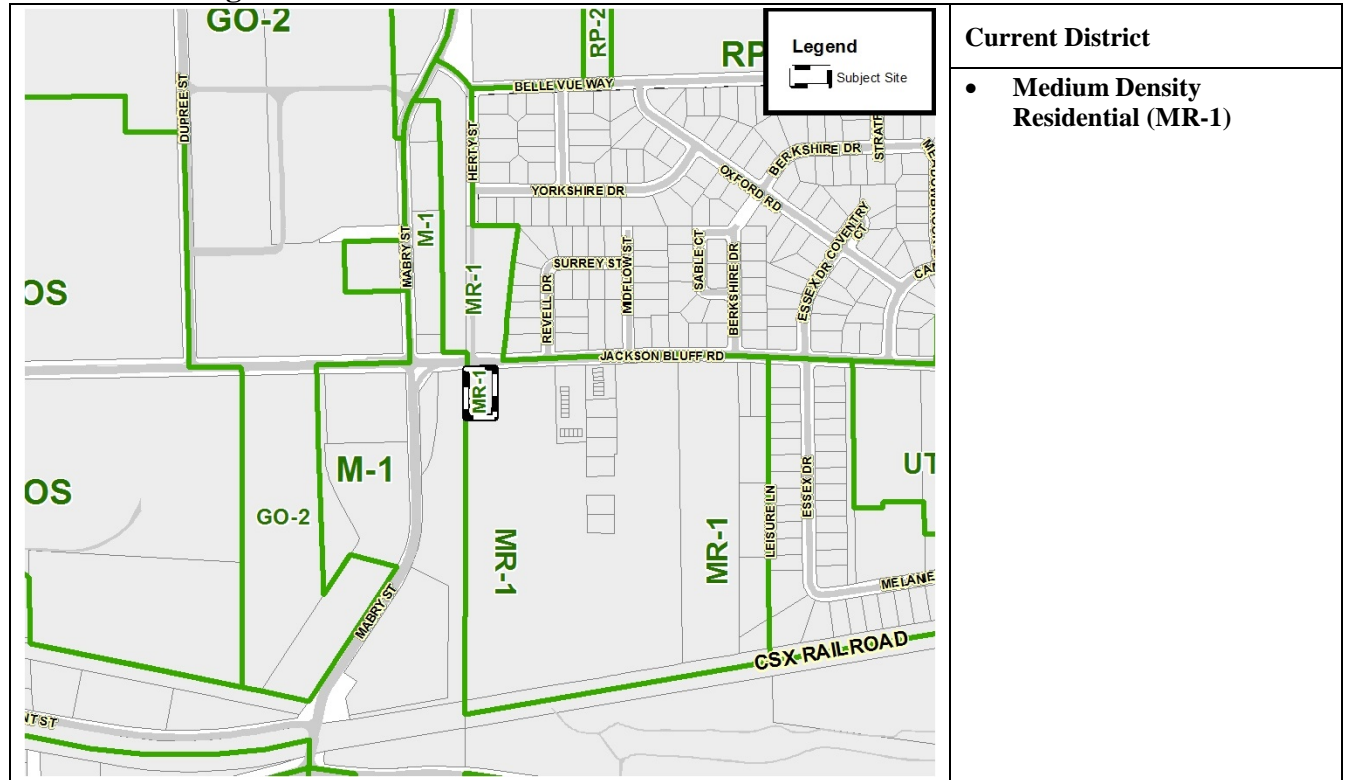
A rezoning application will be processed concurrently with this map amendment, if approved. A zoning change from Medium Density Residential (MR-1) to General Commercial (C-2) is being requested to implement the proposed amendment to the Future Land Use Map. The Land Development Code sections for the current zoning district, Medium Density Residential (Section 10-250), and the proposed zoning district, General Commercial (Section 10-256), are included as Attachment #3.

The current Medium Density Residential zoning district is one of the zoning districts that implements the Urban Residential– 2 future land use category. This zoning district is intended to provide a variety of housing types (up to twenty units per acre). Under this zoning district, commercial, office and retail uses are not permissible. Thus, the existing commercial development on the subject site is inconsistent with this zoning district.

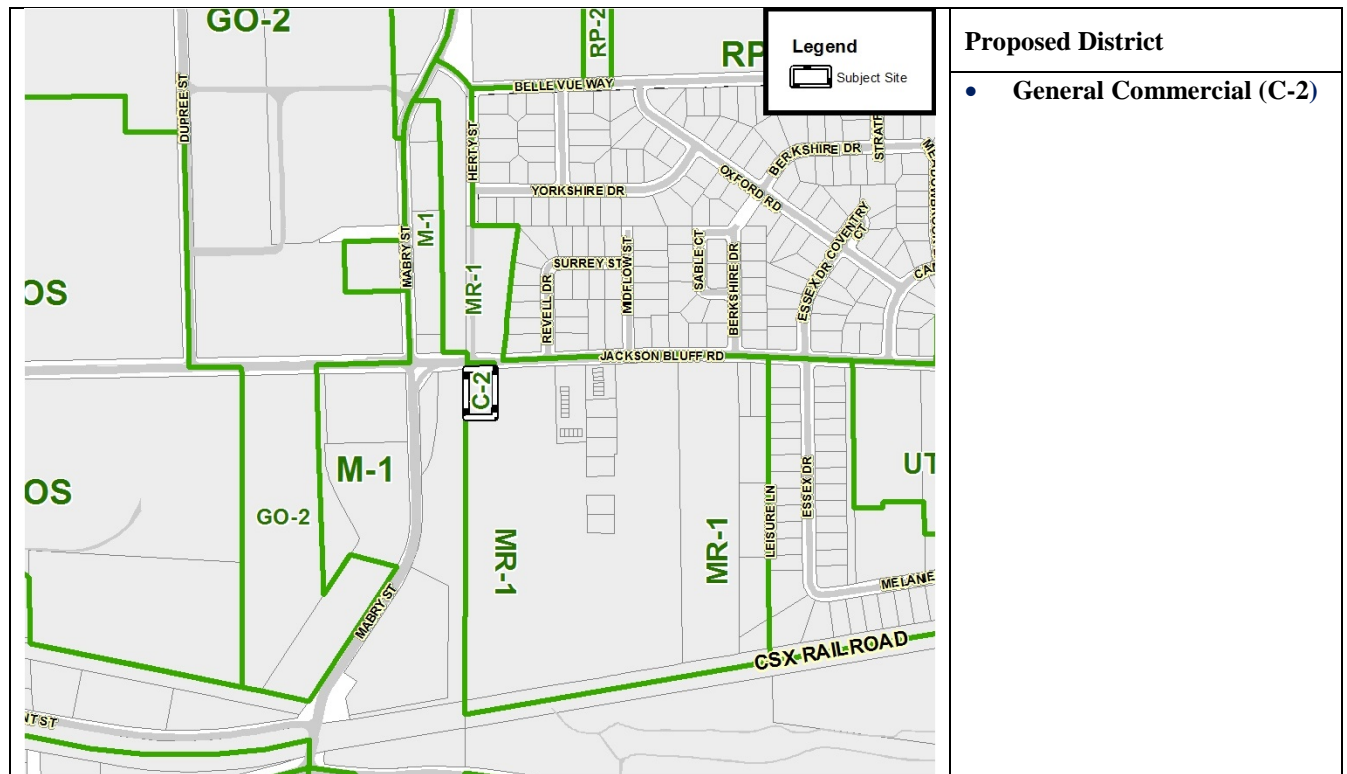
The proposed C-2 zoning district is intended to be in areas designated Suburban on the FLUM and shall apply to areas with direct access to major collectors or arterial roadways located within convenient travelling distance to several neighborhoods. The district is not intended to accommodate large scale commercial or service activities, but rather small groups of retail commercial, professional, office, and community and recreational services. Additionally, this zoning district should not exceed 30 acres or be located closer than ¼ mile to other C-1 or C-2 districts. The subject site meets these locational criteria. The proposed zoning is also consistent with the development patterns near the subject site and the current commercial use on the site.

The following maps illustrate the current and proposed zoning for the Subject Site.

Current Zoning



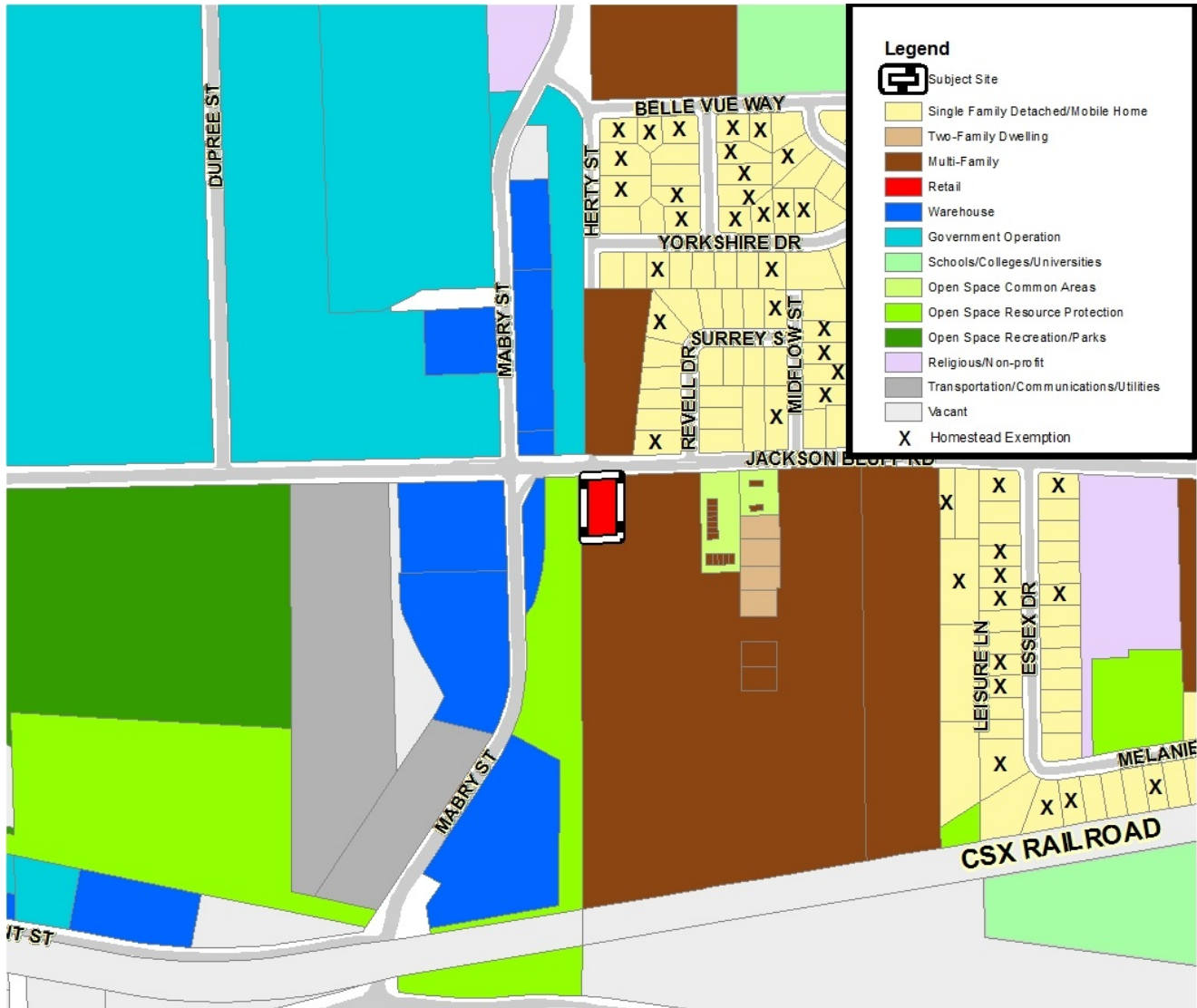
Proposed Zoning



Existing Land Uses

The subject site is developed with a retail use. The subject site is in an area with a mixture of uses including multi-family, government operations, warehouses, low density residential, and recreation/open space.

Existing Land Use Map



Infrastructure Analysis

Water/Sewer

The subject site is connected to City of Tallahassee potable water and sewer services.

Schools

No impacts based on the non-residential use onsite. The subject area is zoned for Riley Elementary School, Nims Middle School, and Rickards High School. School concurrency impact forms were submitted to the Leon County School Board's Division of Facilities, Construction and Maintenance and approved by the School Board on November 21, 2017.

School Name	Riley Elementary	Nims Middle	Rickards High
Present Capacity	7	562	545
Post Development Capacity	6	562	545

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

Roadway Network

The subject site is bound by Jackson Bluff Road, a major collector, and Mabry Street, a major collector. It is located within the Multimodal Transportation District (MMTD) which has a goal of increasing density, mixed use developments, and promoting pedestrian-oriented urban design standards to support walkable development and thereby increase pedestrian, bicycle, and transit use.

Pedestrian and Bicycle Network

The subject site is accessible via sidewalks and shared lanes (marked with Sharrows) on Jackson Bluff Road. There are also sidewalks and bike lanes on major portions of Mabry Street near the subject site.

Transit Network

StarMetro provides transit services along Jackson Bluff Road via the Forest Route and the Seminole Express Route.

Environmental Analysis

The subject site is within the Lake Munson drainage basin. County environmental data indicate no known protected environmental features on the site.

F. PUBLIC OUTREACH AND NOTIFICATION

An initial mailing was sent to approximately 78 property owners within 1,000 feet of subject site.

Public Outreach		Date	Details
X	Mail Notification of Proposed Changes	October 23, 2017	Notices Mailed to Property Owners within 1000 feet
X	Notice of Proposed Land Use Change and Rezoning	November 8, 2017	Two signs providing details of proposed land use and zoning changes posted on subject site
X	Public Open House	November 16, 2017	5:30 PM, Second Floor, Frenchtown Renaissance Center
X	Staff Reports Available Online	December 20, 2017	Email Subscription Notice sent to all users of service

Public Open House - November 16, 2017: 14 citizens attended the first open house to discuss the 2018 Cycle amendments. Of the 14 attendees, none were present for this amendment. There were no questions or comments on this proposed amendment.

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 2018 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	November 7, 2017	3:00 PM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	January 2, 2017	6:00 PM, Second Floor, Frenchtown Renaissance Center
X	Joint City-County Commission Workshop	January 23, 2018	1:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	February 27, 2018	6:00 PM, Fifth Floor, Leon County Courthouse

Local Planning Agency Public Hearing - December 5, 2017: Due to a Blueprint Intergovernmental Agency (IA) meeting being scheduled for the same afternoon, the members of the Local Planning Agency voted to continue the Public Hearing to the January 2, 2018 Local Planning Agency meeting.

Local Planning Agency Public Hearing – January 2, 2018: The Local Planning Agency supported staff's recommendation of approval based upon consistency with the Comprehensive Plan and findings of fact outlined in this staff report.

H. ATTACHMENTS

- Attachment #1: Current and Proposed Future Land Use Categories:
Land Use Policy 2.2.24 Urban Residential - 2
Land Use Policy 2.2.5 Suburban
- Attachment #2: Comprehensive Plan Policies referenced in the report:
Land Use Policy 1.4.5 Criteria against which future land use map amendments must be evaluated
Land Use Policy 2.2.5 Suburban
Land Use Policy 1.1.5 Availability of Infrastructure
Land Use Policy 1.1.7 Access to Urban Infrastructure
Mobility Objective 1.1 Compact Urban Forms
- Attachment#3: Zoning Districts Charts referenced in the report:
Medium Density Residential (MR-1) (Section 10-250)
General Commercial (C-2) (Section 10-256)



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Attachment #1

Current and Proposed Future Land Use Categories:

- Land Use Policy 2.2.24 Urban Residential-2
- Land Use Policy [2.2.5](#) Suburban

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 st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools	8 to 20 UNITS/ ACRE	20,000 SQ FT/ACRE ⁽⁶⁾	
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)	35-50%
Suburban Corridor	Residential, Office, Commercial, Recreation, Light & Heavy Infrastructure & Community Service	Up to 16 UNITS/ ACRE	Up to 25,000 SQ FT/ACRE (8)	
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	5-10%
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)	

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.



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Attachment #2

Comprehensive Plan Policies referenced in the report:

- Land Use Policy 1.4.5 Criteria against which future land use map amendments must be evaluated
- Land Use Policy 2.2.5 Suburban

Policy 1.4.5: [L] (*Revision Effective 3/14/07*)

The Tallahassee-Leon County Comprehensive Plan, its future land use map and future land use categories as defined within the Plan, the land use summary charts which are intended to be a pictorial representation of existing policies in the comprehensive plan, and land development regulations adopted by local government as provided in the Plan shall in combination provide a unified system for the regulation of land use. Land use regulations shall be consistent with the intended functions, land uses and intensity of the land use category designated on the future land use map.

- a) Any requested text amendment to the Comprehensive Plan shall be evaluated for consistency with the overall intent of the adopted Goals, Objectives, and Policies of the Plan;
- b) Any requested amendment to the Future Land Use Map shall be evaluated for consistency with the adopted Goals, Objectives, and Policies of the Plan as well as consistency with and the furtherance of the intent of the requested future land use category;
- c) Any request for a change in zoning use classification and specific zoning district mapping within a future land use category shall be evaluated for consistency with the adopted Goals, Objectives, and Policies of the Plan as well as consistency with and the furtherance of the intent of the future land use category in which it is located;
- d) The determination that a land use is permitted within a zoning district shall be made based upon a listing of allowable land uses within a zoning district or that an unlisted land use is substantially similar to allowable uses within the same district.

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
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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 st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools	8 to 20 UNITS/ ACRE	20,000 SQ FT/ACRE ⁽⁶⁾	
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)	35-50%
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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	5-10%
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/ DEVELOPMENT	20,000 SQ FT/ ACRE (9)	

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.



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Attachment #3

Zoning Districts Charts referenced in the report:

- Medium Density Residential (MR-1) (Section 10-250)
- General Commercial (C-2) (Section 10-256)

Section 10-250. MR-1 Medium Density Residential District.

The following applies to the MR-1 Medium Density Residential District:

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The MR-1 district is intended to be located in areas designated Urban Residential 2 or Suburban on the Future Land Use Map of the Comprehensive Plan, in close proximity to more intensive non-residential uses, including commercial and office uses; and to residentially compatible public facilities such as schools, parks, and transit facilities. The MR-1 district is intended to achieve densities consistent with urban development, use of public transit, and efficient use of public infrastructure. Off-street parking facilities in the MR-1 district shall be located and designed to promote convenient access to pedestrian and mass transit facilities. The MR-1 district shall provide for a wide range of residential housing types. The maximum gross density allowed for new residential development in the MR-1 district is 20 dwelling units per acre, while the minimum gross density allowed is 8 dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum densities. Certain community and recreational facilities related to residential uses and day care centers are also permitted.</p> <p>Development standards for properties located within the MMTD are established within Division 4 of this Code.</p>	<ul style="list-style-type: none"> (1) Community facilities related to residential uses, including religious facilities, police/fire stations, and elementary, middle, and high schools. Libraries or vocational schools are prohibited. Other community facilities may be allowed in accordance with Section 10-413 of these regulations. (2) Day care centers. (3) Golf courses. (4) Multiple-family dwellings. (5) Nursing homes and other residential care facilities. (6) Passive and active recreational facilities. (7) Rooming Houses. (8) Single-family attached dwellings. (9) Single-family detached dwellings. (10) Two-family dwellings. (11) Zero-lot line single-family detached dwellings. 	<ul style="list-style-type: none"> (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. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.

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	15 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
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	7,000 square feet	70 feet	100 feet	15 feet	Same as single-family dwellings above	15 feet	25 feet	not applicable	3 stories
Single-Family Attached Dwellings	1,600 square feet minimum; average of 2,000 square feet	16 feet	none	20 feet	none	15 feet	25 feet	maximum length: 8 units	3 stories
Rooming Houses	5,000 square feet	50 feet	100 feet	15 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
Multiple-Family Dwellings	10,000 square feet	80 feet	100 feet	15 feet	15 feet on each side	15 feet	25 feet	not applicable	3 stories
Any Permitted Principal Non-Residential Use	12,000 square feet	80 feet	100 feet	15 feet	15 feet on each side	15 feet	25 feet	20,000 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 chapter 5, environmental management for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to chapter 4, concurrency management ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).
4. For cluster development standards, refer to Section 10-426.

Section 10-256. C-2 General Commercial District

The following applies to the C-2 General Commercial District:

	PERMITTED USES		
1. District Intent	2. Principal Uses		3. Accessory Uses
<p>The C-2 district is intended to be located in areas designated Suburban on the Future Land Use Map of the Comprehensive Plan and shall apply to areas with direct access to major collectors or arterial roadways located within convenient traveling distance to several neighborhoods, wherein small groups of retail commercial, professional, office, community and recreational facilities and other convenience commercial activities are permitted in order to provide goods and services that people frequently use in close proximity to their homes. The C-2 district is not intended to accommodate large scale commercial or service activities or other types of more intensive commercial activity. The maximum gross density allowed for new residential development in the C-2 district is 16 dwelling units per acre, with a minimum gross density of 8 dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum density. The residential uses are required to be located on the second floor or above a building containing commercial or office uses on the first floor. Mixed use projects in the C-2 district are encouraged, but are not required. In order to maintain compact and non-linear characteristics, C-2 districts shall not be located closer than ¼ mile to other C-1 or C-2 districts or to parcels containing commercial developments including more than 20,000 gross square feet of floor area and shall not exceed 30 acres in size.</p> <p>Development standards for properties located within the MMTD are established within Division 4 of this Code.</p>	<p>(1) Antique shops. (2) Automotive service and repair, including car wash. (3) Bait and tackle shops. (4) Banks and other financial institutions. (5) Camera and photographic stores. (6) Cocktail lounges and bars. (7) Community facilities related to the permitted principal uses, including libraries, religious facilities, police/fire stations, Elementary, middle, and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-413. (8) Day care centers. (9) Gift, novelty, and souvenir shops. (10) Indoor amusements (bowling, billiards, skating, etc.). (11) Indoor theaters (including amphitheaters). (12) Laundromats, laundry and dry cleaning pick-up stations. (13) Mailing services. (14) Medical and dental offices, services, laboratories, and clinics. (15) Motor vehicle fuel sales. (16) Non-medical offices and services, including business and government offices and services. (17) Non-store retailers. (18) Passive and active recreational facilities. (19) Personal services (barber shops, fitness clubs etc.). (20) Pet day care centers (21) Photocopying and duplicating services. (22) Rental and sales of dvds, video tapes and games. (23) Rental of tools, small equipment, or party supplies.</p>	<p>(27) Retail bakeries. (28) Retail computer, video, record, and other electronics. (29) Retail department, apparel, and accessory stores. (30) Retail drug store. (31) Retail florist. (32) Retail food and grocery. (33) Retail furniture, home appliances, accessories. (34) Retail home/garden supply, hardware and nurseries. (35) Retail jewelry store. (36) Retail needlework shops and instruction. (37) Retail newsstand, books, greeting cards. (38) Retail office supplies. (39) Retail optical and medical supplies. (40) Retail package liquors. (41) Retail pet stores. (42) Retail picture framing. (43) Retail sporting goods, toys. (44) Retail trophy store. (45) Shoes, luggage, and leather goods. (46) Social, fraternal and recreational clubs and lodges, including assembly halls. (47) Studios for photography, music, art, dance, and voice. (48) Tailoring. (49) Veterinary services, including veterinary hospitals. (50) Other uses, which in the opinion of the Land Use Administrator, are of a similar and compatible nature to those uses described in this district.</p>	<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.</p>

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
	(24) Repair services, non-automotive. (25) Residential (any type), provided that it is located on the second floor or above a building containing commercial or office uses on the first floor. (26) Restaurants, with or without drive-in facilities.	

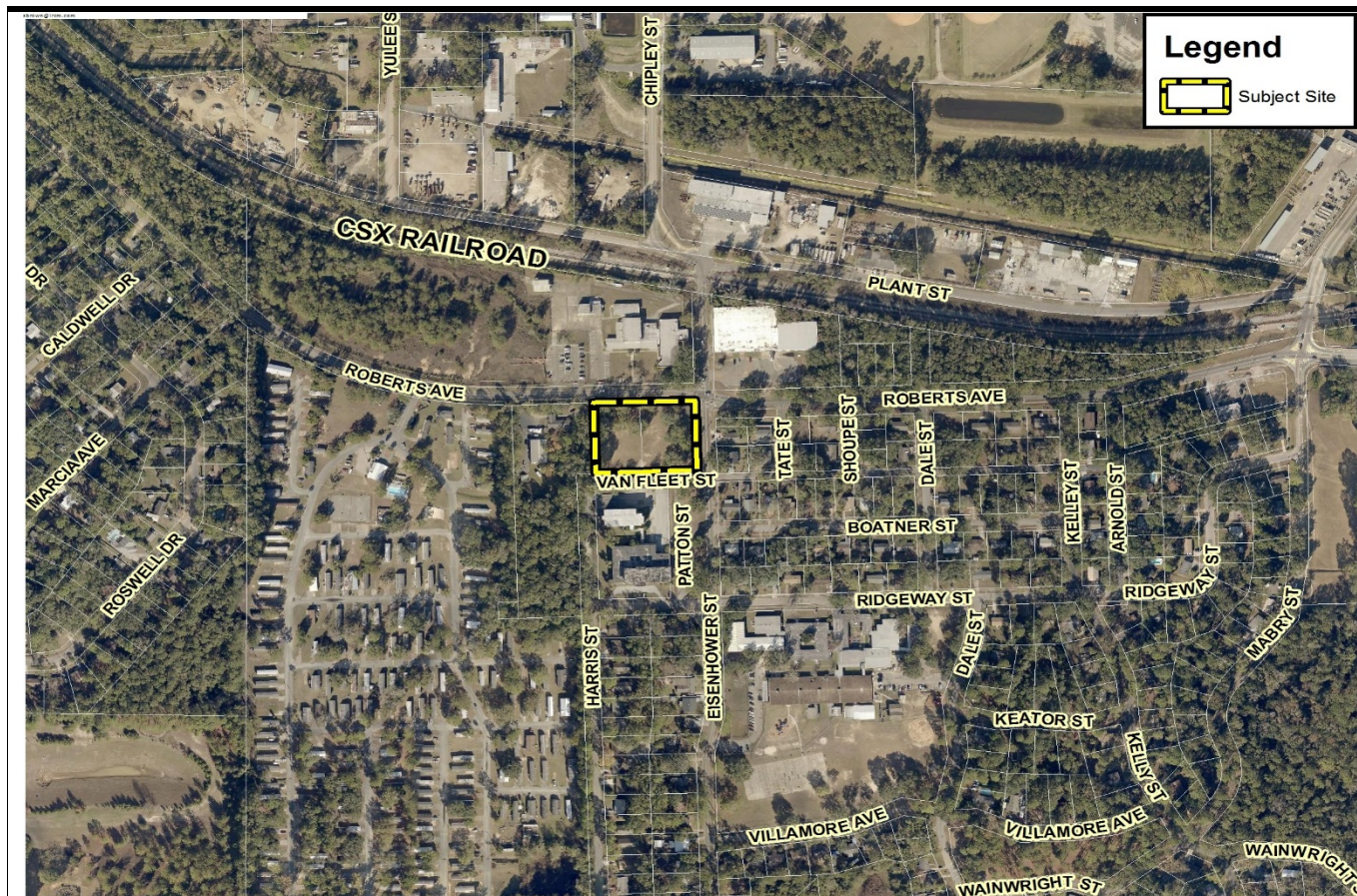
DEVELOPMENT STANDARDS									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Any Permitted Principal Use	none	none	none	25 feet	15 feet on each side	25 feet	10 feet	12,500 square feet of non-residential gross building floor area per acre and commercial and/or office uses not to exceed 200,000 square feet of gross building floor area for districts less than 20 acres and commercial and/or office uses not to exceed 250,000square feet of gross building floor area for districts 20 to 30 acres in size. Individual buildings may not exceed 50,000 gross square feet.	3 stories
7. Street Vehicular Access Restrictions: Properties in the C-2 zoning district shall be located on a major collector or arterial street, but may have additional vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RA, R-1, R-2, R-3, R-4, R-5, MH, RP-1, RP-2, RP-MH, RP-UF, and RP-R.									
8. Additional Criteria and Restrictions for Pet Day Centers: Outside boarding and unsupervised outside activity are prohibited. In the event that a pet day care center abuts a residential property, the center shall not exceed an L10 noise level of 60 dBA in the daytime (6:00 A.M. to 9:00 P.M.) as measured on the property line abutting the center. Hours of operation for Pet Day Care Centers shall be 6:00 A.M. to 9:00 P.M.									
9. Additional Criteria for Charitable Donation Stations: Such station shall have indoor storage for all donations, and shall have an attendant available during normal business hours responsible for the collection and/or storage of said donations. A "charitable donation station" is considered a community service/facility regulated by section 10-413 of this Code.									

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 chapter 5, pertaining to environmental management, for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to chapter 4, pertaining to concurrency management, for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).
4. For cluster development standards, refer to Section 10-426.



2018 Comprehensive Plan Amendment Cycle
PCM201803
FSU Health Clinic/Roberts Avenue



Legend
 Subject Site

SUMMARY

Property Owners:	Property Location:	TLCPD Recommendation:
City of Tallahassee & State of Florida	At the intersection of Roberts Avenue and Eisenhower Street	Approve
Applicant:		
Tallahassee-Leon County Planning Department		
TLCPD Staff:	Current Future Land Use & Zoning:	LPA Recommendation:
Debra Thomas	Future Land Use: Recreation/Open Space & Educational Facilities Zoning: Residential Preservation - 2	Approve
Contact Information:	Proposed Future Land Use & Zoning:	
debra.thomas@talgov.com 850-891-6418	Future Land Use: Government Operational Zoning: Government Operational - 1	
Date: October 23, 2017	Updated: February 8, 2018	

A. REASON FOR REQUESTED CHANGE

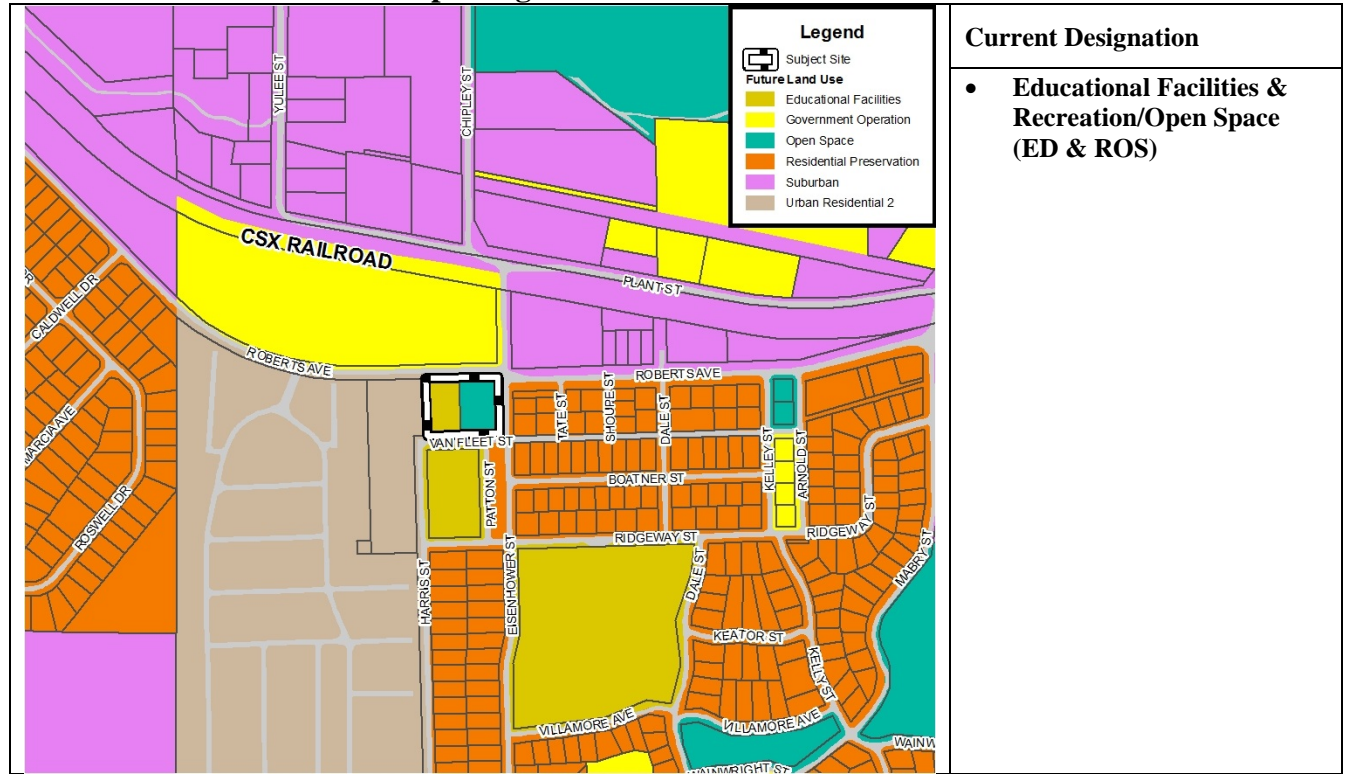
Florida State University intends to purchase the subject site to construct a medical teaching facility/community medical clinic. The site's current zoning district, Residential Preservation-2 (RP-2), does not allow the proposed use of the site. This map amendment would provide the appropriate land use category and implementing zoning to facilitate the proposed development.

B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION

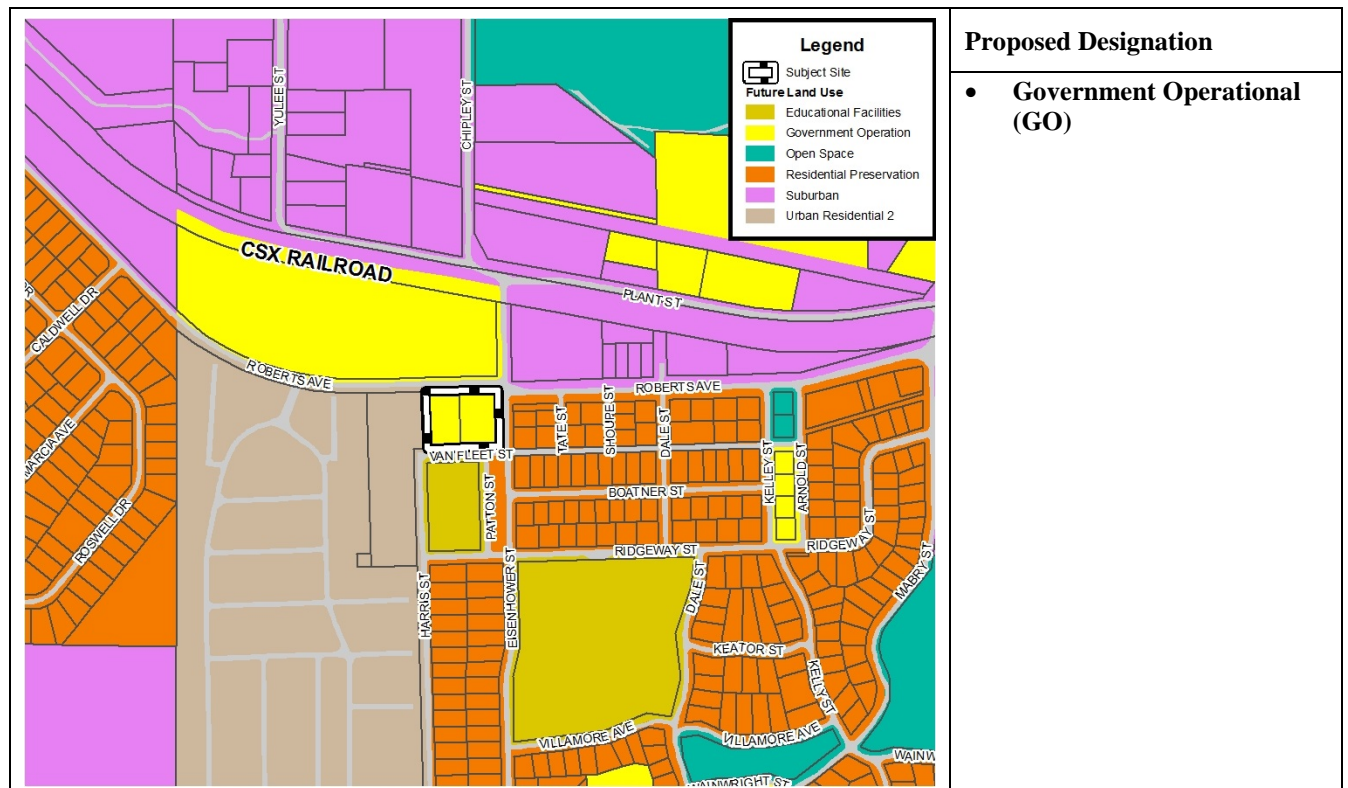
The subject area is currently designated Educational Facilities and Recreation/Open Space on the Future Land Use Map (FLUM). The proposed amendment would change the FLUM designation of the site to Government Operational.

The following maps illustrate the current and proposed FLUM designations for the subject site.

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

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.

E. SUMMARY OF FINDINGS

Staff presents the following findings of fact:

1. The proposed amendment furthers the intent of Land Use Policy 2.2.16 which establishes the Government Operational land use category. It is the intent of the Government Operational FLUM to contain the land uses and services provided by government for the community. The proposed Florida State University College of Medicine medical teaching facility/clinic will provide medical services to the general community.
2. The proposed amendment is consistent with Land Use Objective 5.1, which requires the coordination of future plans of state government, school board, the institutions of higher learning, and other applicable entities with the Comprehensive Plan.
3. The proposed amendment furthers one of the intents of the “Vision Statement” of the Comprehensive Plan, which is to direct quality development and redevelopment into the area designated as the “Southern Strategy Area”. The subject site is in the Southern Strategy Area.
4. The proposed amendment is consistent with and furthers the intent of Land Use Policies 11.5.2 and 11.5.3, which speak to opportunities in the Southern Strategy Area, including encouraging healthcare facilities to locate in this target area.
5. The proposed development of medical facility would be consistent with the proposed zoning district of Government Operational-1. Under this zoning district health clinics are classified as a principal use.

F. STAFF ANALYSIS

History and Background

The subject area is comprised of two parcels totaling 1.79 acres. One of the parcels is under the City of Tallahassee ownership and the other under State of Florida ownership. The parcels are located immediately south of Roberts Avenue and immediately west of Eisenhower Street. Florida State University (FSU) has expressed an interest in purchasing the subject site for a medical teaching facility and community medical clinic. The teaching facility is one of the factors that influence the accreditation of the Florida State University College of Medicine.

The site's current zoning district, Residential Preservation-2 (RP-2), does not allow the proposed use of the site. This map amendment would provide the appropriate land use category and implementing zoning district to facilitate the proposed development.

Current and Proposed Future Land Use Categories

The complete comprehensive plan policies for existing FLUM categories, Recreation/Open Space (Land Use Policy 2.2.14) and Educational Facilities (Land Use Policy 2.2.13), and proposed FLUM category, Government Operational (Land Use Policy 2.2.16), are included as Attachment #1.

Recreation/Open Space and Educational Facilities (Current)

The existing Educational Facilities future land use category includes public schools, public lands for which educational facilities are proposed or planned, and private facilities with capacity for over three hundred students. Under this land use category, permitted uses are limited to educational facilities and ancillary community services to serve the student population or the community in general. The parcel currently under State of Florida ownership is designated Educational Facilities. While this land use category would allow for a medical teaching facility, presently there is not an accompanying educational facilities zoning district to implement the FLUM designation.

The existing Recreation/Open Space land use category allows for government owned lands that have active or passive recreational facilities, historic sites, forests, cemeteries, or wildlife management areas. Privately owned lands which have golf courses, cemeteries, or wildlife management areas are also allowed. Other permitted use includes silviculture. The parcel currently owned by the City of Tallahassee is designated Recreation/Open Space on the Future Land Use Map (FLUM).

Government Operational (Proposed)

The proposed Government Operational land use category contains facilities such as community services, light infrastructure, heavy infrastructure, and post-secondary, that provide for the operation of and provision of services on property owned or operated by local, state or federal government. The government facilities may also include services and uses provided by private entities operating on property owned by government.

Consistency with Comprehensive Plan

Policy 1.4.5 of the Land Use Element identifies several criteria against which future land use map and zoning changes must be evaluated. Such changes must be evaluated for consistency with the adopted goals, objective and policies of the Comprehensive Plan as well as consistency with and

the furtherance of the intent of the requested future land use category.

The proposed amendment is consistent with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan. The complete text of these policies is included as Attachment #2.

The proposed amendment further the intent of Land Use Policy 2.2.16, which establishes the Government Operational future land use category. It is the intent of the Government Operational FLUM to contain the land uses and services provided by government for the community. The proposed medical teaching facility/clinic will provide medical services to the general community.

The proposed amendment is consistent with Land Use Objective 5.1, which requires the coordination of future plans of state government, school board, the institutions of higher learning, and other applicable entities with the Comprehensive Plan.

The proposed amendment further one of the intents of the “Vision Statement” of the Comprehensive Plan which is to direct quality development and redevelopment into the area designated as the “Southern Strategy Area”. The subject site is in the Southern Strategy Area.

Lastly, the proposed amendment is consistent with and furthered the intent of Land Use Policies 11.5.2 and 11.5.3, which speak to opportunities in the Southern Strategy Area, including encouraging healthcare facilities to locate in this target area.

Zoning

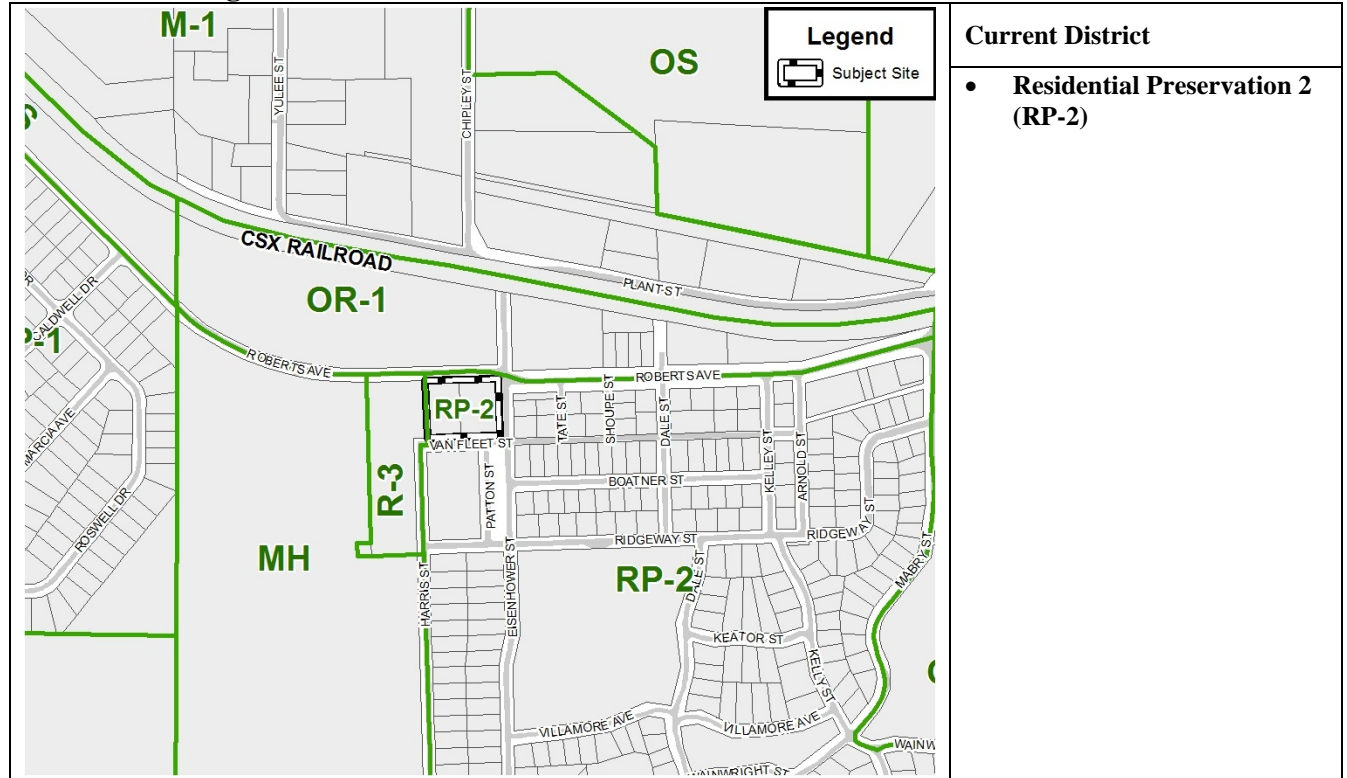
A rezoning application will be processed concurrently with this map amendment, if approved. A zoning change from Residential Preservation-2 to Government Operational-1 is being requested to implement the proposed amendment to the Future Land Use Map. The Land Development Code sections for the current zoning district of Residential Preservation-2 (Section 10-241) and the proposed zoning district of Government Operational-1(Section 10-270) are included as Attachment #3.

The current Residential Preservation–2 zoning district is one of the zoning districts that implements the Residential Preservation future land use category. The subject site is zoned Residential Preservation-2; however, the future land use category for the subject site is not Residential Preservation. Under this residential zoning district, single family and two-family housing are allowed up to six dwelling units per acre. Also allowed is passive and active recreation, light infrastructure, and community services in a comparable scale.

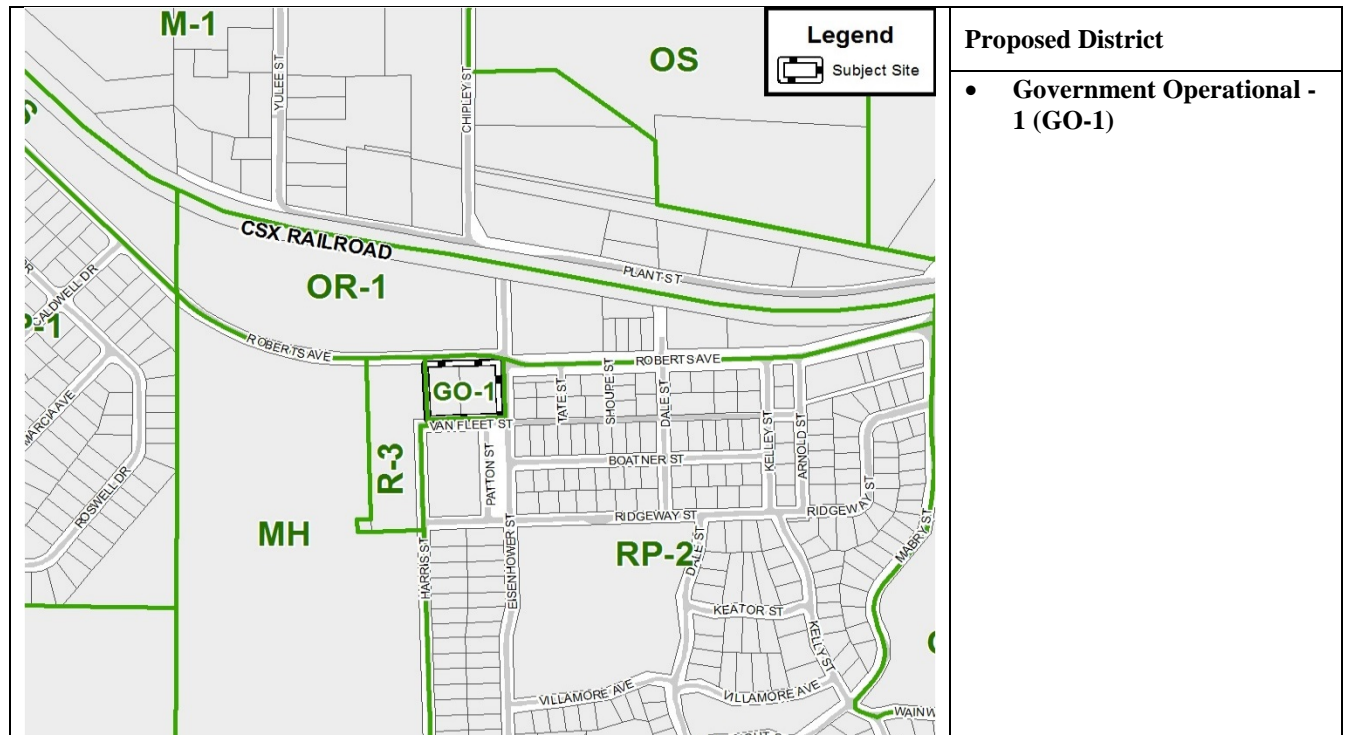
The proposed Government Operational zoning district is one of the zoning districts intended to implement the Government Operational land use category. The primary function of this district is to provide for the operation of and provision of services by local, state, and federal government. The provisions of this district are intended to allow facilities that are defined within the Land Development Code as Community Services, Light Infrastructure, and Post-Secondary uses. Under this zoning district, health clinics are a principal use. Thus, the proposed development of medical facility would be consistent with this zoning district.

The following maps illustrate the current and proposed zoning for the subject site.

Current Zoning



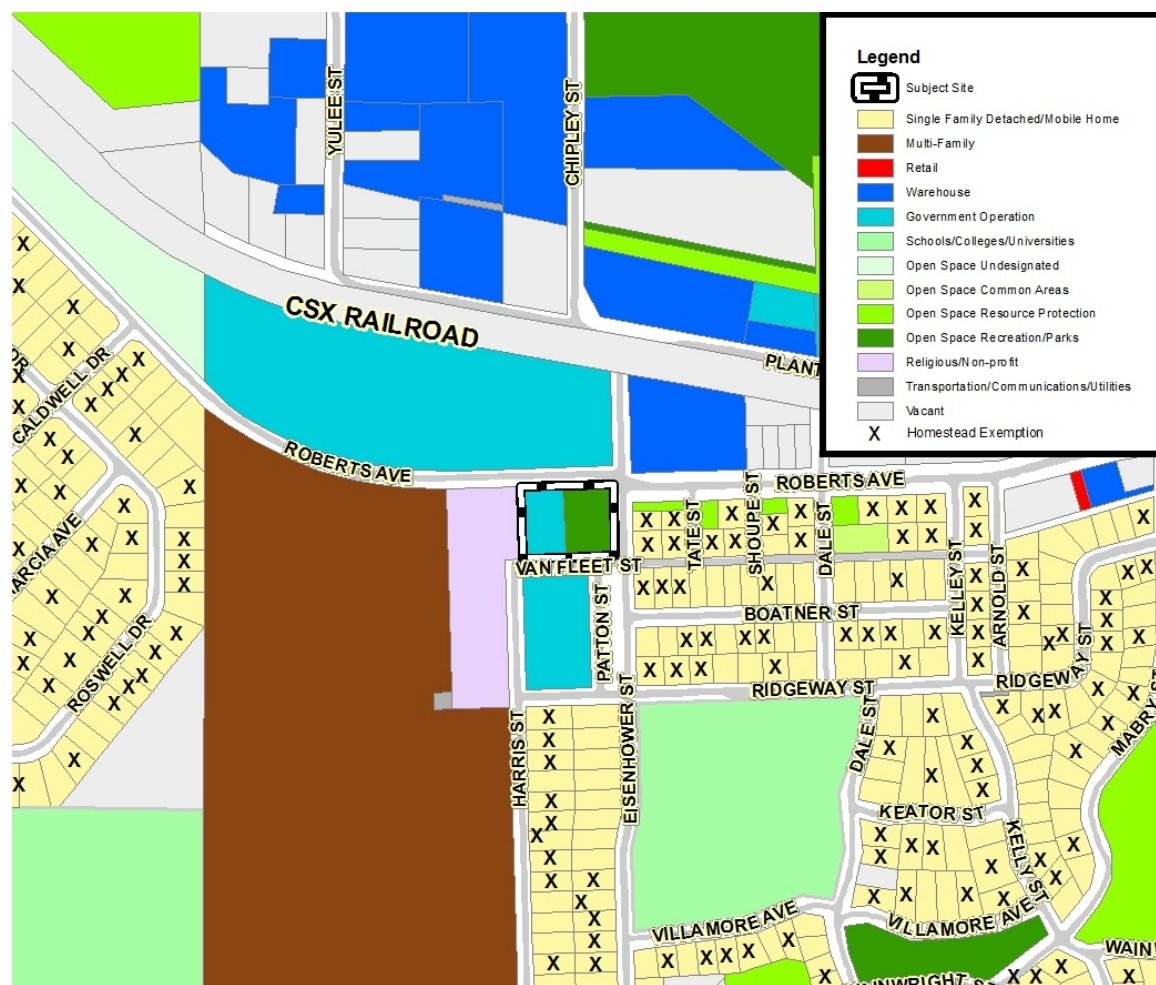
Proposed Zoning



Existing Land Uses

The subject site consists of two parcels. One parcel contains vacant government land and the other contains passive open space. The existing land uses surrounding the subject site include a low density residential subdivision to the east (Mabry Manor), government operations to the north and south in the forms of a navy support facility and a state facility, and to the west a non-profit facility (Habitat for Humanity Office), multi-family, and a low density residential subdivision (Seminole Manor). The proposed change would be consistent with the immediate development pattern near the site near to the south and north.

Existing Land Use Map



Infrastructure Analysis

Water/Sewer

City of Tallahassee potable water and sewer services are available to the subject site. Adequate potable water and sewer capacity exists to accommodate development of the site under the proposed land use and zoning.

Schools

No impacts based on non-residential uses onsite. The subject area is zoned for Sabal Palm Elementary School, Nims Middle School, and Rickards High School.

Roadway Network

The subject site is bound by minor collector roads, Roberts Road and Eisenhower Street. Since the subject site is not in the Multi-Modal Transportation District, concurrency requirements will be determined during the site plan review process as future development occurs on the site.

Pedestrian and Bicycle Network

The subject site is accessible via sidewalks on both Roberts Avenue and Eisenhower Road.

Transit Network

StarMetro provides transit services along Robert Avenue via the Live Oak Route.

Environmental Analysis

The subject site is within the Lake Munson drainage basin. County environmental data indicate no known protected environmental features on the site.

F. PUBLIC OUTREACH AND NOTIFICATION

An initial mailing was sent to approximately 85 property owners within 1,000 feet of Subject Site.

Public Outreach		Date	Details
X	Mail Notification of Proposed Changes	October 23, 2017	Notices Mailed to Property Owners within 1000 feet
X	Notice of Proposed Land Use Change and Rezoning	November 8, 2017	Two signs providing details of proposed land use and zoning changes posted on subject site
X	Public Open House	November 16, 2017	5:30 PM, Second Floor, Frenchtown Renaissance Center
X	Staff Reports Available Online	December 20, 2017	Email Subscription Notice sent to all users of service

Public Open House - November 16, 2017: 14 citizens attended the first open house to discuss the 2018 Cycle amendments. Of the 14 attendees, none were present to discuss this amendment. There were no questions or comments on this proposed amendment.

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 2018 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	November 7, 2017	3:00 PM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	January 2, 2018	6:00 PM, Second Floor, Frenchtown Renaissance Center
X	Joint City-County Commission Workshop	January 23, 2018	1:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Hearing	February 27, 2018	6:00 PM, Fifth Floor, Leon County Courthouse

Local Planning Agency Public Hearing - December 5, 2017: Due to a Blueprint Intergovernmental Agency (IA) meeting being scheduled for the same afternoon, the members of the Local Planning Agency voted to continue the Public Hearing to the January 2, 2018 Local Planning Agency meeting.

Local Planning Agency Public Hearing – January 2, 2018: The Local Planning Agency supported staff's recommendation of approval based upon consistency with the Comprehensive Plan and findings

of fact outlined in this staff report. The Local Planning Agency also voted to recommend that the City include a stipulation with the sale of the City-owned property requiring the property to be used for the development of a health clinic.

Joint City-County Commission Workshop – January 23, 2018: During the discussion on this proposed amendment, a question arose regarding the location of the proposed FSU Health Clinic in relation to the Bond Community Health Center. Upon review of Section 330e of the Public Health Services Act, staff found no conflicts resulting from the location of the proposed health clinic.

H. ATTACHMENTS

- Attachment #1: Current and Proposed Future Land Use Categories:
Land Use Policy 2.214 Recreation/Open Space
Land Use Policy 2.2.13 Educational Facilities
Land Use Policy 2.216 Government Operational
- Attachment #2: Comprehensive Plan Goals, Objective, and Policies referenced in the report:
Land Use Policy 1.4.5 Criteria against which future land use map amendments must be evaluated
Land Use Policy 2.2.16 Government Operational
Land Use Objective 5.1 Coordination of Future Plans
Land Use Vision Statement Provides Intent of the Southern Strategy Area
Land Use Policies 11.5.2 and 11.5.3 Encourages Healthcare Facilities in the Southern Strategy Area
- Attachment #3: Zoning Districts Charts referenced in the report:
Residential Preservation – 2 (Section 10-241)
Government Operational – 2 (Section 10-270)



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PCM201803
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Attachment #1

Current and Proposed Future Land Use Categories:

- Land Use Policy 2.214 Recreation/Open Space
- Land Use Policy 2.2.13 Educational Facilities
- Land Use Policy 2.216 Government Operational

POLICY 2.2.14

RECREATION/OPEN SPACE (*Effective 8/17/92; Rev. Effective 7/26/06; Renumbered 3/14/07*)

This category contains:

- (1) Government owned lands which have active or passive recreational facilities, historic sites, forests, cemeteries, or wildlife management areas.
- (2) Privately owned lands which have golf courses, cemeteries, or wildlife management areas.

Permitted uses include passive recreation and silviculture. Active recreation facilities are included if the site is within the USA or a rural community.

Policy 2.2.13: [L]

EDUCATIONAL FACILITIES *(Effective 8/17/92; Rev. Effective 7/26/06; Renumbered 3/14/07)*

This category contains:

- (1) All public schools including elementary, middle school, high school, and post-secondary.
- (2) All public lands for which educational facilities are proposed or planned.
- (3) Private facilities with capacities for over three hundred students are also included in this category.

Permitted uses in this land use category are limited to educational facilities and ancillary community services to serve the student population, or the community in general. Allowed land uses within the Educational Facilities future land use category shall be regulated by zoning districts which implement the intent of this category.

Policy 2.2.16: [L]

GOVERNMENT OPERATIONAL *(Effective 8/17/92; Revision Effective 7/26/06; Renumbered 3/14/07; Revision Effective 12/24/2010)*

Contains facilities, which include those defined on the Land Use Development Matrix as Community Services, Light Infrastructure, Heavy Infrastructure, and Post Secondary, that provide for the operation of and provision of services on property owned or operated by local, state and federal government. The government facilities may include services and uses provided by private entities operating on property owned by the local, state, or federal government. These facilities shall include, but are not limited to:

Airports*	Offices
Correctional Facilities	Outdoor Storage Facilities
Courts	Police/Fire Stations
Electric Generating Facilities	Sanitary Sewer Percolation Ponds
Electric Sub-Stations	Sanitary Sewer Pump Stations
Health Clinics	Sanitary Sewer Sprayfields
Libraries	Vehicle Maintenance Facilities
Incinerators	Waste to Energy
Materials Recovery Facilities	Water Tanks
Museums	Water Treatment Plants
Postal Facilities	Water Wells

*Includes services and uses provided by private entities that are commonly located at commercial service airports.



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Attachment #2

Comprehensive Plan Goals, Objective, and Policies referenced in the report:

- Land Use Policy 1.4.5 Criteria against which future land use map amendments must be evaluated
- Land Use Policy 2.2.16 Government Operational
- Land Use Objective 5.1 Coordination of Future Plans
- Land Use Vision Statement Provides Intent of the Southern Strategy Area Land Use Policies 11.5.2 and 11.5.3 Encourages Healthcare Facilities in the Southern Strategy Area

Policy 1.4.5: [L] *(Revision Effective 3/14/07)*

The Tallahassee-Leon County Comprehensive Plan, its future land use map and future land use categories as defined within the Plan, the land use summary charts which are intended to be a pictorial representation of existing policies in the comprehensive plan, and land development regulations adopted by local government as provided in the Plan shall in combination provide a unified system for the regulation of land use. Land use regulations shall be consistent with the intended functions, land uses and intensity of the land use category designated on the future land use map.

- a) Any requested text amendment to the Comprehensive Plan shall be evaluated for consistency with the overall intent of the adopted Goals, Objectives, and Policies of the Plan;
- b) Any requested amendment to the Future Land Use Map shall be evaluated for consistency with the adopted Goals, Objectives, and Policies of the Plan as well as consistency with and the furtherance of the intent of the requested future land use category;
- c) Any request for a change in zoning use classification and specific zoning district mapping within a future land use category shall be evaluated for consistency with the adopted Goals, Objectives, and Policies of the Plan as well as consistency with and the furtherance of the intent of the future land use category in which it is located;
- d) The determination that a land use is permitted within a zoning district shall be made based upon a listing of allowable land uses within a zoning district or that an unlisted land use is substantially similar to allowable uses within the same district.

Policy 2.2.16: [L]

GOVERNMENT OPERATIONAL *(Effective 8/17/92; Revision Effective 7/26/06; Renumbered 3/14/07; Revision Effective 12/24/2010)*

Contains facilities, which include those defined on the Land Use Development Matrix as Community Services, Light Infrastructure, Heavy Infrastructure, and Post Secondary, that provide for the operation of and provision of services on property owned or operated by local, state and federal government. The government facilities may include services and uses provided by private entities operating on property owned by the local, state, or federal government. These facilities shall include, but are not limited to:

Airports*	Offices
Correctional Facilities	Outdoor Storage Facilities
Courts	Police/Fire Stations
Electric Generating Facilities	Sanitary Sewer Percolation Ponds
Electric Sub-Stations	Sanitary Sewer Pump Stations
Health Clinics	Sanitary Sewer Sprayfields
Libraries	Vehicle Maintenance Facilities
Incinerators	Waste to Energy
Materials Recovery Facilities	Water Tanks
Museums	Water Treatment Plants
Postal Facilities	Water Wells

*Includes services and uses provided by private entities that are commonly located at commercial service airports.

PUBLIC FACILITIES LAND USE

Objective 5.1: [L] (*Effective 7/16/90*)

Coordinate the future plans of State government, School Board, the institutions of higher learning, and other applicable entities with this Comprehensive Plan.

VISION STATEMENT AND IMPLEMENTATION

(Rev. Effective 7/26/06; Revision Effective 1/7/10)

In the early 1820s, Florida government alternated business between St. Augustine and Pensacola. At that time, travel between the cities was hazardous and the journey long. In 1823, the site of Tallahassee was chosen as the seat of government for the Territory of Florida because of its central location and abundance of natural resources. It was noted then, "A more beautiful country can scarcely be imagined; it is high, rolling, and well watered." In the new capital, commerce expanded and a new school of higher learning was founded. From these historic roots, Tallahassee and Leon County is now the center of Florida's government and respected worldwide for its schools of higher education.

We are fortunate to have retained the natural beauty that inspired the sitting of Florida's state capital. The community relies upon the comprehensive plan to protect the natural resources and scenic beauty while encouraging the responsible, healthy growth of Tallahassee and Leon County. The comprehensive plan seeks to balance the management of growth with environmental protection but gives precedence to environmental protection.

Evolving land use patterns within the County have exhibited sprawl characteristics. Sprawl is, perhaps, the most inefficient pattern of land use. Costs associated with the provision of both capital and social infrastructure are higher than more compact patterns. This must be taken into consideration when local government is faced with limited fiscal resources and increasing demand for services.

Sprawl encourages degradation of the County's natural resources by prematurely committing vast areas to the impact of urbanization. Phased, orderly growth mitigates this situation by comprehensively addressing development impacts to our natural systems. Leap frog development associated with sprawl is piecemeal in nature and is detrimental to any type of comprehensive framework.

Another aspect of urban sprawl is the tendency toward strip commercial development, i.e., the commercialization along major streets which occurs as infill between sprawled developments. This strip development negatively affects traffic safety and flow, as well as creating aesthetic problems associated with advertising signs. While many of the negative effects of strip development can be controlled to some extent by regulatory means, a more positive approach is to prevent its spread by means of land use policies.

The purpose of the comprehensive plan is to preserve, protect and enhance the quality of life for all citizens. The plan encourages and supports economically sound residential, educational, employment, cultural, recreational, commercial and industrial opportunities for the citizens. This is facilitated by systematically planning for growth, development and redevelopment.

The natural environment is one of the many criteria which, when combined, form the community's perceived quality of life. The natural environment is a major component in the quality of life equation for Leon County. As such, it must be protected. Development and the ancillary activities associated with it must be channeled into locations that protect the natural and aesthetic environment. Unwise land use decisions which ultimately require expensive environmental retrofitting, paid for by the general populace, must be eliminated. In order to achieve this, it is the intent of this Plan to include strong environmental objectives and policies within the Land Use Element and other applicable portions of the Plan.

The residential environment is also one of many criteria which form the community's perceived quality of life and must be protected. An economic base of stable public employment has fostered development of stable residential neighborhoods. Citizens identify with and value their neighborhoods in all parts of the community and at all income levels. Containing sprawl will necessarily increase density and intensity in the existing urban area. Unwise land use decisions and premature non-residential development in established residential areas can seriously and permanently alter the character of a neighborhood. Not only actual changes, but also the perception of a constant assault on a neighborhood undermine an otherwise desirable residential environment. Development and its ancillary activities should be channeled into locations that offer the greater opportunity for the higher density and mixture of uses that a policy of urban containment encourages. It is the intent of the plan to maintain the integrity of existing neighborhoods while encouraging new residential developments to incorporate a wider range of non-residential uses.

Essential for planning are objectives and policies that protect and enhance the natural environment, water resources, the canopy roads, and residential neighborhoods. To this end, regulatory tools such as concurrency management, urban service area designation, planned unit developments and special protection zones are used to foster the community's vision. An underlying premise is the linkage between land use and infrastructure. The plan is based on the principle that development should pay for itself and this vision is implemented, in part, through the accomplishment of several strategies described below.

Traditional values within Leon County prohibit the strict implementation of an urban containment strategy. Urban service area demarcations must be located to allow for some degree of large lot, single family subdivisions. In addition, some urban areas located away from the core, such as Chaires, Fort Braden, and Miccosukee, must be provided for. Overall, however, it is the intent of this comprehensive plan to concentrate development in the Tallahassee urban area plus provide for a minimum number of designated areas of urban development.

It is the responsibility of every citizen of Leon County to pay his or her fair share first to achieve and then to maintain the community wide adopted levels of service (LOS) for capital infrastructure and urban services. However, it is not a current resident's responsibility to pay for new developments' fair share costs through subsidization. Thus, in a sense, future development must be self-sufficient.

Existing and new residents should not be bound by minimum level of service standards adopted community wide. The ability to enhance these minimums should be provided for as long as the end user pays for the incurred costs. User fees, special assessments or MSTUs are instruments, which can be used to accomplish this. Furthermore, it should be recognized that congestion can actually be a sign of a healthy urban area, and that automobile congestion can lead to individuals making a modal switch to transit, provided the transit system provides access to common destinations with convenient frequency.

The plan encourages projects and activities that provide significant additional value to the community. This includes supporting development in strategic areas such as the Downtown Overlay, Multimodal Transportation District and Southern Strategy Areas.

The intent of the Southern Strategy is to direct quality development and redevelopment into the area designated as the Southern Strategy area. Success of the Southern Strategy will benefit the entire community in terms of an increased tax base, greater choices for residential and employment opportunities, and other general quality of life factors such as greater availability of

shopping, recreation and educational opportunities throughout the community. The focus of this strategy is to make this area of the community a desirable residential location for people of all incomes. This area contains many assets we strive for in other parts of the community such as close proximity to jobs and downtown, walk-to commercial, neighborhood schools and parks, and affordable housing. Similarly, the Lake Bradford Chain of Lakes, the St. Marks Bike Trail and its extensions, and the proximity of the National Forest make this area important for environmental and recreational reasons. It also contains historic neighborhoods and is in proximity to cultural activities in the community, with museums and nearby concert facilities; educational activities, with two nearby universities and the community college. It contains a great diversity of neighborhoods, housing, and employment close to the urban core. These are the assets that make a true city.

The Downtown Overlay consists primarily of the urban core of the City of Tallahassee and is intended to clearly distinguish the City's Downtown Boundary. This overlay district primarily comprises the Capital Center area, Gaines Street Corridor, and parts of the Southern Strategy Area. The intent of this overlay district is to encourage high density and quality redevelopment as well as remove barriers to achieving the allowable densities within this area.

In order to ensure the long-term viability of our entire community as well as the efficiency of our public and private investments, it is important to protect the housing resources, neighborhoods, and business and commercial districts that make up the Multimodal Transportation District and the Downtown Overlay by adopting strategies which promote neighborhood revitalization, urban infill, homeownership, and redevelopment.

The plan also supports diversification of our local economy, utilizing our highly educated workforce, our two local universities, community college and various technical schools and state government. With approximately 38% of all employment in Tallahassee-Leon County based in the government sector, this community is a reflection of its role as the State Capital and as a center for higher education. This employment structure has long provided a stable and predictable economic base.

This plan recognizes the likely continuation of growth in the State government and university segments of the local economy. A major strength of this aspect of our community is the opportunity that it provides for selective diversification. With a strong economic base, the focus for the future can be to actively seek desirable industries that will have a synergy with existing economic resources, such as job training and research and development activities associated with the universities and other educational entities.

This Plan is based on maintaining the historical growth rate of Leon County. Specifically, Tallahassee-Leon County should continue to grow with an emphasis on selected growth that pays for itself through the provision of well paid jobs and economic leverage factors which enhance the quality of life of the community. The universities and state government, which have been our traditional economic strengths, should be built upon and encouraged to expand. Thus, selected recruitment and continued expansion of the universities and state government should form the nucleus for the continued growth of Leon County.

Our comprehensive plan is a living document, used every day in decisions made by local governments. It is regularly reviewed and amended to ensure that it remains current and consistent with our community vision.

Policy 11.5.2: [L] *(Effective 1/7/10)*

The economic revitalization of the Southern Strategy Area shall focus on business opportunities from the following industries: Aerospace, Defense/Security, Materials and Healthcare.

Policy 11.5.3: [L] *(Effective 1/7/10)*

Healthcare facilities shall be encouraged to locate in the Southern Strategy Area. Non-financial incentives shall be provided to facilitate the location of such facilities within the Southern Strategy Area and/or within the southern section of Tallahassee-Leon County.



2018 Comprehensive Plan Amendment Cycle
PCM201803
FSU Health Clinic/Roberts Avenue

Attachment #3

Zoning Districts Charts referenced in the report:

- Residential Preservation – 2 (Section 10-241)
- Government Operational – 2 (Section 10-270)

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 - 2 NAME OF USE	LAND USE TYPE				
		LR	PR	AR	CS	LI
	RESIDENTIAL					
	Dwelling, One-Family	P				
	Dwelling, Two-Family	P				
	(Rooming Houses are prohibited)					
	Dwelling, 2-Unit Townhouses	P				
	SERVICES					
821	Elementary and secondary schools				S	
866	Religious Organizations				S	
	RECREATION					
	Hiking and Nature Trails		P			
	Picnicking		P			
	Canoe Trails		P			
	Bicycle Trails		P			
	Horseback Riding Trails		P			
	Tot Lots			P		
	Court Sports			R		
	Field Sports			R		
	PUBLIC ADMINISTRATION					
	Police Protection				S	
	Fire Protection				S	
	Public Order and Safety				S	

LEGEND
LR = LOW DENSITY RESIDENTIAL
PR = PASSIVE RECREATION
AR = ACTIVE RECREATION
CS = COMMUNITY SERVICES
LI = LIGHT INFRASTRUCTURE

DEVELOPMENT TYPE				
RESIDENTIAL PRESERVATION-2	SINGLE FAMILY & 2 UNIT-TOWNHOUSE RESIDENTIAL UNITS NON-CLUSTERED	SINGLE FAMILY RESIDENTIAL UNITS CLUSTERED	DUPLEX RESIDENTIAL UNIT NON-CLUSTERED	COMM. SERVICES, ACTIVE REC., PUBLIC, PRIMARY & SECONDARY SCHOOLS
MINIMUM SETBACKS (FT)				
Front Yard		Perimeter Setback		
Building	15	25	20	25
Parking	—	—	—	20
Corner Yard		Perimeter Setback		
Building	15	25	20	25
Parking	—	—	—	20
Interior Side Yard		Perimeter Setback		
Building*	7.5	15	7.5	20
Parking	—	—	—	20
Rear Yard		Perimeter Setback		
Building	25	25	25	25
Parking	—	—	—	10
MAXIMUM % OF IMPERVIOUS SURFACE AREA	40	40 (of net area)	40	40
MAX. HEIGHT FEET	35	35	35	35
	7,260 SQ. FT. AVG OF ALL LOTS CREATED WITH A MINIMUM LOT SIZE OF NO LESS THAN 5,000 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	14,520 SQ. FT. AVG OF ALL LOTS CREATED WITH A MINIMUM LOT SIZE OF NO LESS THAN 7,500 SQ. FT.	1/2 ACRE
MIN. LOT AREA (ACRES)				
MINIMUM LOT FRONTAGE (FEET)	15	15	15	—

* Zero-lot line construction permitted along common wall of townhouse dwelling units.

Section 10-270. GO-1 Government Operational Office / Light Industrial District.

The following applies to the GO-1 Government Operational Office / Light Industrial District:

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The Government Operational (GO-1) district is intended to be located in areas designated as Government Operational on the Future Land Use Map of the Comprehensive Plan; however, this zoning district shall not be applied within the Downtown Overlay area. The primary function of this district is to provide for the operation of and provision of services by local, state and federal government. The provisions of this district are intended to allow facilities that are defined within the Land Development Code as Community Services, Light Infrastructure and Post-Secondary uses.</p> <p>Development standards for properties located within the MMTD are established within Division 4 of this Code.</p>	<ol style="list-style-type: none"> 1. Courts 2. Police/ Fire Stations 3. Government Offices 4. Sanitary Sewer Pump Stations 5. Postal Facilities 6. Health Clinics 7. Water Wells 8. Electric Sub Stations 9. Water Tanks 10. Libraries 11. Museums 12. Post Secondary 13. Other uses, which in the opinion of the Land Use Administrator, are of a similar and compatible nature to the uses described in this district. 	<ol style="list-style-type: none"> 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 principle use or structure, as determined by the Land Use Administrator.

DEVELOPMENT STANDARDS									
	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
Use Category	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 (Including stories used for parking)
Permitted Principal Use	None	None	None	25 feet	15 feet on each side	25 feet	10 feet	None	3 stories
7. Buffering and Screening Requirements: <ol style="list-style-type: none"> Buffering shall be provided if adjacent to a residential zoning district of a type D standard (see Section 10-177). Any existing trees and vegetation are required to remain used to either fully or partially satisfy the buffering requirements. The off-site visual impacts associated with outdoor service functions or areas such as loading areas, trash collections, outdoor storage, or mechanical equipment shall be mitigated by the use of screening material consistent with the materials and design treatments of the primary façade of the primary building and/or evergreen landscape plant material. On site parking adjoining roadways shall be screened from view from public roadways by landscape buffers with a minimum height of three feet. Approved height of screening shall take into consideration the elevation of the site in relation to the public roadway. 									

General Notes:

- If central sanitary sewer is not available, non-residential development is limited to a maximum of 2,500 square feet of building area. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
- Refer to Chapter 5 pertaining to environmental management, for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements,
- Refer to Chapter 4, pertaining to concurrency management, for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.)
- Refer to Chapter 10, Section 413. Community services and facilities/institutional uses.

2018 Comprehensive Plan Amendment Cycle
LMA 201802
Capital Circle and Tram Road



SUMMARY

Property Owners:	Property Location:	TLCPD Recommendation:
Frank Williams	SW of the intersection of Capital Circle SE and Tram Road	Approve with expansion area
Applicant:		
Charles Hubbard		
TLCPD Staff:	Current Future Land Use & Zoning:	LPA Recommendation:
Stephen M. Hodges	<u>Future Land Use:</u> Urban Fringe (UF) <u>Zoning:</u> UF	Approve with expansion area
Contact Information:	Proposed Future Land Use & Zoning:	
Stephen.Hodges@talgov.com (850) 891-6408	<u>Future Land Use:</u> Suburban <u>Zoning:</u> M-1 Light Industrial	
Date: November 8, 2017	Updated: February 9, 2018	

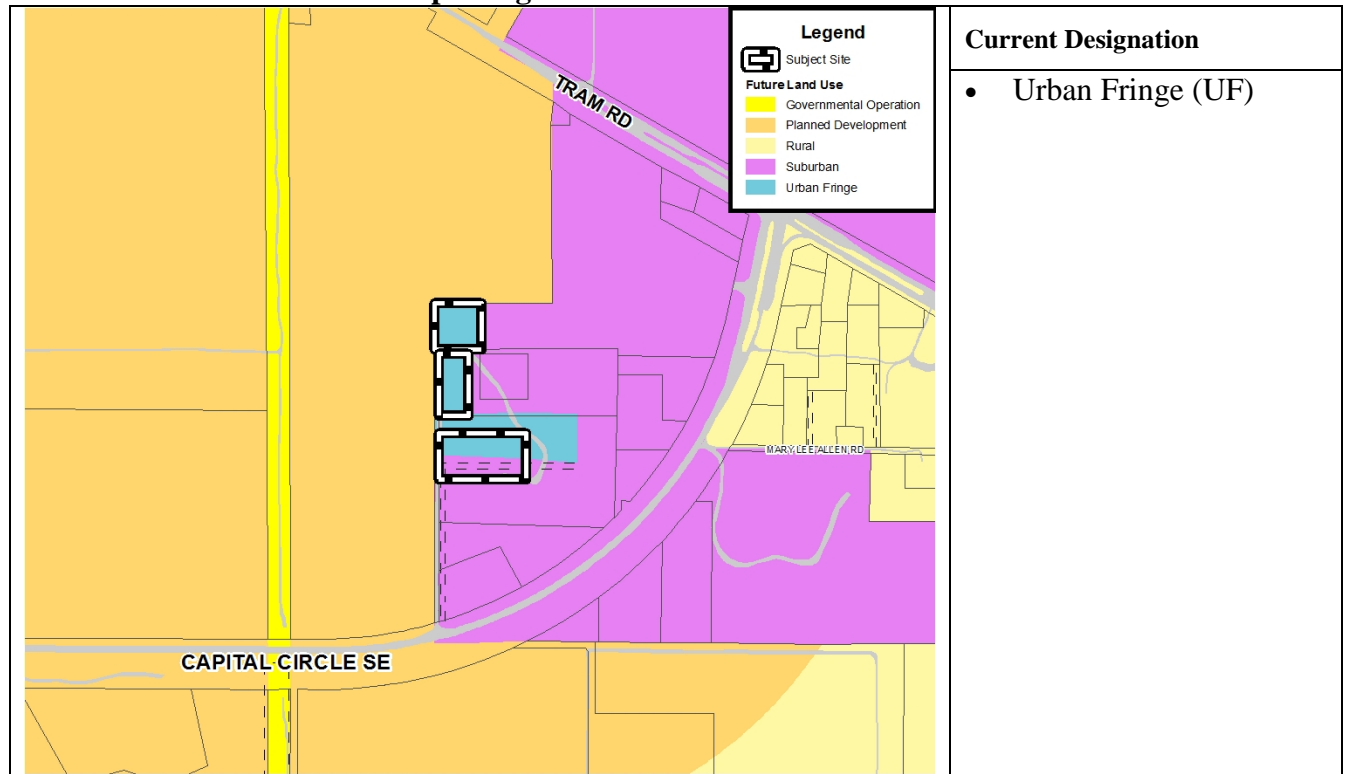
A. REASON FOR REQUESTED CHANGE

The applicant has requested this proposed land use amendment to change a small area that is currently designated Urban Fringe (UF) on the Future Land Use Map (FLUM) to Suburban. The intent of this proposed change is to make this area consistent with other adjacent and nearby properties owned by the applicant so that these properties can be sold for light industrial development at a later date.

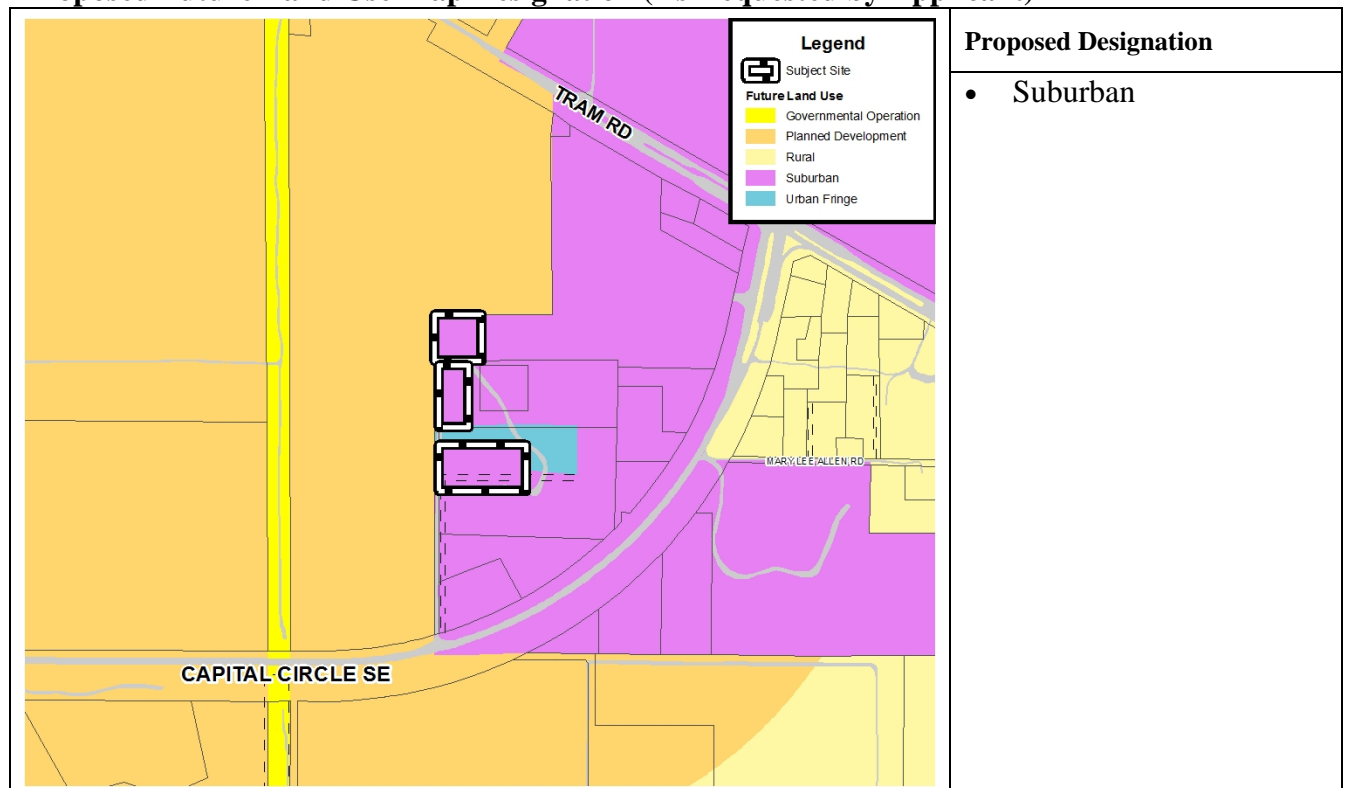
B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION

The subject area currently designated Urban Fringe on the FLUM is surrounded by Planned Development and Suburban land uses. The following maps illustrate the current and proposed FLUM designations for the subject area.

Current Future Land Use Map Designation

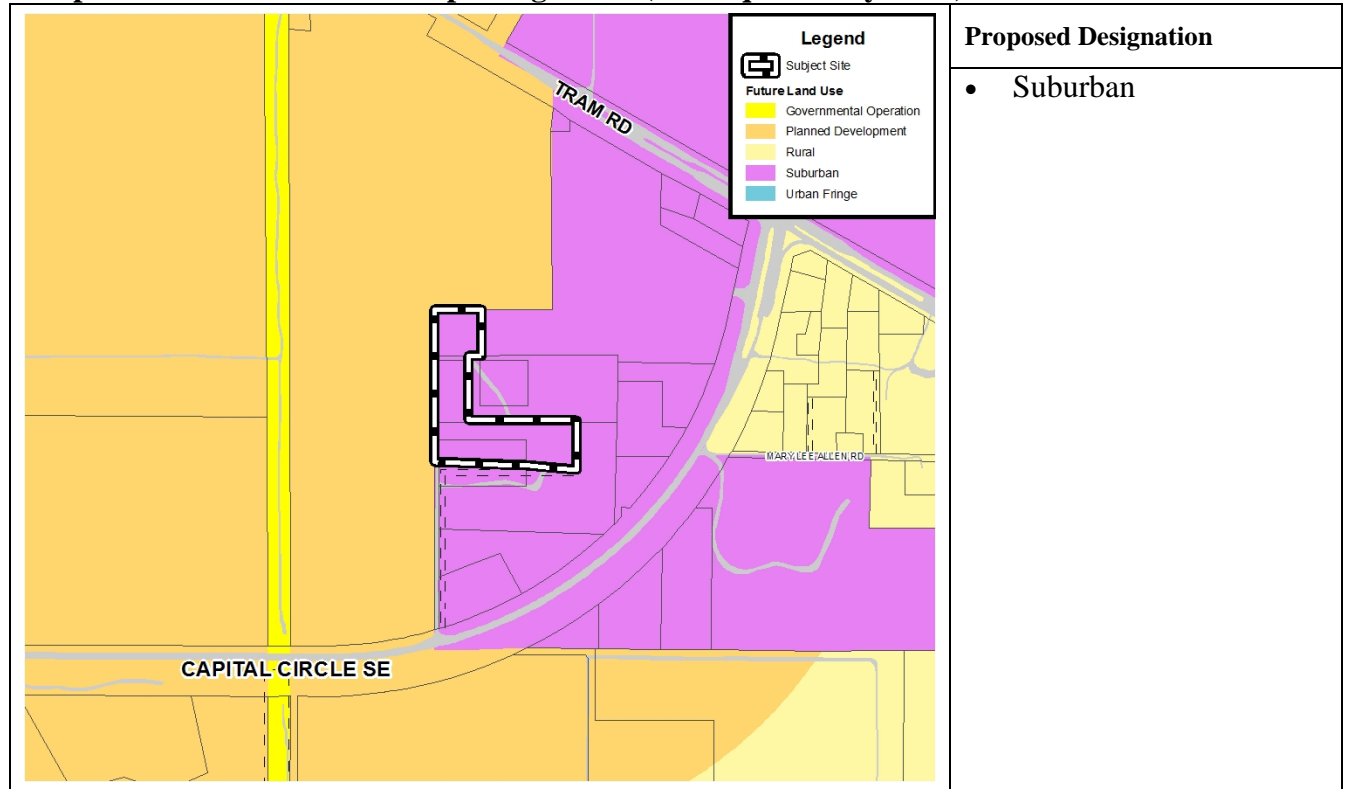


Proposed Future Land Use Map Designation (As Requested by Applicant)



Because changing the land use designation as requested would still leave a small area of UF as indicated in the preceding map, staff recommends that the entire area currently designated as UF be changed to Suburban for consistency. The below map indicates this recommended land use change.

Proposed Future Land Use Map Designation (As Requested by Staff)



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.

Staff further recommends that an additional area contiguous to the subject area that is currently designated as Urban Fringe on the future land use map also be changed to Suburban.

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.

Staff further recommends that an additional area contiguous to the subject area that is currently designated as Urban Fringe on the zoning maps also be changed to Light Industrial.

D. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION

- E. 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.
- F. 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.

G. SUMMARY OF FINDINGS

Staff presents the following findings of fact:

1. The existing land use and zoning designations for the subject area (and a small area immediately outside of the subject area) are inconsistent with the surrounding area.
2. The subject area is within the Urban Services Area, and centralized water and sewer infrastructure are available to the subject area.
3. The proposed land use and zoning designations are consistent with the surrounding area to the north, south, and east, and with the Southwood Planned Unit Development.

H. STAFF ANALYSIS

History and Background

The subject area in the original application consists of three parcels, Parcel ID# 3121206100000, 3121206520000, and 3121206530000. They are closely located to each other, but are not contiguous. The total acreage of the subject area is approximately 3.8 acres, according to records maintained by the Leon County Property Appraiser.

The subject area is located inside the Urban Service area and is south of Tram Road and west of Capital Circle. This area has been subject to sand mining since at least 1990, based on aerial photographs, and the pits have likely been filled with construction debris and capped with topsoil. The subject site is currently being used for the storage and processing of construction materials, including the stockpiling of soils and other construction debris and the recycling of concrete rubble. There are no known active mining permits at this time.

The subject area and the properties to its north, east, and south, including a similarly-sized area on the east side of Capital Circle SE, are within the unincorporated area of Leon County, but are mostly surrounded by the City of Tallahassee. This general area could be developed or redeveloped in the coming years, given its location near Southwood and along Capital Circle SW.

Land Use and Zoning History

The land use designation of the two northernmost parcels in the subject area (Parcel ID# 3121206100000 and 3121206530000) was changed from Mixed Use – B to Urban Fringe via Map Amendment 1997-1-M-014 in Cycle 1997-1. The remaining area that is currently Urban Fringe was unaffected by this change, presumably because it was already Urban Fringe. This area does not conform to the existing property lines because of changes in property ownership that have occurred since the inception of the future land use map in the Comprehensive Plan.

An additional map amendment in the 2006 Cycle (2006-2-M-010) changed a large number of parcels from Mixed Use to various other land use designations, including Residential Preservation, Urban Residential 2, University Transition, Activity Center, Suburban, and Planned Development. The surrounding area that is currently designated as Suburban was changed from Mixed Use as part of this amendment. However, this amendment did not address Urban Fringe areas, including the subject area.

The zoning designation of the two northernmost parcels in the subject area (Parcel ID# 3121206100000 and 3121206530000) was changed from Light Industrial (M-1) to Urban Fringe via Ordinance 97-25 on December 9, 1997.

Current and Proposed Future Land Use Categories

The complete comprehensive plan policies for Urban Fringe (Policy 2.2.2 [L]) and Suburban (Policy 2.2.5 [L]) are included as Attachment #1.

Urban Fringe Land Use Category (Current)

The Urban Fringe category is intended to provide the opportunity for very low-density residential areas mixed with open space and agricultural activity on the periphery of the Urban Service Area. To protect Rural areas from premature development, facilitate infill and redevelopment inside the Urban Service Area, and in recognition of the significant area already mapped as Urban Fringe, no additional lands designated Rural or Urban Fringe as of August 26, 2006 shall be converted to a more dense or intense land use category unless adjoining lands are also within the designated Urban Service Area boundary or the designated Woodville Rural Community.

Conventional subdivision of land in Urban Fringe (UF) may be permitted at a density of up to one unit per three acres. To promote a mix of residential areas and perpetually protected open space and agricultural lands, Conservation Subdivision developments are allowed at a density of up to one unit per three gross acres with units clustered on no more than 50% of the site. The minimum lot size shall be one-half-acre in UF areas. Conservation Subdivisions must also permanently set aside at least 50% of the total site as open space and restrict development to the least environmentally sensitive and otherwise significant portions of the land.

Suburban (Proposed)

The Suburban land use category is intended 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. 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. A mix of residential types is permitted. The density range is up to a maximum of 20 dwelling units per acre. Other permitted uses include commercial, office, community services, passive and active recreation, light industrial and light infrastructure. 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.

Consistency with Comprehensive Plan

This section discusses the consistency of the proposed amendment with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan.

Land Use Element Policy 1.1.1 states that in order to discourage urban sprawl, development shall be concentrated in the Urban Service Area (USA) plus the rural communities of Woodville, Capitola, Chaires, Ft. Braden and Miccosukee. The subject area's location within the USA and its proposed change to Suburban is consistent with this policy.

Land Use Element Policy 1.1.3 prohibits capital infrastructure designed to support urban density outside the Urban Service Area. The subject area's location inside the USA and its proposed change to Suburban is consistent with this policy.

Land Use Element Policy 1.1.5 states that Future Land Use Map densities and intensities are intended to reflect the availability of capital infrastructure. The subject area's location inside the USA and its proposed change to Suburban is consistent with this policy.

Land Use Element Policy 1.1.7 states that 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. At this time, central sewer and water infrastructure is readily available to the subject area, which is in a lightly developed area with minimal environmental constraints close to the intersection of two principle and minor arterial roadways. Given these parameters and its location inside the USA, the proposed amendment is consistent with this policy.

Policy 2.2.5 [L], which establishes the Suburban land use category, specifies that *“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.”* The mining and quarrying of nonmetallic minerals and construction material storage and construction vehicle storage is not allowed use in the M-1 Light Industrial zoning district within Leon County. The cessation of this activity and the conversion of these uses to more urban uses, which are located on both sides of Capital Circle north of Tram Road, are consistent with this policy.

Zoning

The Land Development Code sections for the Urban Fringe zoning district (Sec. 10-6.613) and the Suburban zoning district (Sec. 10-6.612) are included as Attachment #2.

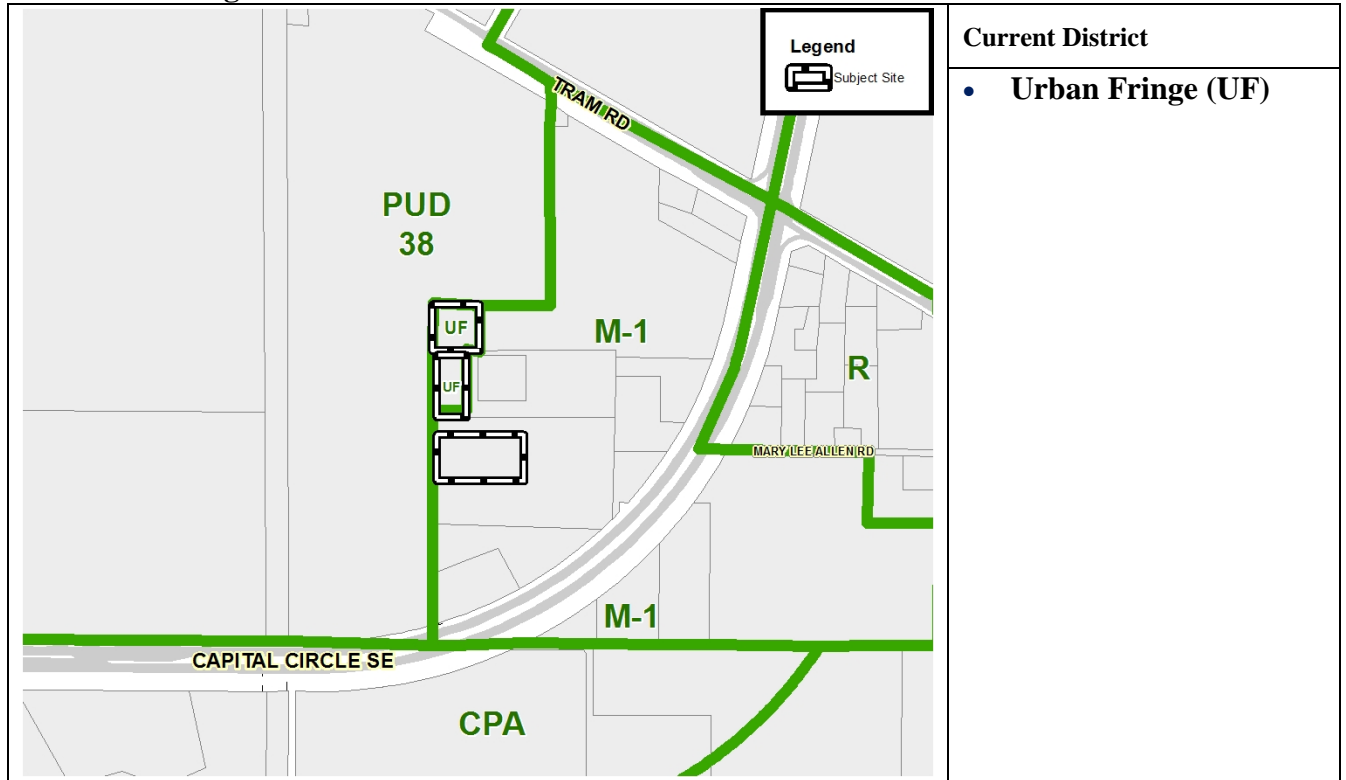
The Urban Fringe zoning district is intended to provide the opportunity for very low-density residential areas mixed with open space and agricultural activity on the periphery of the Urban Service Area. The district allows for very low density residential development of no greater than one unit on three acres of land, agricultural, and silvicultural activities. Residential development will also be allowed a gross density of one unit per three acres if developed as a conservation subdivision.

Section 10-260 of the City’s land development code establishes the M-1 Light Industrial Zoning District. The intent of this district is *“to be located in areas designated Suburban on the Future Land Use Map of the Comprehensive Plan and 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.”*

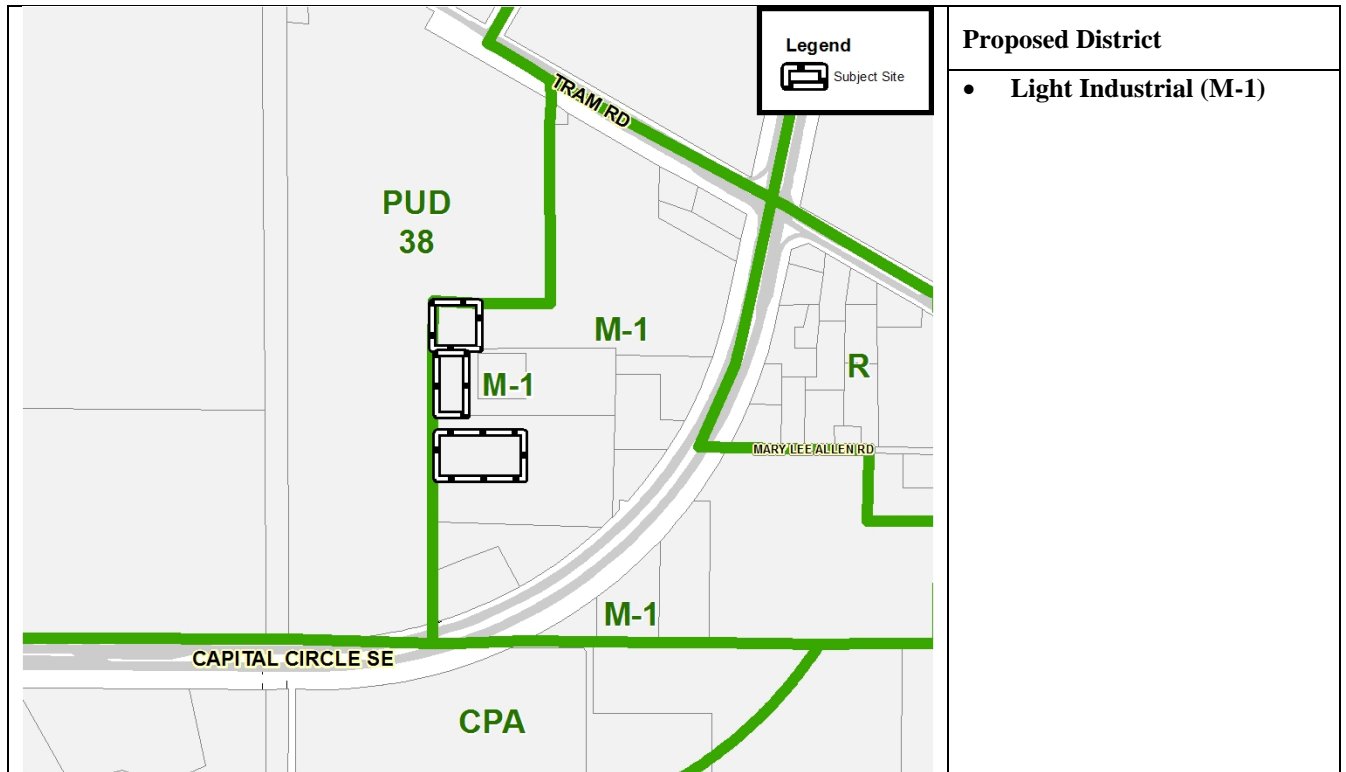
The subject area is included in a 57-acre area identified as “Mixed Use Industrial” (MUI) in the Planned Unit Development (PUD-38 - Attachment #3) that was prepared for the Southwood development. An additional 136 acres immediately west of the subject area is also identified in PUD-38 as MUI.

The following maps illustrate the current and proposed zoning for the Subject Site.

Current Zoning



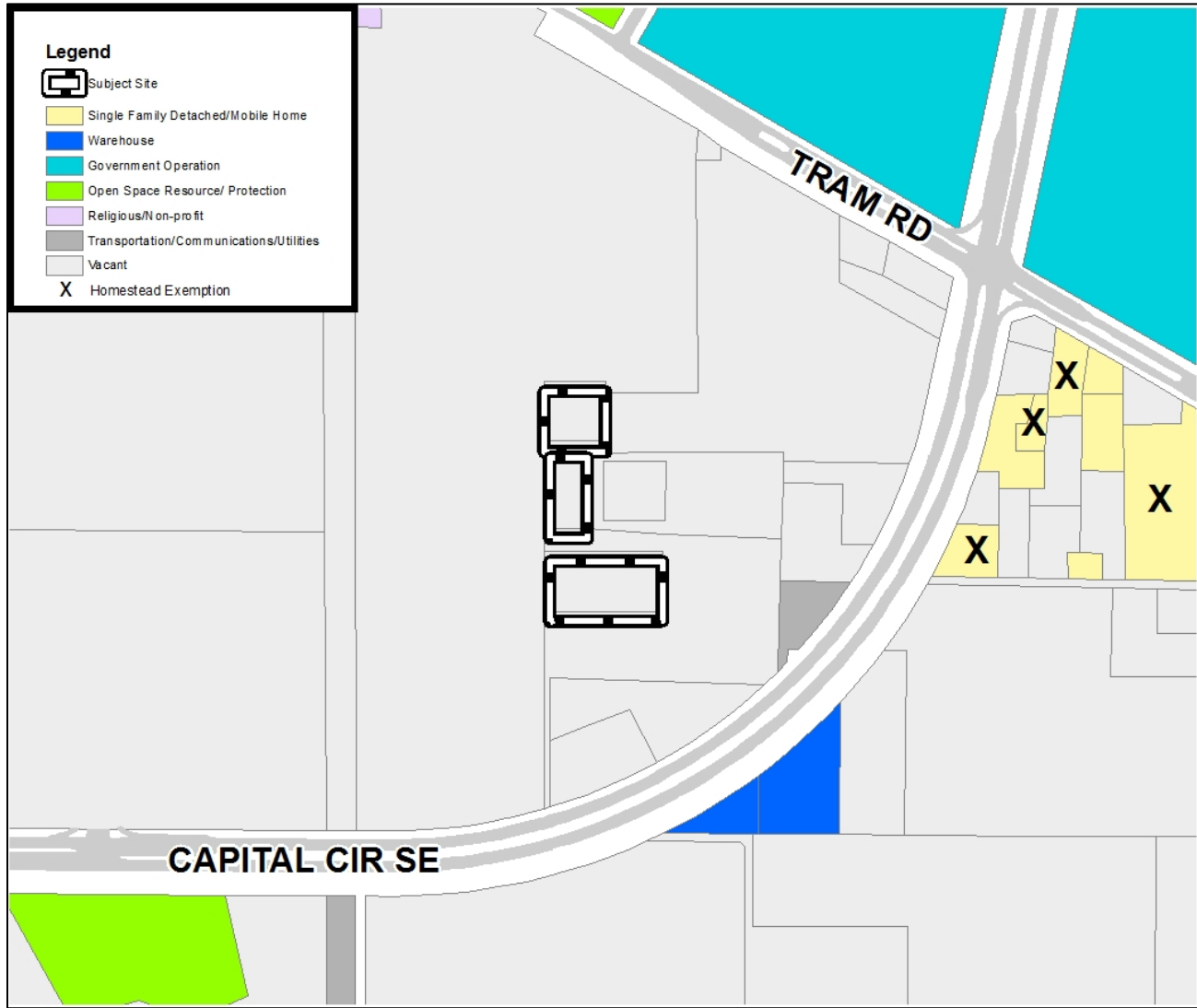
Proposed Zoning



Existing Land Uses

The existing land uses immediately surrounding the subject site are vacant. A cell phone tower is located adjacent on the west of Capital Circle east/southeast of the subject site, and a small church (Imitators of God Ministries) is located immediately north of this tower at 4750 Capital Circle. There are several single-family residences on the other side of Capital Circle east of the subject site, and an electrical contractor and a septic tank service company south of this small residential area.

Existing Land Use Map



Infrastructure Analysis

Water/Sewer

Central water and sewer are currently available to the subject area. The nearest water and sewer connections are along Capital Circle SE, which is approximately 300' east of the subject area at its closest point.

Schools

Since the proposed zoning category does not allow residential use, there are no anticipated impacts to the public school system.

Roadway Network

The two existing roadways currently serving the subject area are Tram Road, which is a two-lane minor artery, and Capital Circle SE, which is a six-lane principle artery.

Pedestrian and Bicycle Network

A sidewalk is currently located along the west side of Capital Circle SE. There are bike lanes along this roadway, and a shared-use paved trail along the east side. Approximately 850' of existing sidewalks are located on both sides of Tram Road westward from its intersection with Capital Circle SE.

Transit Network

Starmetro's Southwood bus route serves the Florida Department of Revenue north of the subject area along Shumard Oak Boulevard. This closest this route is to the subject area is approximately 3,800' (0.7 mile).

Environmental Analysis

The subject area and its surrounding parcels are in the Woodville Recharge Basin, more specifically the Leena #2 Closed Basin, an area characterized by sandy soils and pockets of loamy clay located over limestone. The subject area is disturbed by past sand mining and filling, and the existing storage and processing of building materials and debris. The following map indicates existing environmental features. There are no other known environmentally sensitive features onsite.



F. PUBLIC OUTREACH AND NOTIFICATION

An initial mailing was sent to **13** property owners within 1,000 feet of Subject Site.

Public Outreach		Date	Details
X	Mail Notification of Proposed Changes	October 23, 2017	Notices Mailed to Property Owners within 1000 feet
X	Notice of Proposed Land Use Change and Rezoning	November 8, 2017	Two signs providing details of proposed land use and zoning changes posted on subject site
X	First Public Open House	November 16, 2017	5:30 PM, Second Floor, Frenchtown Renaissance Center
X	Staff Reports Available Online	December 20, 2017	Email Subscription Notice sent to all users of service

Public Open House - November 16, 2017: 14 citizens attended the first open house to discuss the 2018 Cycle amendments. Of the 14 attendees, none were present to discuss this amendment. There were no questions or comments on this proposed amendment.

Water Resources Committee – December 4, 2017: Staff presented the proposed amendment to the Water Resources Committee. The Committee did not provide any comments on this proposed amendment.

Local Planning Agency Public Hearing - December 5, 2017: Due to a Blueprint Intergovernmental Agency (IA) meeting being scheduled for the same afternoon, the members of the Local Planning Agency voted to continue the Public Hearing to the January 2, 2018 Local Planning Agency meeting.

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 2018 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	November 7, 2017	3:00 PM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	January 2, 2018	6:00 PM, Second Floor, Frenchtown Renaissance Center
X	Joint City-County Commission Workshop	January 23, 2018	1:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	February 27, 2018	6:00 PM, Fifth Floor, Leon County Courthouse

Local Planning Agency Public Hearing - December 5, 2017: Due to a Blueprint Intergovernmental Agency (IA) meeting being scheduled for the same afternoon, the members of the Local Planning Agency voted to continue the Public Hearing to the January 2, 2018 Local Planning Agency meeting.

Local Planning Agency Public Hearing – January 2, 2018: The Local Planning Agency supported staff's recommendation of approval based upon consistency with the Comprehensive Plan and findings of fact outlined in this staff report.

H. ATTACHMENTS

- Attachment #1: Comprehensive Plan Land Use Category Policies
- Attachment #2: Referenced Land Development Regulations
- Attachment #3: Southwood Planned Unit Development



2018 Comprehensive Plan Amendment Cycle
LMA201802
Capital Circle SE

Attachment #1

Policy 2.2.2: [L] URBAN FRINGE

(REV. EFF. 8/17/92; REV. EFF. 7/26/06; REV. EFF. 4/10/09; REV. EFF. 12/24/10; REV. EFF. 12/15/11)

The Urban Fringe category is intended to provide the opportunity for very low-density residential areas mixed with open space and agricultural activity on the periphery of the Urban Service Area. To protect Rural areas from premature development, facilitate infill and redevelopment inside the Urban Service Area, and in recognition of the significant area already mapped as Urban Fringe, no additional lands designated Rural or Urban Fringe as of August 26, 2006 shall be converted to a more dense or intense land use category unless adjoining lands are also within the designated Urban Service Area boundary or the designated Woodville Rural Community. Conversions to the Woodville Rural Community designation shall be consistent with the Transfer of Development Units provision in Policy 4.2.5: [C].

Conventional subdivision of land in the Urban Fringe may be permitted at a density of up to one unit per three acres. To promote a mix of residential areas and perpetually protected open space and agricultural lands, Conservation Subdivision developments are allowed and encouraged. Conservation Subdivision design in Urban Fringe may be permitted at a density of up to one unit per three gross acres with units clustered on no more than 50% of the site. Conservation Subdivisions must also permanently set aside at least 50% of the total site as open space and restrict development to the least environmentally sensitive and otherwise significant portions of the land.

Appropriately sized minor commercial activities and minor offices are permitted. Industrial, office and more intensive commercial land uses are prohibited due to lack of present infrastructure services or potential negative environmental impacts. Present or future agricultural, silviculture and forestry activities may be allowed.

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/ACRE ⁽⁴⁾	10,000 SQ FT/ACRE	65-80%
Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	0 to 8 UNITS/ACRE ⁽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 st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools	8 to 20 UNITS/ACRE	20,000 SQ FT/ACRE ⁽⁶⁾	

Development Patterns	Allowed Land Uses	Gross Residential Density	Non-Res Intensity	Percentage Mix of Uses
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⁾	35-50%
Urban Pedestrian Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 16 UNITS/ACRE ⁽³⁾	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⁾	
Medical Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 20 UNITS/ACRE ⁽³⁾	80,000 SQ FT/ACRE ⁽²⁾	
Business Park	Office, Residential and Commercial	Up to 16 UNITS/ACRE	20,000 SQ FT/ACRE	5-10%
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/DEVELOPMENT	20,000 SQ FT/ACRE ⁽⁹⁾	

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.



2018 Comprehensive Plan Amendment Cycle
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Attachment #2

Referenced Land Development Regulations

Sec. 10-6.613. Urban fringe zoning district.

(a) *Purpose and intent.* The urban fringe zoning district is intended to provide the opportunity for very low-density residential areas mixed with open space and agricultural activity on the periphery of the Urban Service Area. The district allows for very low-density residential development of no greater than one unit on three acres of land, agricultural, and silvicultural activities. Residential development will also be allowed a gross density of one unit per three acres if developed as a Conservation Subdivision as described in Section 10-7.204.

For sites developed under the previously available “25-75” clustering option, the remaining undeveloped portion (75 percent) may continue to be preserved as undisturbed open (green) space until such time as these sites are included in the urban service area and become eligible for development at urban densities . As an alternative, sites developed under the previously available “25-75” clustering option may seek to develop the undeveloped portion (75 percent) at the urban fringe densities described above prior to the sites inclusion in the urban service area. For either development option, review by the Board of County Commissioners shall be requested to authorize development of these undisturbed open (green) spaces.

To conveniently serve area residents, smaller scale, low intensity commercial development is permitted in this district. To maximize efficiency in the development of agricultural and silvicultural resources located within this zoning district and surrounding areas, agriculturally and silviculturally related industrial activities such as milling, are permitted. Community facilities are also permitted in this district.

(b) *Allowable uses.* For the purpose of this chapter, the following land use types are allowable in the urban fringe zoning district 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) Agricultural.
- (3) Silvicultural.
- (4) Light industry--Agriculturally and silviculturally related only.
- (5) Passive recreation.
- (6) Active recreation.
- (7) Minor commercial.
- (8) Neighborhood commercial.
- (9) Community services.
- (10) Light infrastructure.

(11) Heavy infrastructure.

- (c) *List of permitted uses.* Some of the uses on these schedules are itemized according to the Standard Industrial Code (SIC). Allowable uses, appropriate permit level and applicable development and locational standards in the urban fringe district are as follows:

P= Permitted use

R = Restricted use

S = Special exception

Legend	
Ag = Agricultural	PR = Passive recreation
MC = Minor commercial	AR = Active recreation
NC = Neighborhood Commercial	CS = Community services
LR = Low-density residential	

SIC Code	Name of Use	Development and Locational Standards							
		Ag	MC	NC	LR	PR	AR	CS	PS
	RESIDENTIAL								
	Dwelling, one-family	P			P				
	Dwelling, two-family	P			P				
	Dwelling, mobile home	P			P				
	Mobile home park				R				
	AGRICULTURE, FORESTRY, AND FISHING								
01	Agricultural production--Crops	P							
0181	Ornamental nursery products	P							
02	Agricultural production--Livestock	P							
074	Veterinary services	P	P	P					
0781	Landscape counseling and planning	R							
092	Fish hatcheries and preserves	P							
	MINING								
144	Sand and gravel	S							
145	Clay, ceramic, and refractory minerals	S							
	MANUFACTURING								
201	Meat products	R							
202	Dairy products	R							

SIC Code	Name of Use	Development and Locational Standards							
		Ag	MC	NC	LR	PR	AR	CS	PS
204	Grain mill products	R							
21	Tobacco products	R							
24	Lumber and wood products	R							
	TRANSPORTATION AND PUBLIC UTILITIES								
401	Railroads		P	P				S	
43	Postal service		P	P					
483	Radio and television broadcasting							R	
	RETAIL TRADE								
521	Lumber and other building materials		P	P					
523	Paint, glass, and wallpaper stores		P	P					
525	Hardware stores		P	P					
526	Retail nurseries and garden stores		P	P					
533	Variety stores		P	P					
539	Misc. general merchandise stores		P	P					
541	Grocery stores		P	P					
542	Meat and fish markets		P	P					
543	Fruit and vegetable markets		P	P					
544	Candy, nut and confectionery stores		P	P					
545	Dairy products stores		P	P					
546	Retail bakeries		P	P					
553	Auto and home supply stores		P	P					
554	Gasoline service stations		P	P					
	Convenience store		P	P					
581	Eating and drinking places		R	P					
591	Drugstores and proprietary stores		P	P					
592	Liquor stores		P	P					
593	Used merchandise stores		P	P					
5941	Sporting goods and bicycle shops		P	P					
5943	Stationery stores		P	P					

SIC Code	Name of Use	Development and Locational Standards							
		Ag	MC	NC	LR	PR	AR	CS	PS
5961	Catalog and mail-order houses		P	P					
5983	Fuel oil dealers		S						
5984	Liquefied petroleum gas dealers		S						
5992	Florists		P	P					
5993	Tobacco stores and stands		P	P					
5994	News dealers and newsstands		P	P					
5995	Optical goods stores		P	P					
5999	Miscellaneous retail stores, nec		R	R					
	FINANCE, INSURANCE, AND REAL ESTATE								
6553	Cemeteries		P					P	
	SERVICES								
702	Rooming- and boardinghouses; dorms				R				
703	Camps and recreational vehicle parks						R		
721	Laundry, cleaning, and garment services		R	R					
7215	Coin-operated laundries and cleaning		P	P					
723	Beauty shops		P	P					
724	Barber shops		P	P					
725	Shoe repair and shoeshine parlors		P	P					
7334	Photocopying and duplicating services		P	P					
7335	Commercial photography		P	P					
7336	Commercial art and graphic design		P	P					
7353	Heavy construction equipment rental	R							
7359	Equipment rental and leasing, nec	R							
753	Automotive repair shops		R	R					
754	Automotive services, except repair		P	P					

SIC Code	Name of Use	Development and Locational Standards							
		Ag	MC	NC	LR	PR	AR	CS	PS
762	Electrical repair shops		P	P					
764	Reupholstery and furniture repair		P	P					
784	Video tape rental		P	P					
791	Dance studios, schools, and halls		P	P					
7991	Physical fitness facilities		P	P					
7992	Public golf courses						S		
	Elementary and secondary schools							S	
822	Colleges and universities								S
823	Libraries--Less than 7500 sq. ft.		P	P					
823	Libraries--7500 sq. ft. or more							R	
824	Vocational schools								S
835	Day care services		R	P					
836	Residential care		R	P					
841	Museums and art galleries						S		
842	Botanical and zoological gardens						S		
864	Civic and social associations							P	
866	Religious organizations							P	
	PUBLIC ADMINISTRATION								
922	Public order and safety							P	
9221	Police protection							P	
9223	Correctional institutions							S	
9224	Fire protection							P	
	RECREATION								
	Hiking and nature trails					P			
	Picnicking					P			
	Canoe trails					P			
	Bicycle trails					P			
	Horseback riding trails					P			
	Tot lots						P		
	Court sports						P		
	Field sports						P		
	Boat landings						P		
	Archaeological historic sites					S			

(d) The maximum allowable gross square footage in the urban fringe district is as follows:

COMMERCIAL LAND USE TYPE		URBAN FRINGE
MINOR*		
Total location		20,000
Single site or quadrant		10,000
Single structure		5,000
NEIGHBORHOOD**		
Total location		100,000
Single site or quadrant		100,000
Single structure		50,000

* Maximum 10,000 gross square feet, if located on a local street.

** Only one neighborhood commercial site (quadrant) will be permitted at the intersection of a major collector and arterial road. The maximum allowable commercial development permitted at the neighborhood commercial area located at the intersection of two major collectors is 50,000 sq. ft. g.s.l.a.

(e) The minimum development standards in the urban fringe district are as follows:

	Low Density Residential		Commercial		Agricultural-Related Industrial	Community Services; Active Recreation; Public, Primary and Secondary Schools	Comp. Plan Policy 2.1.9. Subdivision
	Noncluster	Cluster	Noncluster	Cluster			
MINIMUM SETBACKS (FEET)							
Front yard							
Building Parking	30	30*	30	25*	50	30	25
	--	--	40	40*	50	40	--
Corner yard							
Building Parking	30	30*	30	25*	50	30	25
	--	--	40	40*	50	40	--
Side yard							
Building Parking	20	20*	40	20*	50	40	15
	--	--	40	20*	50	40	--
Rear yard							
Building Parking	50	50*	50	30*	50	50	50
	--	--	40	10*	50	50	50
Adjoining lower intensity zoning district							
Building Parking	--	--	--	--	100	--	--
	--	--	--	--	100	--	--
Maximum percent impervious surface area	30	25**	30	25**	30	--	30
Heights (feet)							
Maximum at building envelope perimeter	35	35	35	35	35	35	35

	Low Density Residential		Commercial		Agricultural-Related Industrial	Community Services; Active Recreation; Public, Primary and Secondary Schools	Comp. Plan Policy 2.1.9. Subdivision
	Noncluster	Cluster	Noncluster	Cluster			
Maximum additional height/additional zoning setback	1'/1'	1'/1'	1'/1'	1'/1'	1'/1'	1'/1'	1'/1'
Total maximum height	--	35	45	45	45***	45	--
Minimum lot frontage	15	15	40	40	100	--	15
Minimum lot area	3.0	0.5	3.0	0.5	10.0	--	0.5

* This number applies to the perimeter setback only.

**Maximum percent impervious area of developable portion of site.

*** This height applies to habitable portion of an industrial structure

(f) *Development standards.* All proposed development shall meet the commercial site location standards (section 10-6.619) ; buffer zone standards (section 10-7.522); and the parking and loading requirements (Subdivision 3 of Division 5 of Article VII).

(g) *Restricted uses and special exception uses.* If uses are restricted or are special exception according to the schedule of permitted uses, they will not be allowed unless they follow the general development guidelines for restricted uses or for special exceptions as provided in this division. Specific restricted uses are addressed below.

- (1) Eating and drinking establishments (SIC 581): No drive-in or drive-thru facilities are permitted within this district.
- (2) Laundry, cleaning and garment services (SIC 721): Does not include dry cleaning plant operations; pick-up stations only.
- (3) Funeral services and crematoriums (SIC 726): This use requires 100 percent opacity surrounding perimeter with exception of access point.
- (4) Camps and recreational vehicle parks (SIC 703).
 - a. A site plan shall be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:
 1. Sanitary facilities shall be provided.
 2. Not more than ten campsites per acres shall be provided.
 3. Individual campsites, roadways, and accessory structures shall be located to meet the minimum building setback standards from the exterior property lines of the campground.

(5) Heavy construction equipment rental and equipment rental and leasing (SIC 7353 and 7359).

- a. A plan must be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:
 1. Such equipment rental and leasing must be associated with timbering and/or agribusiness.
 2. A plan of vehicular access to and from the site demonstrating that heavy trucks and equipment will not travel on that portion of a local or minor collector street with frontage containing residential land use, zoned for residential land use, or containing subdivision lots intended primarily for residential land use. For purposes of this requirement, local and minor collector streets shall be those identified in the Comprehensive Plan and the Tallahassee-Leon County Long Range Transportation Plan.

(6) Mining activities.

- a. All mining activities as defined on the schedule of permitted uses must meet the specific development standards, as follows upon review and approval by the Board of County Commissioners following a duly noticed public hearing. This includes SIC items 144 and 145.
- b. A plan must be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:
 1. The mining activity, all accessory uses and structures, internal roadways, and driveways onto the adjacent streets shall be set back a minimum of 100 feet from the perimeter property boundaries or 200 feet from the nearest off-site residence, residential zoning district, or subdivision intended primarily for residential land use, whichever distance is greater. This setback standard may be reduced if less of a setback is approved in writing by the adjacent property owner or owners prior to site plan approval or if the adjacent property is also used as a mining activity.
 2. A plan of vehicular access to and from the site demonstrating that heavy trucks and equipment will not travel on that portion of a local or minor collector street with frontage containing residential land use, zoned for residential land use, or containing subdivision lots intended primarily for residential land use. For purposes of this requirement, local and minor collector streets shall be those identified in the local government Comprehensive Plan and

the Tallahassee-Leon County Long Range Transportation Plan.

3. A land reclamation plan shall be submitted demonstrating that upon termination of the activity the land shall be returned to a condition that will allow an effective reuse comparable to surrounding properties.
4. *Fencing requirement:* All areas proposed for use, currently used, or previously used, in open-pit mining operations and/or construction and demolition debris disposal must be secured by a fence, unless the area is determined to be a reclaimed open-pit mine by the county administrator or designee. The fence must be at least four feet in height with openings that will reject the passage of a seven-inch diameter sphere. The fence must be equipped with a gate which shall remain locked when workers or employees of the land owner or mining company are not present at the site. At every gate or access point, at least one sign must be posted which states, in at least four-inch tall letters, "Danger," "Keep Out," "No Trespassing," or similar language to indicate that there may be hazardous conditions on the premises.

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

1. District Intent	PERMITTED USES		
	2. Principal Uses		3. Accessory Uses
The M-1 district is intended to be located in areas designated Bradfordville Mixed Use or Suburban on the Future Land Use Map of the Comprehensive Plan shall apply to urban areas with convenient access to transportation facilities, where light manufacturing, processing, storage, community and recreational facilities and other activities compatible with light industrial operations are permitted. The district is not intended to accommodate heavy industrial operations or to accommodate commercial or residential development which would restrict the principal light industrial operations.	(1) Armored truck services. (2) Assembly of apparel and accessories. (3) Automotive service and repair, including car wash. (4) Bottling plants. (5) Broadcasting studios. (6) Building contractors and related services. (7) Cemeteries. (8) Communications and utilities. (9) Community services, including vocational schools and police/fire stations. Libraries, elementary, middle, or high schools are prohibited. Other community services may be allowed in accordance with Section 10-6.806 of these regulations. (10) Crematoriums. (11) Distribution facilities. (12) Dry cleaning plants. (13) Food processing, excluding slaughter. (14) Golf courses. (15) Gun firing ranges (indoor). (16) Heavy infrastructure (maintenance yards, motor pools, airports, land fills, sewage treatment plants, etc.).	(17) Laboratories; research and development activities. (18) Lawn and tree removal services. (19) Manufacturing (consistent with the definition of light industrial). (20) Non-medical offices and services, including business and government offices and services. (21) Off-street parking facilities. (22) Passive and active recreational activities. (23) Pest control services. (24) Printing and publishing. (25) Repair services, non-automotive. (26) Towing, wrecking, and recovery services. (27) Transportation and freight handling activities. (28) Warehouses, mini-warehouses, or self-storage facilities. (29) Welding and machine shops. (30) Wholesale activities. (31) Wholesale building supplies. (32) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.	(1) A lawfully established 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 gross floor area of the principal use or structure, as determined by the County Administrator or designee. The 33 percent limitation does not apply to outdoor storage that is accessory to a permitted principal use. (a) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee. (b) Residential use (intended for watchman or guard not to exceed 1 dwelling unit per industrial use). (c) Outdoor storage (without the 33 percent limitation), provided it complies with Section 7 below. (d) The following uses are permitted accessory uses in this district: 1. Eating and drinking establishments such as cafeterias or snack bars, (located within the interior of any permitted use.) 2. Temporary employment 3. Security Guard Service 4. Day Care Centers-- licensed day care services as described in and regulated by section 10-6.811. 5. Recreational amenities—provided as an accessory to a permitted uses established within the district for use by employees management, and their guests. 6. Retail sales—provided the sales are directly related to the principal light industrial use(s), e.g. gun sales at an indoor shooting range. Retail sales must be limited to no more than 33% of the gross floor area.

DEVELOPMENT STANDARDS (continued on page 1 of 2)									
Permitted Principal Commercial Uses Numbers (3), (21), (25)	none	none	none	25 feet	none	25 feet	10 feet	10,000 square feet of gross building floor area per parcel	3 stories
All Other Permitted Principal Non-Residential Uses	none	none	none	25 feet	none	25 feet	10 feet	20,000 square feet of gross building floor area per acre. 50,000 square feet of gross building floor area per acre for storage areas within buildings.	3 stories
7. Criteria for Outdoor Storage: Outdoor storage is permitted as an accessory use to a permitted principal use (without the 33 percent limitation) if the outdoor storage area is screened with an opaque material (an opaque material may include vegetation). The opacity requirements are as follows: 100 percent along any property line that adjoins an existing residential use; 80 percent along any property line that adjoins any other type of use other than residential (commercial, office, etc.) or a street right-of-way. The determination of the adequacy of the opaque material will be evaluated at the time of permitting.									
8. Street Vehicular Access Restrictions: Properties in the M-1 zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, and RP									
9. Fencing Requirement: All areas proposed for use, currently used, or previously used, in open-pit mining operations and/or construction and demolition debris disposal must be secured by a fence, unless the area is determined to be a reclaimed open-pit mine by the county administrator or designee. The fence must be at least four feet in height with openings that will reject the passage of a seven-inch diameter sphere. The fence must be equipped with a gate which shall remain locked when workers or employees of the land owner or mining company are not present at the site. At every gate or access point, at least one sign must be posted which states, in at least four-inch tall letter, “Danger,” “Keep Out,” “No Trespassing,” or similar language to indicate that there may be hazardous conditions on the premises.									

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.)**



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Capital Circle SE

Attachment #3

Southwood Planned Unit Development



ORDINANCE NO. 18-O-07

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING SMALL SCALE AMENDMENTS 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 PCM201801 which relates to the Future Land Use Map.

17 **Section 3. Map Amendment.**

18 The ordinance does hereby adopt the following portion of the text attached hereto as
19 Exhibit "B," and made a part hereof, as an amendment to the Tallahassee-Leon County
20 2030 Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon County
21 2030 Comprehensive Plan," as amended, in accordance therewith, being an amendment to the
22 following Plan element:

23 Map Amendment PCM201802 which relates to the Future Land Use Map.

24

1 **Section 4. Map Amendment.**

2 The ordinance does hereby adopt the following portion of the text attached hereto as
3 Exhibit "C," and made a part hereof, as an amendment to the Tallahassee-Leon County
4 2030 Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon County
5 2030 Comprehensive Plan," as amended, in accordance therewith, being an amendment to the
6 following Plan element:

7 Map Amendment PCM201803 which relates to the Future Land Use Map.

8
9 **Section 5. Conflict With Other Ordinances and Codes.**

10 All ordinances or parts of ordinances of the Code of Ordinances of the City of Tallahassee,
11 Florida, in conflict with the provisions of this ordinance are hereby repealed to the extent of
12 such conflict.

13
14 **Section 6. Severability.**

15 If any provision or portion of this ordinance is declared by any court of competent
16 jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions
17 and portions of this Ordinance shall remain in full force and effect.

18
19 **Section 7. Copy on File.**

20 To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a
21 certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon
22 2030 Comprehensive Plan and these amendments thereto, shall also be located in the
23 Tallahassee-Leon County Planning Department. The Planning Director shall also make copies
24 available to the public for a reasonable publication charge.

Section 8. Effective Date.

The effective date of these Plan amendments shall be according to law and the applicable statutes and regulations pertaining thereto.

INTRODUCED in the City Commission on the 31st day of January, 2018.

PASSED the City Commission on the 27th day of February, 2018.

CITY OF TALLAHASSEE

By: _____
Andrew Gillum, Mayor

ATTEST:

APPROVED AS TO FORM:

BY: _____
James O Cooke, IV
City Treasurer-Clerk

By: _____
Lewis Shelley, City Attorney

Exhibit A

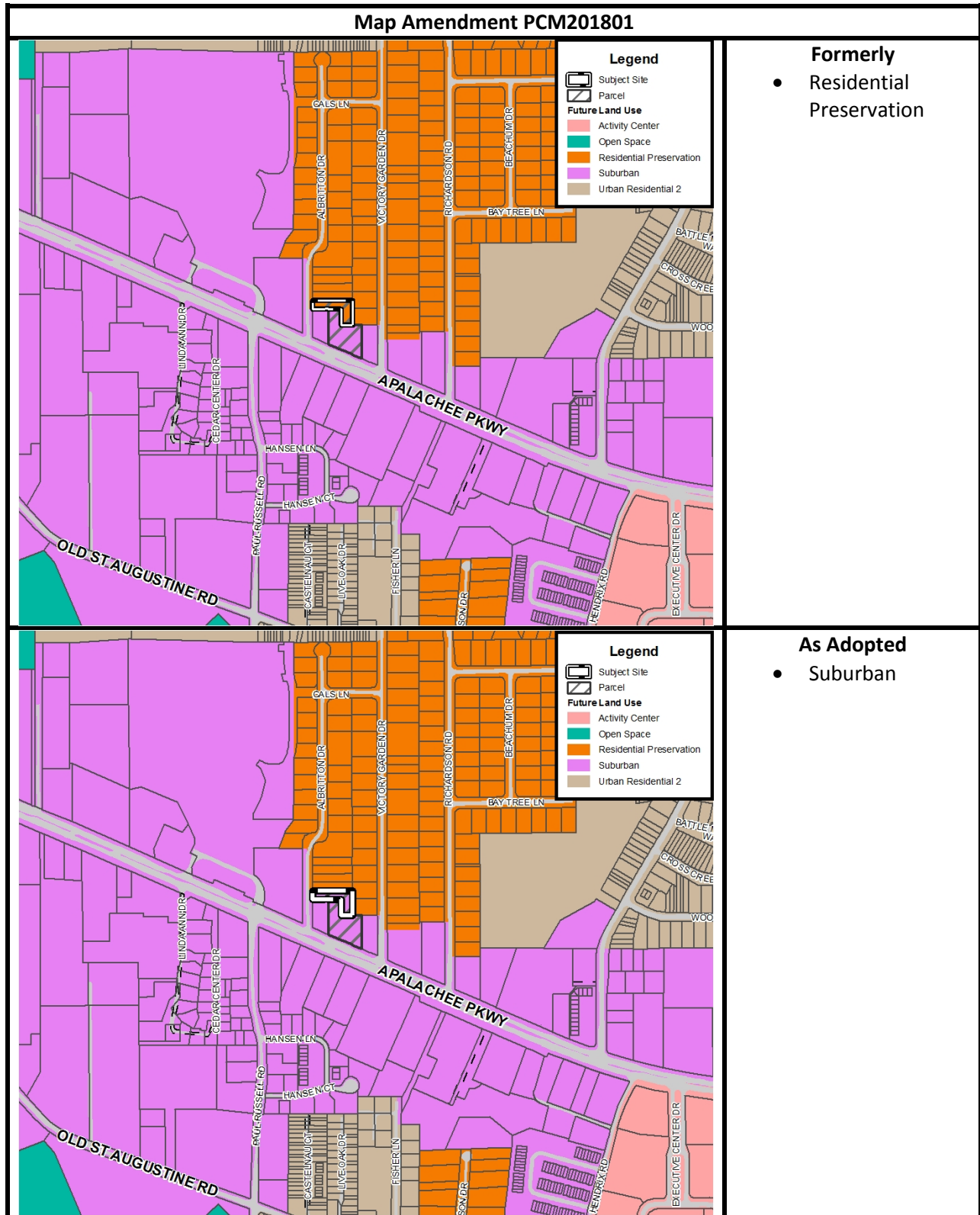
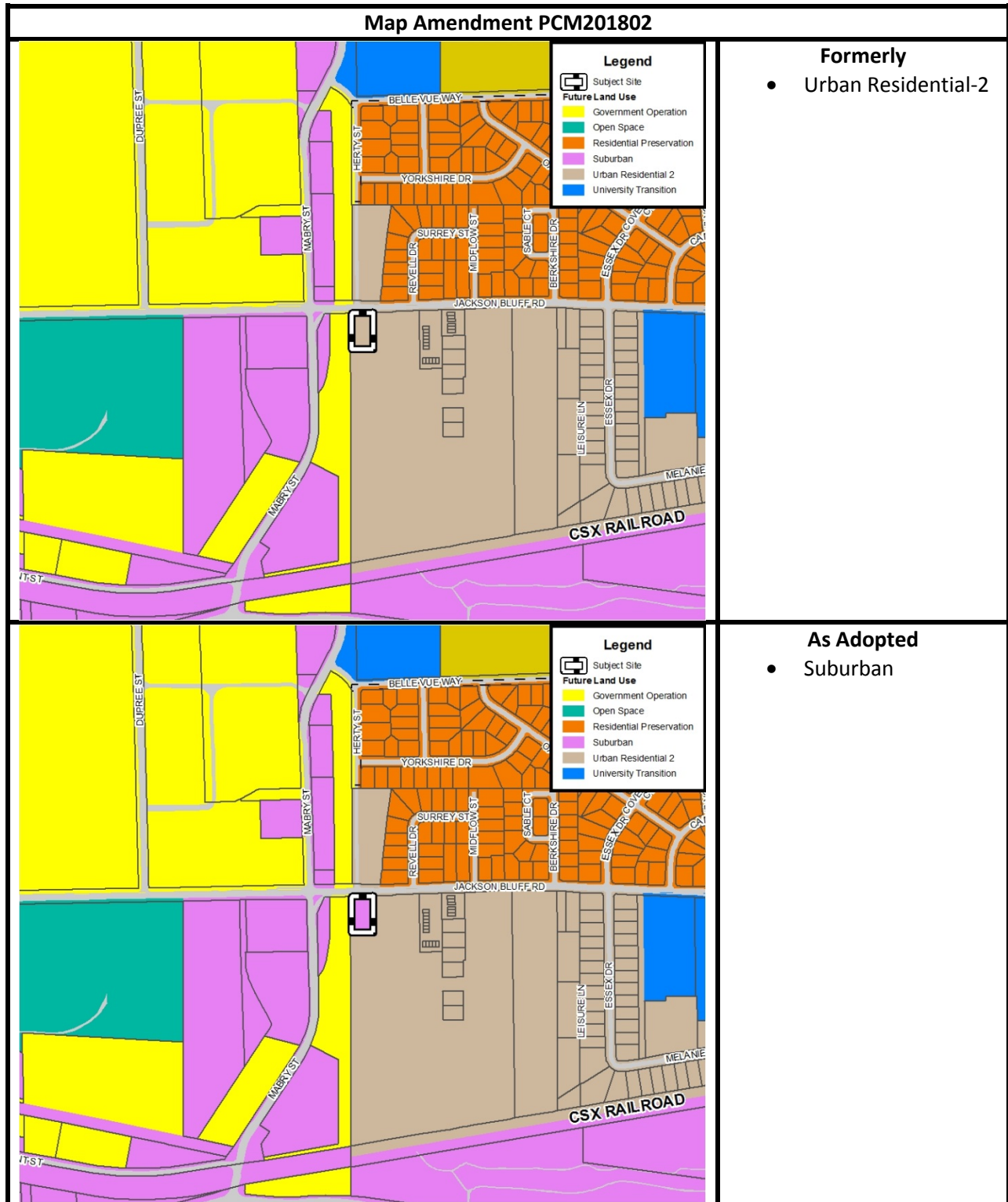


Exhibit B



ORDINANCE NO. 2018-_____

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 LMA201802, 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

Tallahassee-Leon County Planning Department. The Planning Director shall also make copies available to the public for a reasonable publication charge.

Section 7. Effective Date.

The effective date of this Plan update shall be according to law and the applicable statutes and regulations pertaining thereto.

DULY PASSED AND ADOPTED BY the Board of County Commissioners of Leon County, Florida, this _____ day of _____, 2018.

LEON COUNTY, FLORIDA

BY: _____
NICK MADDOX, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

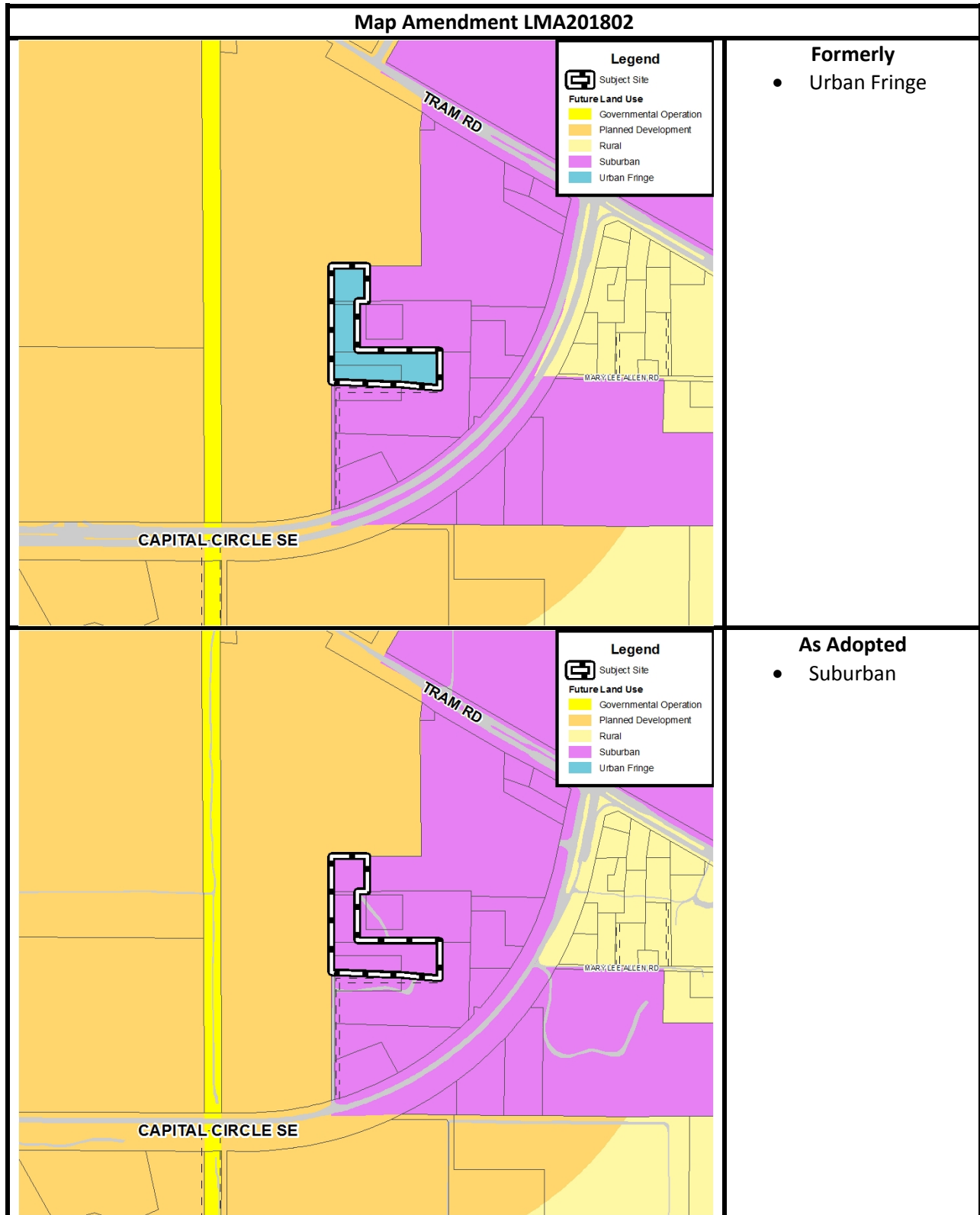
ATTESTED BY:
GWENDOLYN MARSHALL, CLERK
OF THE COURT AND COMPTROLLER

BY: _____
CLERK

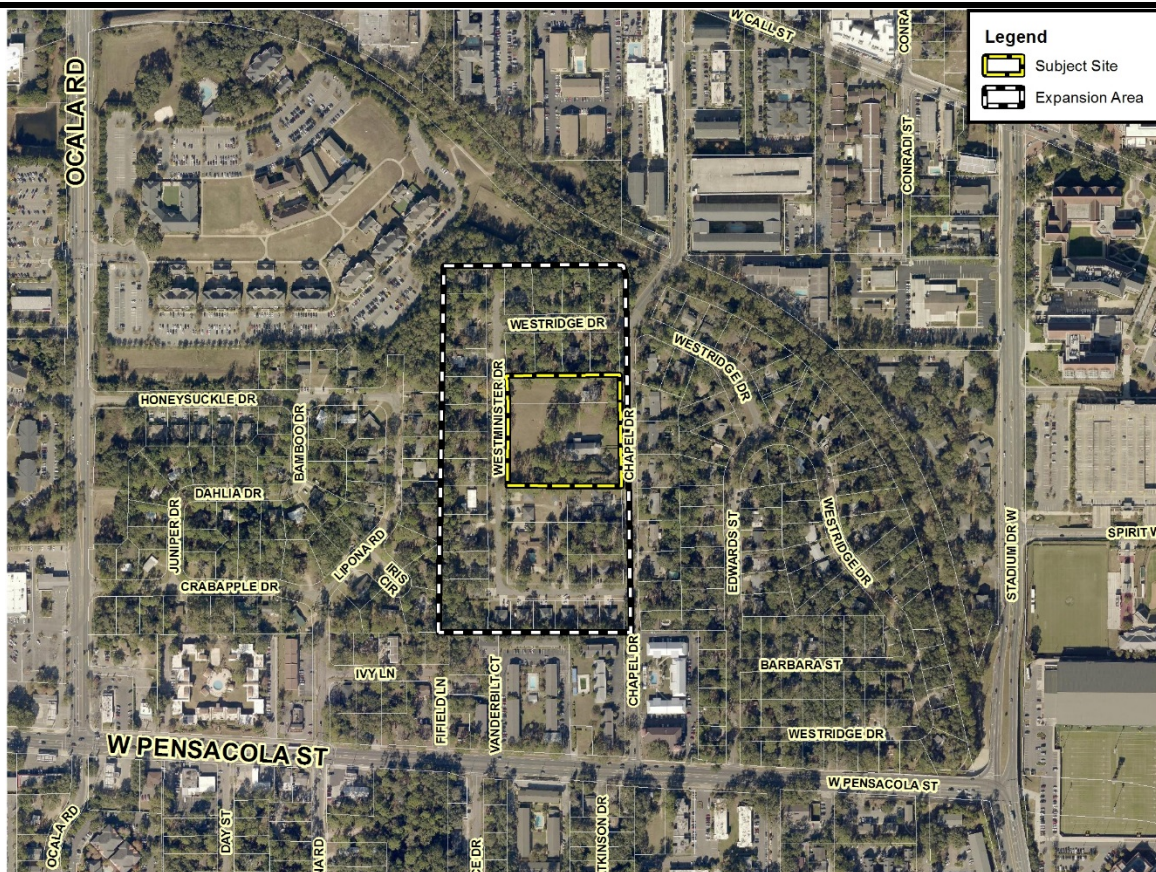
APPROVED AS TO FORM:
COUNTY ATTORNEY'S OFFICE
LEON COUNTY, FLORIDA

BY: _____
HERBERT W.A. THIELE, ESQ.
COUNTY ATTORNEY

Exhibit A



2018 Comprehensive Plan Amendment Cycle
PCM201804
Chapel Drive Amendment



SUMMARY

Property Owners:	Property Location:	TLCPD Recommendation:
Rabbi Schneur Z. Oirechman	Two parcels located between Chapel Drive and Westminster Drive.	Approve and expand amendment as recommended by staff.
Applicant:		
Urban Catalyst Consultants, Inc. 2851 Remington Green Circle, Ste. D.		
TLCPD Staff:	Current Future Land Use & Zoning:	LPA Recommendation:
Sean Reiss	<u>Future Land Use:</u> Residential Preservation (RP) <u>Zoning:</u> Planned Unit Development (PUD) and Residential Preservation-1 (RP-1)	Approve and expand amendment as recommended by staff.
Contact Information:	Proposed Future Land Use & Zoning:	
Sean.Reiss@talgov.com (850) 891-6438	<u>Future Land Use:</u> University Transition <u>Zoning:</u> University Transition	
Date: October 27, 2017	Updated: February 8, 2018	

A. REASON FOR REQUESTED CHANGE

The applicant, Urban Catalyst Consultants, Inc., has requested an amendment to the Future Land Use Map (FLUM) which would change the designation of multiple parcels within the Westminster Hill Subdivision from Residential Preservation (RP) to University Transition (UT). The applicant is representing the Chabad Lubavitch of the Panhandle – Tallahassee (Chabad @ FSU).

The parcels comprising the subject site are owned by Chabad @ FSU and contain a synagogue and a student center that serves meals and provides services to students, as well as a Rabbi residence. Currently, permanent student housing is not allowed on the subject site. The applicant asserts that the residential units within the Westminster Hills Subdivision are transitioning from single family residences to rentals housing for students and young professionals. The proposed amendment is intended to recognize this transition.

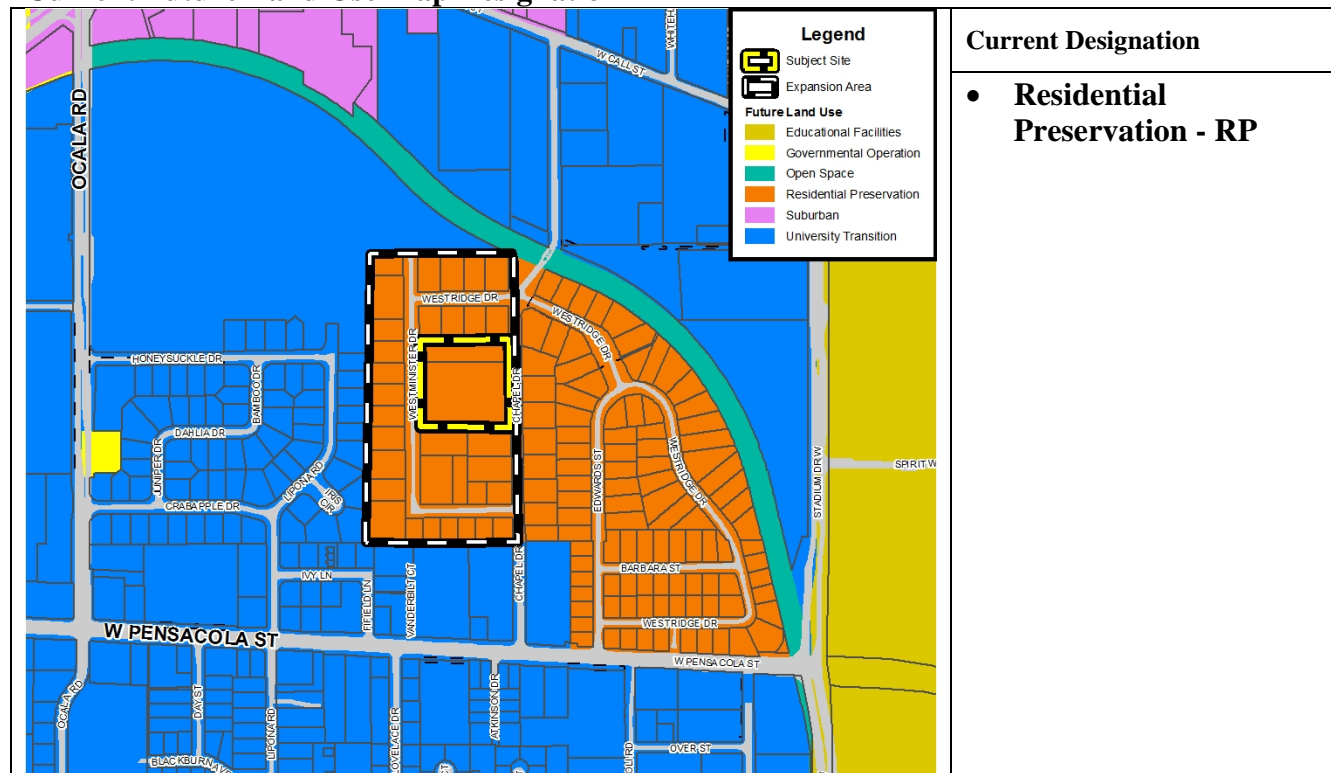
Upon analyzing the proposed amendment, staff determined that the requested FLUM change should be applied to the entirety of the Westminster Hill Subdivision and the portion of the White Subdivision located on Westminster Drive (“expansion area”).

B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION

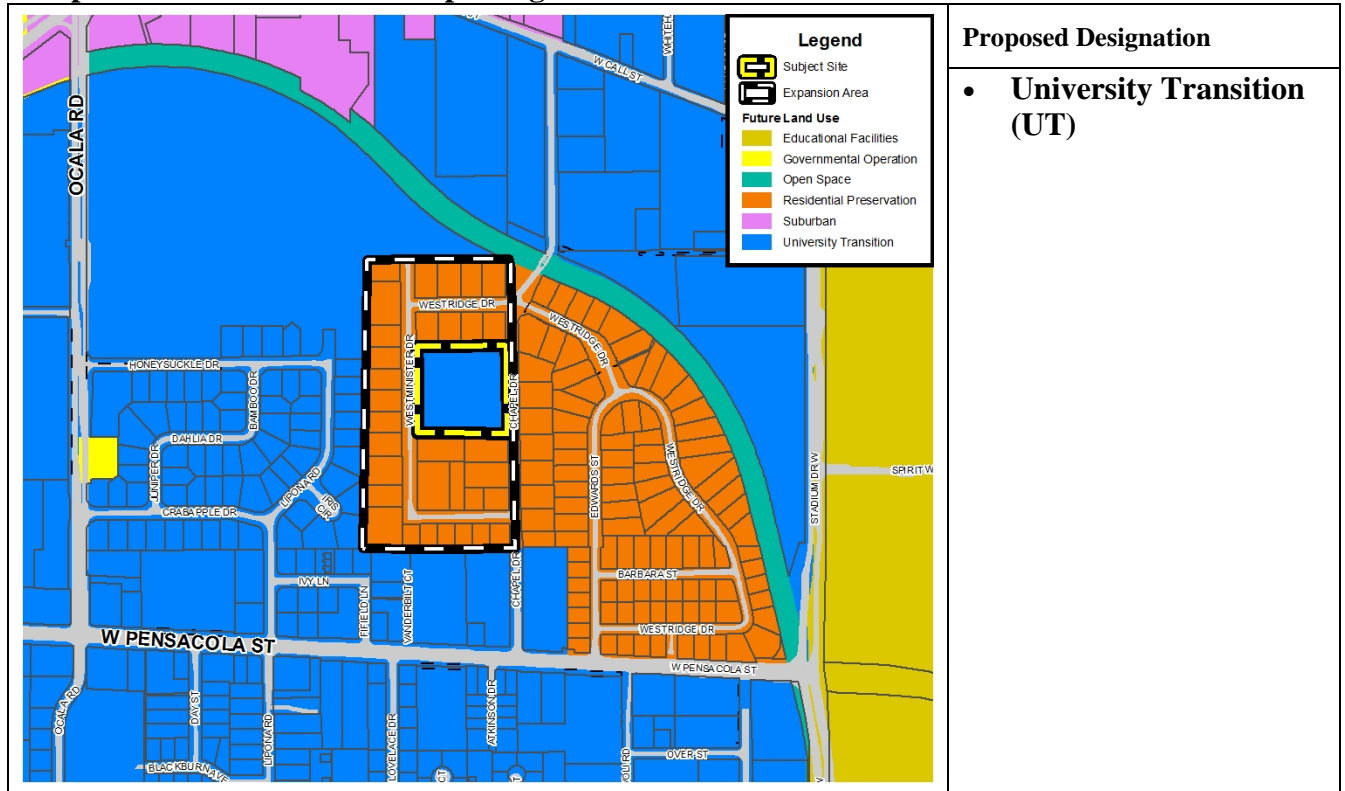
The Subject Area is currently designated Residential Preservation on the FLUM. The proposed amendment would change the FLUM designation of the area to University Transition.

The following maps illustrate the current and proposed FLUM designations for the Subject Area.

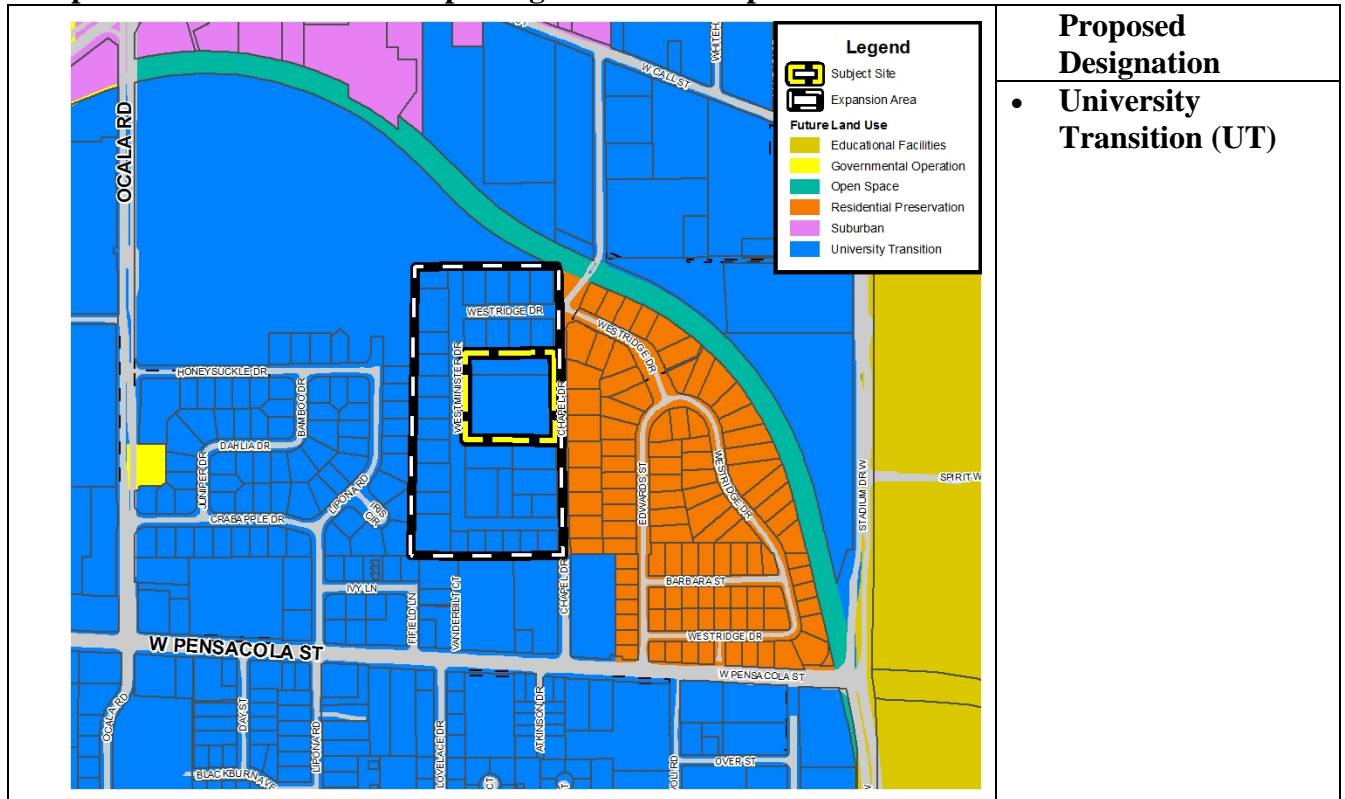
Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



Proposed Future Land Use Map Designation with Expansion Area



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. The subject site more closely resembles the description of the University Transition land use category.
2. The subject site no longer matches the description of the Residential Preservation 1 (RP-1) or Planned Unit Development (PUD) zoning district. The subject site more closely resembles the description of the University Transition (UT) zoning district.
3. The amendment is consistent with the options outlined in the West Pensacola Sector Plan for the area if the rate of owner occupancy continued to decline, which it has.
4. 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.
5. The subject site is primarily comprised of rental units; only four of the 34 parcels (11.76%) in the proposed expansion area claim homestead exemption. Seven of the 34 parcels (20.59%) in the proposed expansion area are registered rooming houses. In the remaining Residential Preservation portion of the Chapel Drive Neighborhood, consisting of the Lambert Heights and Merrivale Subdivisions (directly east of the subject site), 16 parcels out of 102 (15.69%) claim homestead exemption and 20 parcels out of 102 (19.61%) are registered rooming houses.

F. STAFF ANALYSIS

History and Background

The parcels initially proposed for the land use amendment, are located at 224 and 232 Chapel Drive in the Westminster Hills Subdivision. The homes in the Westminster Hills Subdivision were built primarily between the 1950's and the 1970's. Overtime, the Westminster Hills Subdivision and surrounding area has been impacted by the growth of Tallahassee Community College, Florida State University, and Florida A&M University. In the portion of the White Subdivision along Westminster Drive, several homes were constructed in 2004, all of which appear to be rental units owned by Chapel Hills Partners, LLC.

The two parcels proposed by the applicant for amendment are 0.93 acres to 2.78 acres and total approximately 3.71 acres. As a whole, the Westminster Hills Subdivision, including the seventeen parcels in the White subdivision along Westminster Drive, total approximately 16.54 acres.

In 2015, Chabad @ FSU rezoned the subject site from Residential Preservation-1 (RP-1) to Planned Unit Development (PUD) to allow for the development of a religious facility with an associated residence for the religious leader and overnight facilities for visiting clergy and students.

The West Pensacola Sector Plan, adopted by the City Commission in January 2006, identified strategies for the different neighborhoods in the West Pensacola Sector area. Per the plan:

The West Pensacola Sector is a highly urbanized area, comprised of a mixture of university properties, university-related retail and services, student rental housing, large apartment units, stable older neighborhoods, and several government owned properties. Tallahassee Community College and Florida State University bookend the sector.
(Page 3)

The Westminster Hills and White Subdivisions are considered part of the Chapel Ridge Neighborhood in the West Pensacola Sector Plan. Regarding ownership of the properties in the sector, the plan notes:

The analyzed data and calculations suggest a trend of increasing rental use. Those neighborhoods closest Florida State are the three with the lowest percentage of owner-occupied homes. Prince Murat and the adjacent parcels (16.76%), Chapel Ridge (22.7%), and the eastern portion of Palmer-Monroe (23.34%) have very low percentages of homeownership despite the low density, single-family house development patterns. The proximity of these areas to the Florida State campus makes each desirable for renters in search of short commutes.
(Page 10)

Compared to 22.7% of homes in the entire Chapel Ridge Neighborhood being owner-occupied in 2006, only 11.76% of the homes in the subject site are owner-occupied today. In the remaining Residential Preservation portion of the Chapel Drive Neighborhood, consisting of the Lambert Heights and Merrivale Subdivisions, 15.69% of homes are owner-occupied.

Specifically regarding the Chapel Ridge neighborhood, which includes both the Westminster Hills and White Subdivisions, the West Pensacola Sector Plan states:

For the remaining neighborhoods, preserving some or all of these areas may not be the best option. Some of these single-family areas aren't zoned exclusively for single family housing. In addition, for some of these neighborhoods that are, the homeownership has reduced significantly in just the past 5 years. The surrounding zoning has impacted these neighborhoods with traffic streaming through neighborhoods and apartments along the edge of the neighborhood. If these neighborhoods are to remain viable long-term, careful thought will be needed to make the areas attractive for single-family residents. (Page 26)

The West Pensacola Sector Plan identified three scenarios for the area in which the subject site is located (pages 24 -25).

The three options were:

Option 1 - Return to a neighborhood of majority homeowners – A major shift will be needed to move these neighborhoods back to majority homeownership. In the meetings, resident-owners have recommended incentives for the private sector to rebuild existing single-family neighborhoods and homeowners to purchase in the sector.

Option 2 - Become rental neighborhoods – The trend (both short-term and long-term) for all of the neighborhoods is an increase in rentals. With the exception of Cactus Street all neighborhoods are majority rental neighborhoods. This is the status quo choice.

Option 3 – Create an Urban Community - Some of the residential areas may be better utilized as higher density development. Through the application of design standards similar to areas in the Downtown, the western edge of campus could redevelop with a combination of housing types while improving the condition of the area. However, simply rezoning the property does not ensure the assembly of properties and quality redevelopment.

The proposed amendment to the subject site is consistent with both Option 2 and Option 3. In the time since the West Pensacola Sector Plan was adopted, home ownership has continued to decrease in the Chapel Ridge neighborhood, suggesting that it is unlikely that the subject site can remain a viable owner-occupied neighborhood long-term. Based on the continued trend toward fewer owner-occupied units and increased rentals, Option 1 is an unlikely outcome, regardless of the proposed land use amendment.

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 half miles from Florida A&M University. Based on these general distances and the fact that the majority of the area is currently rented by students, the proposed amendment is consistent with this characterization of the University Transition land use category.

Policy 2.2.17 [L] states that University Transition is not intended to “encourage or facilitate the premature conversion of existing viable single-family residential neighborhoods.” In a review of the Leon County Property Appraiser’s data, only three (3) parcels of the total 17 parcels in the Westminster Hills subdivision claim homestead exemption. Additionally, five (5) units in the Westminster Hills Subdivision are registered rooming houses. Based on this analysis, the majority of properties are rentals. Of the 17 parcels in the adjacent White subdivision (the portion of the White Subdivision located on Westminster Drive only), only one qualifies for homestead exemption, and two units are registered rooming houses. The location of the properties qualifying for homestead exemption, as well as those listed as rooming houses, are shown in the Current Uses map below. Based on the neighborhood’s dearth of single-family residences, lack of a neighborhood association, and prevalence of rental housing, the proposed amendments would not likely be considered “the premature conversion of existing viable single-family residential neighborhoods.”

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.

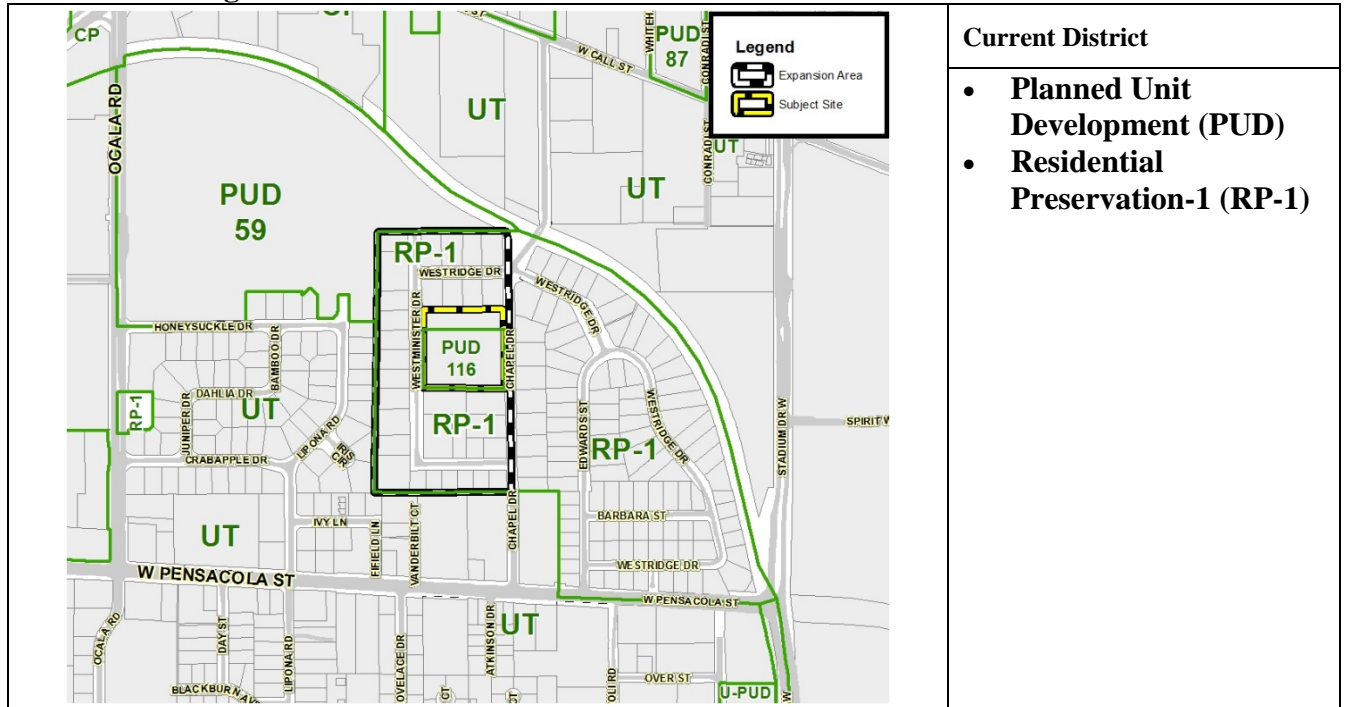
Policy 1.5.5 [M] established level of service standards and performance targets “to create community design that supports mobility.” These performance targets include “50% of students at Florida State University (FSU), Florida A&M University (FAMU), and Tallahassee Community College (TCC) commute to campus via non-auto modes.” The proposed amendment would provide for student housing options in a location where non-auto modes of transportation are viable.

Zoning

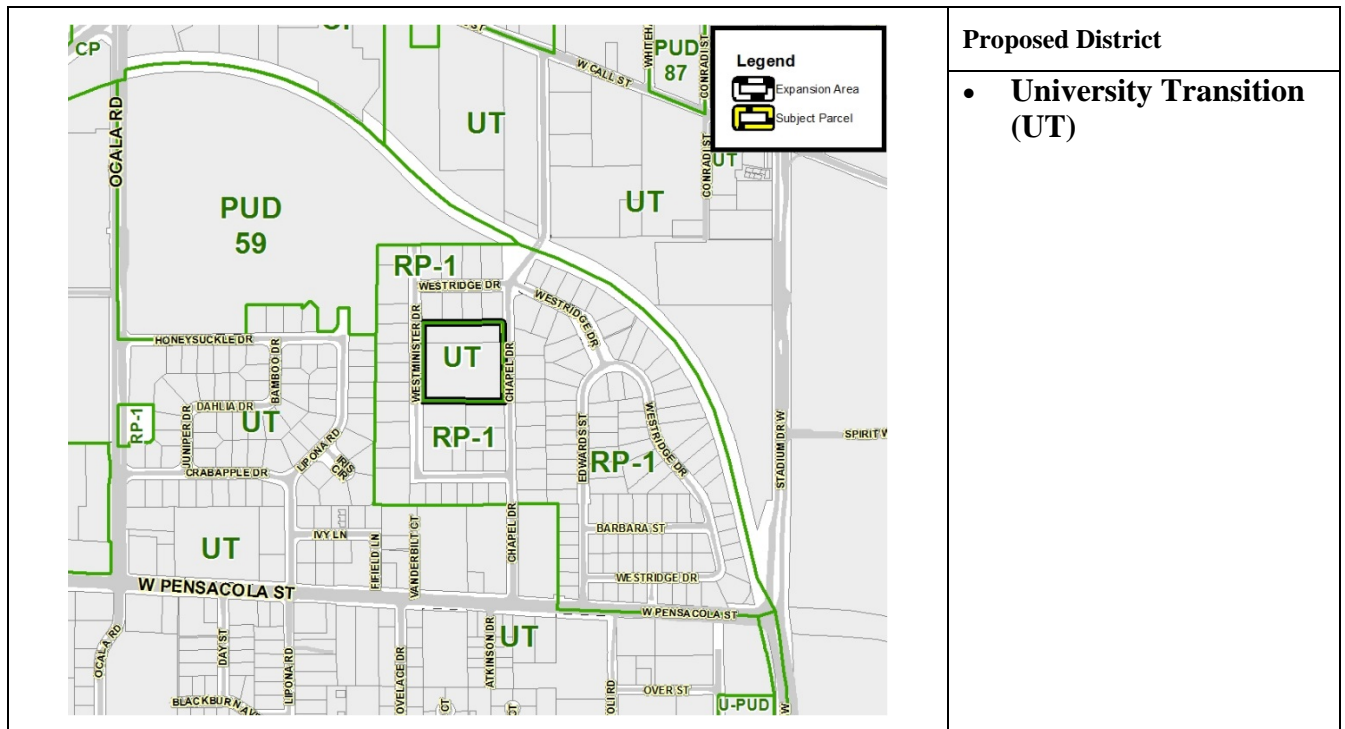
The Land Development Code sections for Chabad @ FSU Planned Unit Development (PUD) and University Transition (UT) zoning is included as Attachment #2. The PUD for Chabad @ FSU allows for the development of a religious facility with an associated residence for the religious leader and overnight facilities for visiting clergy and students.

The following maps illustrate the current and proposed zoning for the Subject Site.

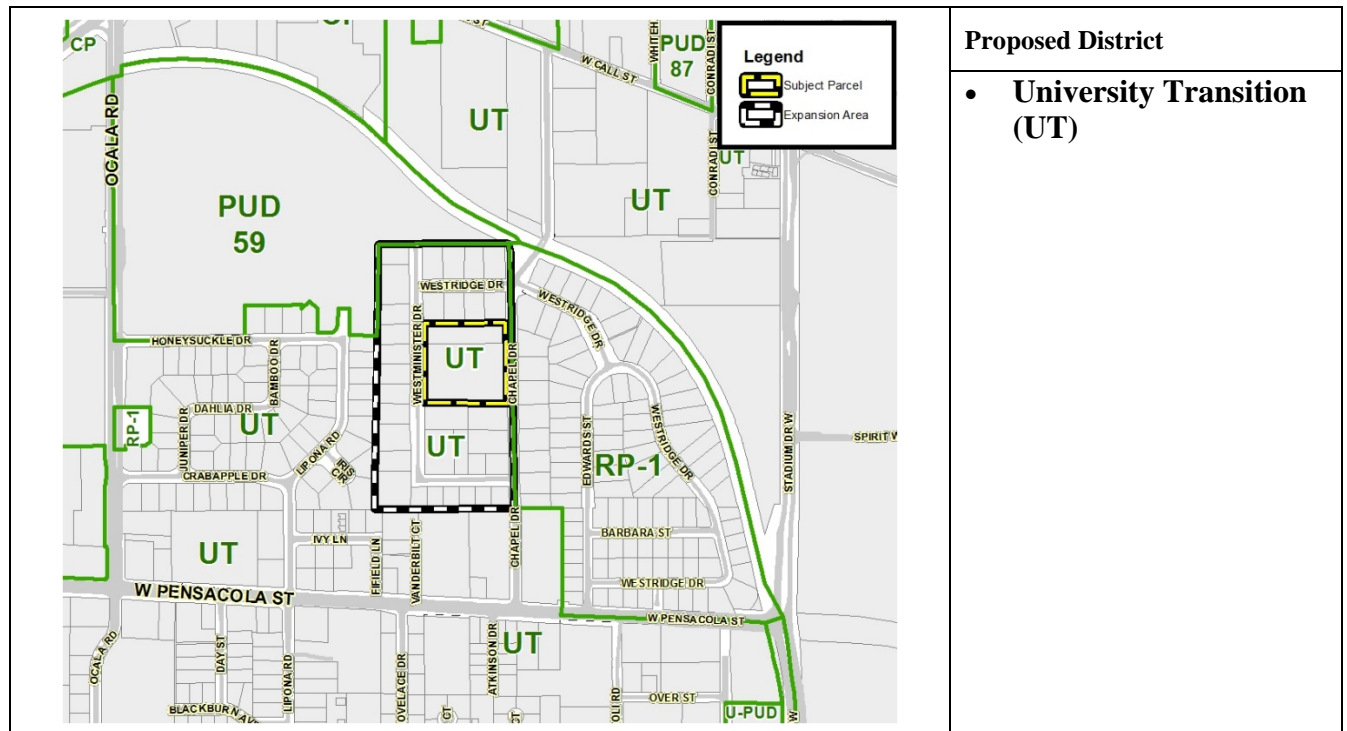
Current Zoning



Proposed Zoning



Proposed Zoning with Expansion Area

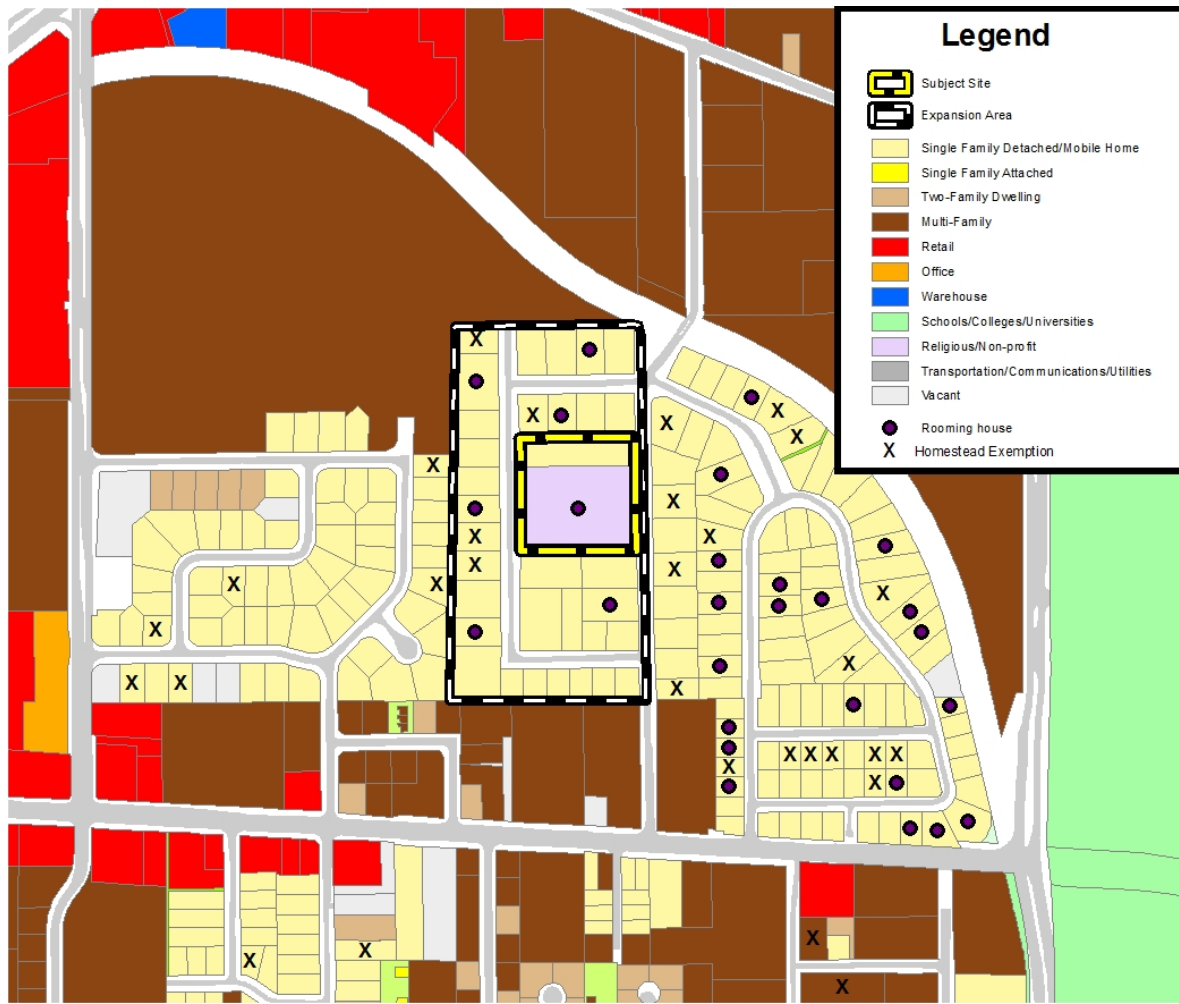


Existing Land Uses

The applicant's parcels have single-family detached houses in use as a residence for the Rabbi, as well as a religious facility. To avoid spot zoning, it is recommended that the applicant's proposed amendment be expanded to include the entire Westminster Hills Subdivision and the parcels in the White Subdivision located along Westminster Drive. This subject site is comprised of single-family detached houses and bounded by University Transition on three sides (north, west, and south), including Heritage Grove (a multi-family, student apartment development), other apartment complexes, and mixed-use commercial development.

The Lambert Heights and Merrivale Subdivisions, located to the east of the subject site are currently designated Residential Preservation. Although the majority of single family homes in the Lambert Heights and Merrivale Subdivisions are rental units, there are a slightly higher number of owner-occupied homes in this subdivision than in the subject site area (16 owner occupied parcels out of 102, 15.69%), but there are also more registered rooming houses too (20 parcels with registered rooming houses out of 102, 19.61%).

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 Chapel Drive, which is fronted by the Chabad House @ FSU in addition to residences. Chapel Drive is a minor collector that connects West Call Street and West Pensacola Street, both of which serve a variety of uses, including single-family residential, 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. Westminster Drive has very limited pedestrian facilities, with sidewalks present only on the southernmost portion of the street. As noted above, Chapel Drive is a minor collector that connects West Call Street and West Pensacola Street. Chapel Drive also has a sidewalk that runs from West Call Street and West Pensacola Street. Additionally, the St. Marks Trail is adjacent to the northern portion of the subject site and crosses Chapel Drive, which makes the street an important connection to the St. Marks Trail for bicyclists and pedestrians in the neighborhood and surrounding area.

- B) 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. On northwest side of the subject site is the Heritage Grove PUD, which is a high-density student housing development, and directly north is more high density student housing complexes. Directly south of the subject site are other higher-density multi-family apartment complexes that are generally marketed to college students. Shopping centers and other commercial/retail uses are also in the general area. The uses in the Lambert Heights and Merrivale Subdivisions (directly east of the subject site) are primarily residential and less than six dwelling units per acre, though higher-density multi-family apartment complexes on Pensacola Street and on Chapel Drive surround that subdivision also.

- C) Existing residential type and density exhibits relatively homogeneous patterns.

Analysis: Westminster Drive is mostly single-family detached houses with a few accessory dwelling units present. Chapel Drive provides access to apartment complexes and Chabad @ FSU, as well as single-family detached houses. 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 degree of home ownership in the subject site declined rapidly over the past decade. This rapid decline was noted in the West Pensacola Sector Plan, adopted in 2006. Ownership in the subject site continued to decline in the time since the adoption of the West Pensacola Sector Plan.

In the subject site, four out of 34 parcels (11.76%) are homestead exempt and seven are registered rooming houses (20.58%). In the remaining Residential Preservation portion of the Chapel Drive Neighborhood, consisting of the Lambert Heights and Merrivale Subdivisions (directly east of the subject site), 16 parcels out of 102 (15.69%) claim homestead exemption and 20 parcels (19.61%) are registered rooming houses.

ii) Existence of neighborhood organizations.

Analysis: The subject site does not have a homeowners 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.

Roadway Network

The subject site is served by a local road and a minor collector that connect directly to West Call Street, a major collector, and West Pensacola Street, a minor arterial. 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

Sidewalks, bicycle lanes, and the St. Marks Trail provide connectivity between the subject site and both Florida State University and Tallahassee Community College. 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. West Call Street and West Pensacola Street have both bicycle lanes and sidewalks on both sides of the streets. The local road within the subject site do not have sidewalks or bicycle facilities, but

Chapel Drive, a minor collector, does have a sidewalk. The St. Marks Trail is accessible from Chapel Drive and is directly adjacent to the northern portion of the subject site.

Transit Network

The subject site is served by StarMetro's Tall Timbers route. The Tall Timbers Route has 40 minute headways and provides connections to Tallahassee Community College, Florida State University, Gaines Street, the Koger Center, and the Village Square shopping center. A transfer to the Moss Route or the Dogwood Route is necessary to take transit to Florida A&M University.

The subject site is also served by Florida State University's Seminole Express Bus on the Garnet, Gold, Heritage, Night Nole, and Osceola routes. The closest bus stops are located at the intersection of Pensacola Street and Chapel Drive and at the intersection of Call Street and Chapel Drive.

Environmental Analysis

The subject site is located in the Urban Services Area and in the Multimodal Transportation District on currently developed properties. There are no significant environmental features on the subject site, although a conservation easement is located on a portion the parcel located at 1851 Westminster Drive.

F. PUBLIC OUTREACH AND NOTIFICATION

An initial mailing was sent to 174 property owners within 1,000 feet of Subject Site.

Public Outreach		Date	Details
X	Mail Notification of Proposed Changes	October 23, 2017	Notices Mailed to Property Owners within 1000 feet
X	Notice of Proposed Land Use Change and Rezoning	October 23, 2017	Two signs providing details of proposed land use and zoning changes posted on subject site
X	First Public Open House	November 16, 2017	5:30 PM, Second Floor, Frenchtown Renaissance Center
X	Staff Reports Available Online	December 20, 2017	Email Subscription Notice sent to all users of service

Public Comments: Prior to Public Open House, the staff received several responses from property owners in the form of phone calls, faxes, emails, and written responses. Nine responses received were in support of the amendment and included requests to expand the amendment expansion area to include all of the remaining areas in the Chapel Drive neighborhood that are currently designated Residential Preservation. Another response was received in support of the amendment and included a request to increase the amendment expansion area to include both sides of Chapel Drive, but keep the rest of the area in Residential Preservation. Another response was in support of the amendment and the staff recommended expansion area. One response was in opposition to the amendment and the expansion area. Another property owner responded in support and provided pictures of

surrounding properties in the neighborhood, citing the lack of code enforcement and the amount of rental properties in the neighborhood.

Public Open House - November 16, 2017: 14 citizens attended the first open house to discuss the 2018 Cycle amendments. Of the 14 attendees, two were present to discuss this amendment. The attendees had previously provided written comment to staff prior to the open house. No attendees were opposed to the amendment and there were variations for requests to expand the expansion area to the entire neighborhood or to include the right side of Chapel Drive in the expansion area. There was a sentiment expressed that if the remaining portion of the Chapel Drive neighborhood remained Residential Preservation, the City needs to ensure that properties in those areas are properly maintained and that there is enforcement of code. Additionally, there was concern with the intersection of Call Street and Chapel Drive. Due to the increased development and traffic in the adjacent neighborhoods, it is difficult for residents in the neighborhood to make a left turn onto Call Street. Given the proposed increase in intensity, residents felt that now is a good time to evaluate the intersection to consider signalization or a four way stop to ensure the health, safety, and welfare of the intersection's users.

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 2018 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	November 7, 2017	3:00 PM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	January 2, 2018	6:00 PM, Second Floor, Frenchtown Renaissance Center
X	Joint City-County Commission Workshop	January 23, 2018	1:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	February 27, 2018	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	April 10, 2018	6:00 PM, Fifth Floor, Leon County Courthouse

Local Planning Agency Public Hearing - December 5, 2017: Due to a Blueprint Intergovernmental Agency (IA) meeting being scheduled for the same afternoon, the members of the Local Planning Agency voted to continue the Public Hearing to the January 2, 2018 Local Planning Agency meeting.

Local Planning Agency Public Hearing – January 2, 2018: The Local Planning Agency supported staff's recommendation of approval based upon consistency with the Comprehensive Plan and findings of fact outlined in this staff report.

H. ATTACHMENTS

- Attachment #1: Comprehensive Plan policies
- Attachment #2: Land Development Code sections



2018 Comprehensive Plan Amendment Cycle
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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:

<u>Existing land use character of the subdivision</u>	<u>Gross Residential Density</u>
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.



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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"> be a compact land use category that provides higher density residential opportunities and student oriented services near the campuses; protect existing residential neighborhoods located away from the campuses from student housing encroachment; and transition industrial and lower density residential uses to vibrant urban areas. <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&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>Development standards for this zoning district are established within Division 4 applicable to the MMTD.</p>	<ol style="list-style-type: none"> Advertising agencies. Antique shops Beauty & barber shops. Book & stationary stores. Banks, credit unions, financial institutions without drive through facilities. Banks, credit unions, financial institutions with drive-through facilities (only allowed on parcels fronting West Pensacola St. between Cactus Drive and Lipona Road). Camera & photographic supply stores. Civic & social associations. Colleges & universities – educational facilities, administrative offices, athletic & intramural fields and stadiums. Commercial art & graphic design. 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. Computer & data processing services. Dance studio, schools, halls. Day care centers. Employment agencies. Gift, novelty, souvenir shops. Hobby, toy, game stores. Hotels, motels, bed & breakfasts. Indoor amusements (bowling, billiards, arcades). Laundromats, laundry, & dry cleaning services without drive through facilities. Laundromats, laundry, & dry cleaning services with drive-through facilities (Only allowed on parcels fronting West Pensacola St. between Cactus Drive and Lipona Road). Live-work units. Mailing and postal services. Medical & dental offices, clinics, laboratories. Mortgage brokers. Movie theaters and amphitheaters. Museums & art galleries. Musical instrument stores. News dealers and newsstands. Non-medical offices & services, including business, insurance, real estate, and governmental. Non-store retail. Optical goods stores. Passive and active recreation. Personal services (barber, spa, etc.) Photocopying & duplicating services. 	<ol style="list-style-type: none"> Photographic studios, portrait. Physical fitness, gyms. Public community center/meeting building (non-commercial use only). Radio and Television broadcasting. Rental and sales of home movies & games. Repair services, non-automotive. Residential – any type. Restaurants and drinking establishments without drive through facilities Restaurants with drive-through facilities (Only allowed on parcels fronting West Pensacola St. between Cactus Drive and Lipona Road). Retail establishments – bakeries, computer, clothing & 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 & 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. Security & commodity brokers. Sewing & needlework goods. Shoe repair, shoe shine parlors. Sporting goods and bicycle shops. Social, fraternal, recreational clubs/assemblies. Structured parking, with active uses located along a minimum of 75 percent of all walls adjacent to public streets and pedestrian areas. Studios: photography, music, art, drama, voice. Tailoring. Travel agencies. Veterinary services. Vocational schools. Watch, clock, jewelry repair. Existing drive-through uses and existing motor vehicle fuel sales which were legally established and in existence on 11-20-2007. 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. 	<ol style="list-style-type: none"> 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. Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.
			<p>4. Special Exception Uses</p> <ol style="list-style-type: none"> Automotive rentals, parking, repairs, & service. Commercial sports. Taxicab operations. Off-street parking facilities (applicable to properties in the Downtown Overlay). <p>(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
	RESIDENTIAL					
	Dwelling, One-Family	P				
	(Rooming Houses are prohibited)					
	SERVICES					
821	Elementary and secondary schools				S	
866	Religious Organizations				S	
	RECREATION					
	Hiking and Nature Trails		P			
	Picnicking		P			
	Canoe Trails		P			
	Bicycle Trails		P			
	Horseback Riding Trails		P			
	Tot Lots					
	Court Sports					
	Field Sports					
	PUBLIC ADMINISTRATION					
	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	—

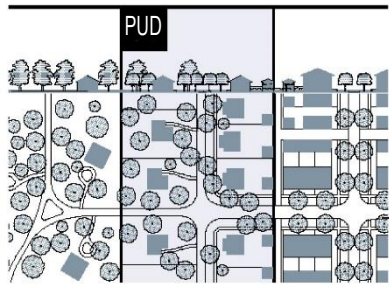
Chabad @ FSU PUD

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The Chabad @ FSU is proposed to address the requirement for the implementing a religious activity with ancillary uses. The PUD is to be consistent with the underlying Residential Preservation - 1 zoning district providing protection and minimizing incompatibilities with the adjacent single family uses.</p> <p>All development standards of this PUD shall be consistent with the MMTD unless the PUD indicates a different standard.</p>	<p>(1) Community Services including religious activities and ancillary uses</p> <p>(2) The proposed Chabad House will provide for ancillary uses such as multi-use areas, small synagogue, offices, library, offices, overnight stay bedrooms, fitness, laundry, Kosher kitchen, Kosher café, Mikvah, Sukah, add passive recreation areas.</p> <p>(3) Residential, One Single family detached housing.</p>	<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator</p> <p>(2) The PUD does not authorize this property to be utilized as a school or day care as a principal use. These uses can be only provided as an accessory use to the principle use of the religious facility.</p>
4. Development Standards –Lot Occupation, Minimum Building Setbacks, and Maximum Building Restrictions are provided in the PUD Development Standards and are consistent with the MMTD. Transparency and sidewalks shall also be consistent with MMTD standards.		
5. Parking Standards – On-site parking shall be consistent w/ Table 8A. General Parking ratios of the MMTD, T3 Neighborhood, 1 space per 4 seats within the main multi-use area. Parking shall be allowed between the building and Westminster Dr		
6. Access Management Criteria -Access will be provided along Chapel Drive, There will be an access provided for the Chabad House and the Rabbi’s residence. There will be another access planned for the Chabad House off Westminster Drive consistent with the proposed concept plan		
7. Pedestrian Access – Pedestrian access will be provided by sidewalks along Chapel Drive. There will be a side connection from Westminster to Chapel Drive, access will be restricted by a gate.		
8. Final Development Review -The final development review of site specific site improvements will be provided through a Type “A” Site Plan Review process administered through the City Growth Management Department.		
9. Solid Waste Collection – Solid waste collection will be provided by residential containers.		
10. Buffers – Buffers are provided on the Concept Plan. There will be an Urban Type 2 Buffer for the single family residences on the north and south properties. There will be a fence around the entire parcel and emergency access will be provided.		
11. Noise - The owner understands the residential nature of the surrounding properties and will conduct its outdoor activities, including religious and community activities, in a manner consistent with a religious activity in a neighborhood setting. No permanent outdoor public address system or sound amplification system shall be installed on the property.		
12. Hours of Operation: The owner shall conclude all regular scheduled outdoor activities by 10:00 pm. On holidays and special occasions outdoor activities may conclude at 11:00 pm.		
13. Signage – All signage shall be consistent with the MMTD		
14. Lighting – All lighting shall be consistent with the MMTD		
15. Transparency – Shall be consistent with the MMTD Sec. 10-284.2(8).		
16. Temporary Facilities – The owner intends to use the construction trailer after standard work hours and during holidays and special occasions as a temporary meeting place. The construction trailer shall be temporary and shall be used only until final building acceptance or 2 years after the first foundation/building permits have been approved, whichever comes first. Once the temporary time period has expired, the construction trailers shall be removed from the site. The trailers must be permitted and must be connected to the central water and sewer system. Temporary facilities shall not be used for overnight stays.		

GENERALNOTES:

1. Central sewer and water are required and available to the site.
2. Final Development plans will be subject to the requirements of the City of Tallahassee Land Development Code.
3. Transparency is consistent with MMTD standards Section 10-284.2(8)
4. Overnight Stay – Rooms are provided for guests of the religious facility. Standardized rents shall not be charged for overnight stay guests. Guests shall not stay longer than 14 days. Overnight stay rooms are not intended for commercial purposes and will be ancillary to the religious function.
5. Kosher Café – Café is provided for the members and guests of the religious facility. Café is designed for special food preparation techniques as by the religious institution. Café is not intended for commercial purposes and will be ancillary to the religious function.

Development standards for Chabad @ FSU Planned Unit Development



a. BUILDING CONFIGURATION

Principal Building	3 stories max.
Accessory Building	2 stories max.

b. LOT OCCUPATION

Lot Width	15 ft min 300 ft max
Lot Depth	70 ft. min.
Lot Coverage	60% max +

c. BUILDING DISPOSITION

Edgeyard	permitted
Sidyard	not permitted
Rearyard	permitted
Courtyard	not permitted

d. SETBACKS - PRINCIPAL BUILDING

(d.1) Front Setback Principal	15 ft. min.**
(d.2) Side Corner Setback	10 ft. min.
(d.3) Side Setback	5 ft. min.
(d.4) Rear Setback	15 ft. min.*

e. SETBACKS - ACCESSORY BUILDING

(e.1) Front Setback	20 ft. min. + bldg. setback
(e.2) Side Setback	5 ft or 10 ft at corner
(e.3) Rear Setback	10 ft. min.*

f. PRIVATE FRONTAGES

Porch & Lawn	permitted
Terrace	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Arcade	permitted
Gallery & Arcade	not permitted

g. PARKING

See Parking Ratios Table

h. INTENSITY / DENSITY

Intensity: 27,900 SF Max	Density: ***
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i. FOOTPRINT

Maximum 25,000 SF

* or 15 ft. from centerline of alley

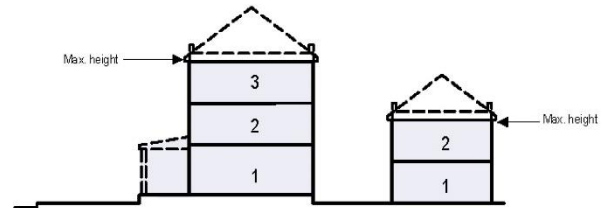
+ See TLDC Sec. 10-281 Environmental Standards and Sec. 5-83 and 5-85 Environmental Management

** Residential uses shall be setback no more than 50 ft and non-residential uses shall be setback no more than 25 feet.

*** Only one permanent residential unit, in support of the religious facility, is allowed on the site.

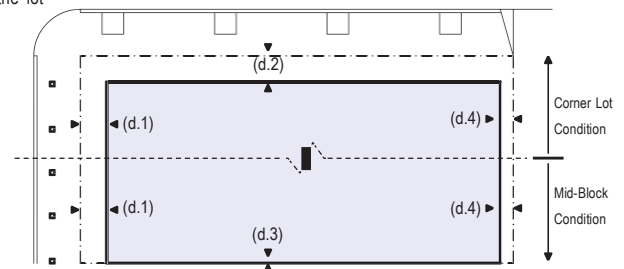
BUILDING CONFIGURATION

1. Building height shall be measured in number of stories excluding attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling except for a first floor commercial function which must be a minimum of 12 ft with a maximum of 20 ft.
3. Height shall be measured to the eave or roof deck.



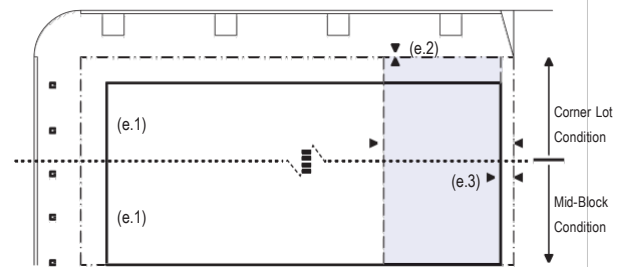
SETBACKS - PRINCIPAL BLDG

1. The facades and elevations of principal buildings shall be distanced from the lot lines as shown.



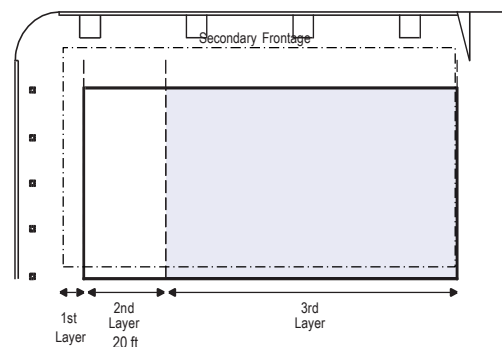
SETBACKS - ACCESSORY BUILDING

1. The elevations of the accessory building shall be located in the 2nd and 3rd layers.
2. Not permitted in the 1st layer.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third layer as shown in the diagram.
2. Covered parking shall be provided within the third layer as shown in the diagram. Side or rear entry garages may be allowed in the first or second layer.
3. Trash containers should be stored within the third layer.
4. A single parking space may be located in the 1st layer of single family and duplex residences.



Citizens Comments

PCM201804

Chapel Drive

Received as of February 8, 2018

Visit the Planning Department website at: <http://www.talgov.com/place/pln-cp-2018.aspx>

NOTICE OF A REQUESTED AMENDMENT TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP

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Listed below are the scheduled Workshops and Public Hearings on this request. The November 16th Open House event is an opportunity for you to come and ask questions in a less formal setting prior to the start of the more formalized public hearing process. Prior to each meeting, please check <http://www.talgov.com/place/pln-cp-2018.aspx> to confirm there have been no changes to this meeting schedule.

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Date	Meeting	Purpose	Time	Location
November 16 (Thursday)	Planning Department Staff	Open House	5:30PM	Renaissance Center 2nd Floor 435 North Macomb Street
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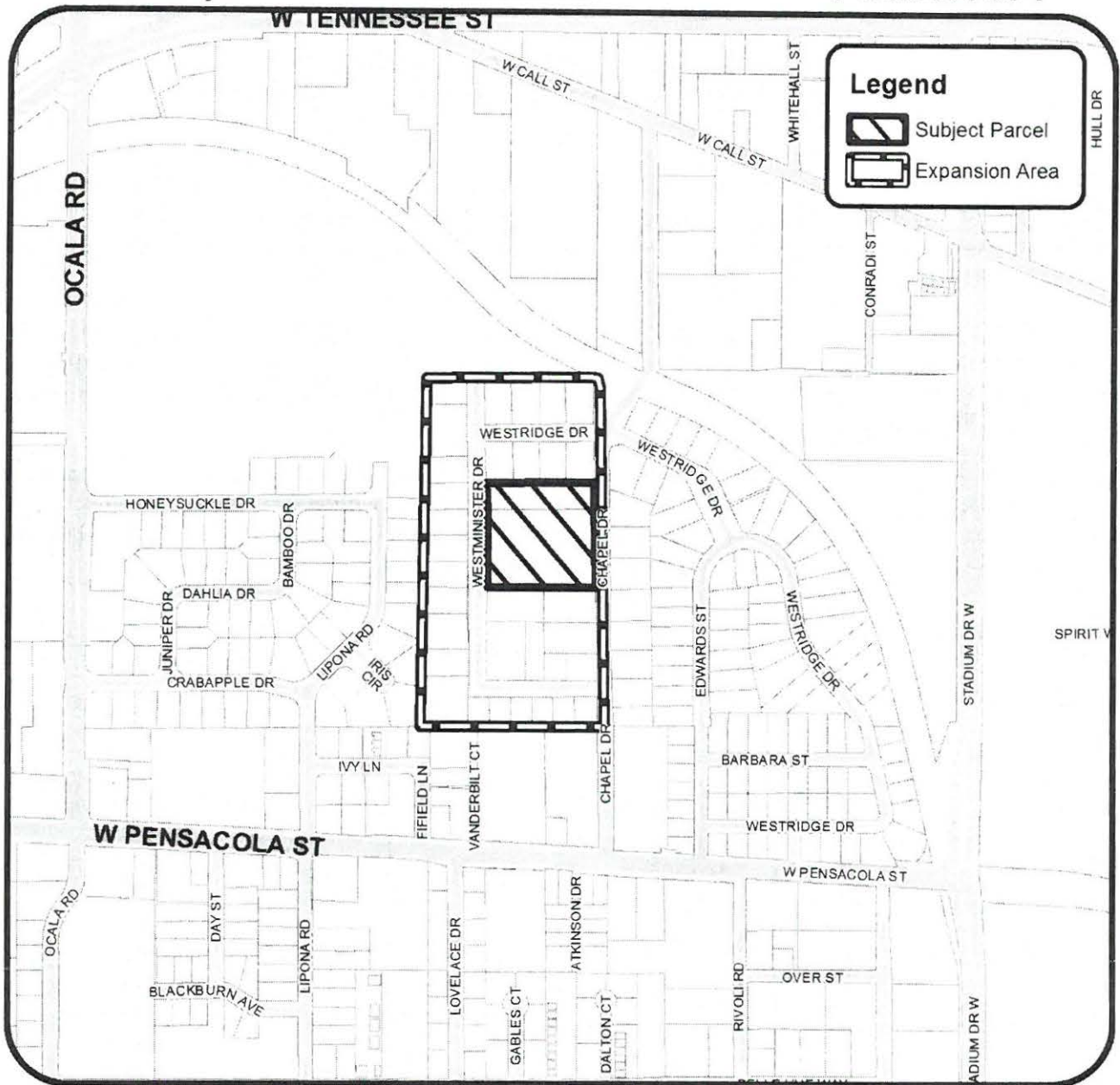
**Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
300 South Adams Street
Tallahassee, Florida 32301
Telephone: (850) 891-6400 Fax: (850) 891-6404**

Amendment # PCM201804

I/We as owner(s) of property at this address: 1039 Chapel Dr Page 1224 of 1385 Posted February 19, 2018
to be considered by the Local Planning Agency and the City/County Commissions: _____ wish the information below

Chapel Drive Amendment

PCM201804



LOCATION MAP

Requested Map Amendment: Chapel Drive

Reference Number: PCM201804

Applicant: Rabbi Schneur Z. Oirechman

This is a request to change the Future Land Use Map (FLUM) designation for two parcels totaling approximately 3.71 acres in the Chapel Ridge neighborhood from Residential Preservation (RP) to University Transition (UT).

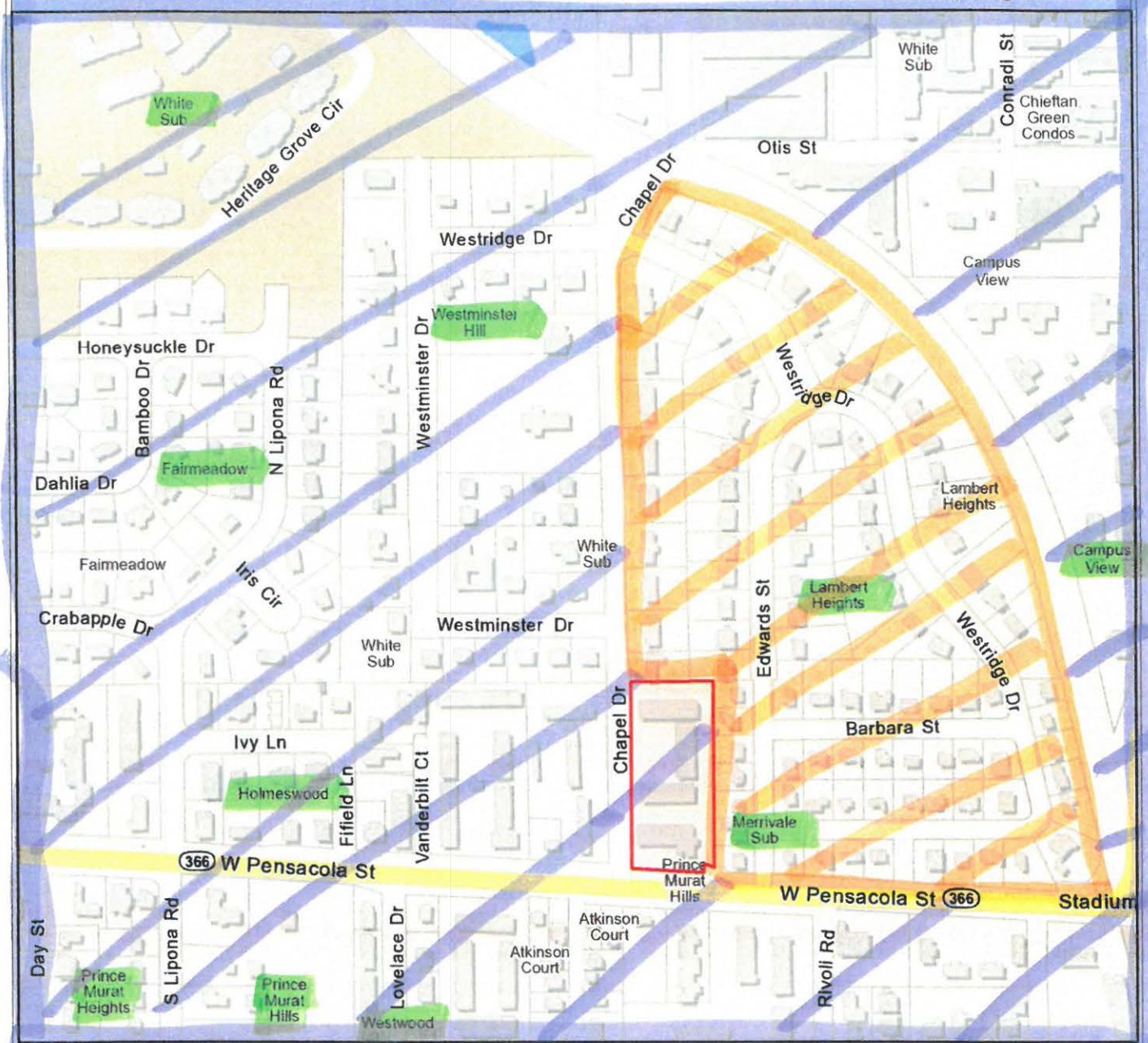
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A rezoning application has been filed concurrent with this amendment. A zoning change from Planned Unit Development [PUD] and RP-1 Residential Preservation to University Transition (UT) is being requested to implement the proposed amendment to the Future Land Use Map.

315 S. Calhoun St
Tallahassee, FL 32301

Akin Akinyemi, R.A.
Leon County Property Appraiser

Phone - (850) 606-6200
www.leonpa.org

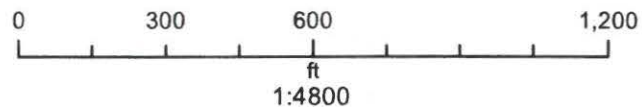


2134510000010

POCKET OF RP-1

CURRENT UT

Legend	
■	National Parks and Forests
■	State Parks and Forests
■	Local Parks
■	Waterbody
	Buildings 2012 Aerial
	Railroad
	Parcels



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Date Drawn: Oct 26, 2017

I support this reasoning of Residential Preservation-1 (RPI-1) to University Transition (UT). That said, I feel the city is not going far enough and leaving a pocket of RP-1 in Lambert Heights on Edwards Street, Barbara Street, & Westridge Drive. This makes no sense and literally creates a circle around Lambert Heights, which is surrounded by UT. Please include the rest of Lambert Heights so it will match the surrounding neighborhoods of Fairmeadow, Holmeswood, Prince Murat Heights, Atkinson Court, White Sub, and Westwood.

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**NOTICE OF A REQUESTED AMENDMENT
TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP**

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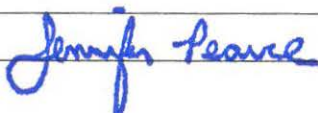
**Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
300 South Adams Street
Tallahassee, Florida 32301
Telephone: (850) 891-6400 Fax: (850) 891-6404**

Amendment # PCM201804

I/We as owner(s) of property at this address: 206 Juniper wish the information below to be considered by the Local Planning Agency and the City/County Commissions:

SEE MAP AND COMMENTS ATTACHED

SIGNED: _____





Applicant: Rabbi Schneur Z. Oirechman

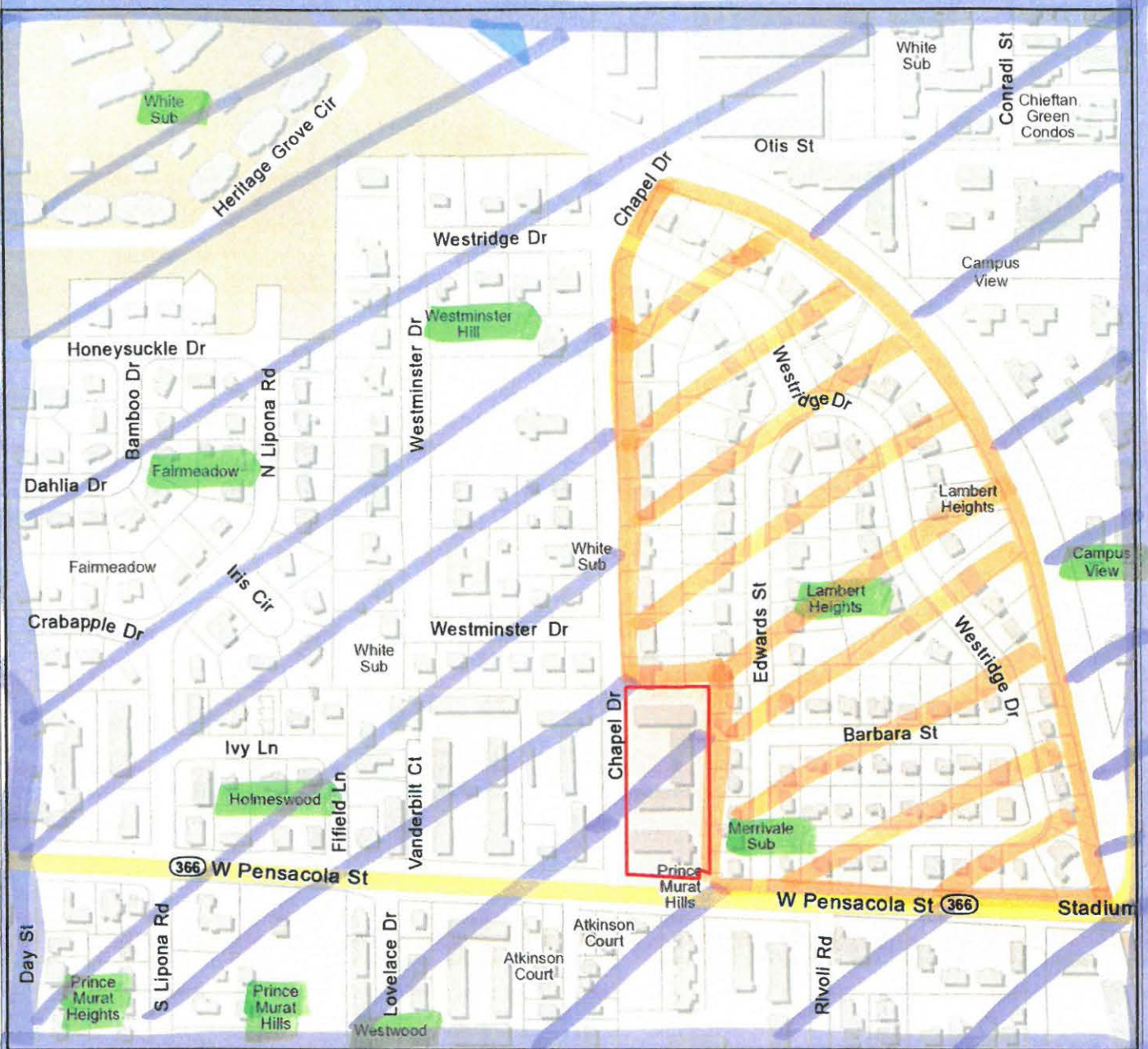
Please direct questions regarding this amendment to Sean Reiss 850-891-6400

To view information on this amendment, go to <http://www.tal.gov.com/place/pln-cp-2018.aspx>.

315 S. Calhoun St
Tallahassee, FL 32301

Akin Akinyemi, R.A.
Leon County Property Appraiser

Phone - (850) 606-6200
www.leonpa.org

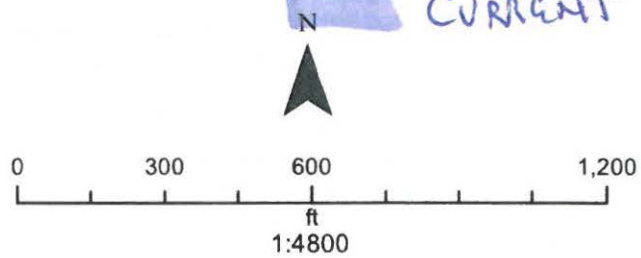


2134510000010

POCKET OF RP-1

CURRENT UT

Legend	
	National Parks and Forests
	State Parks and Forests
	Local Parks
	Waterbody
	Buildings 2012 Aerial
	Railroad
	Parcels



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Date Drawn: Oct 26, 2017

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**Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
300 South Adams Street
Tallahassee, Florida 32301
Telephone: (850) 891-6400 Fax: (850) 891-6404**

Amendment # PCM201804

I/We as owner(s) of property at this address: 1730 W. Pensacola St. Page 1232 of 1385 Posted February 19, 2018
to be considered by the Local Planning Agency and the City/County Commissions: _____ visit the information below

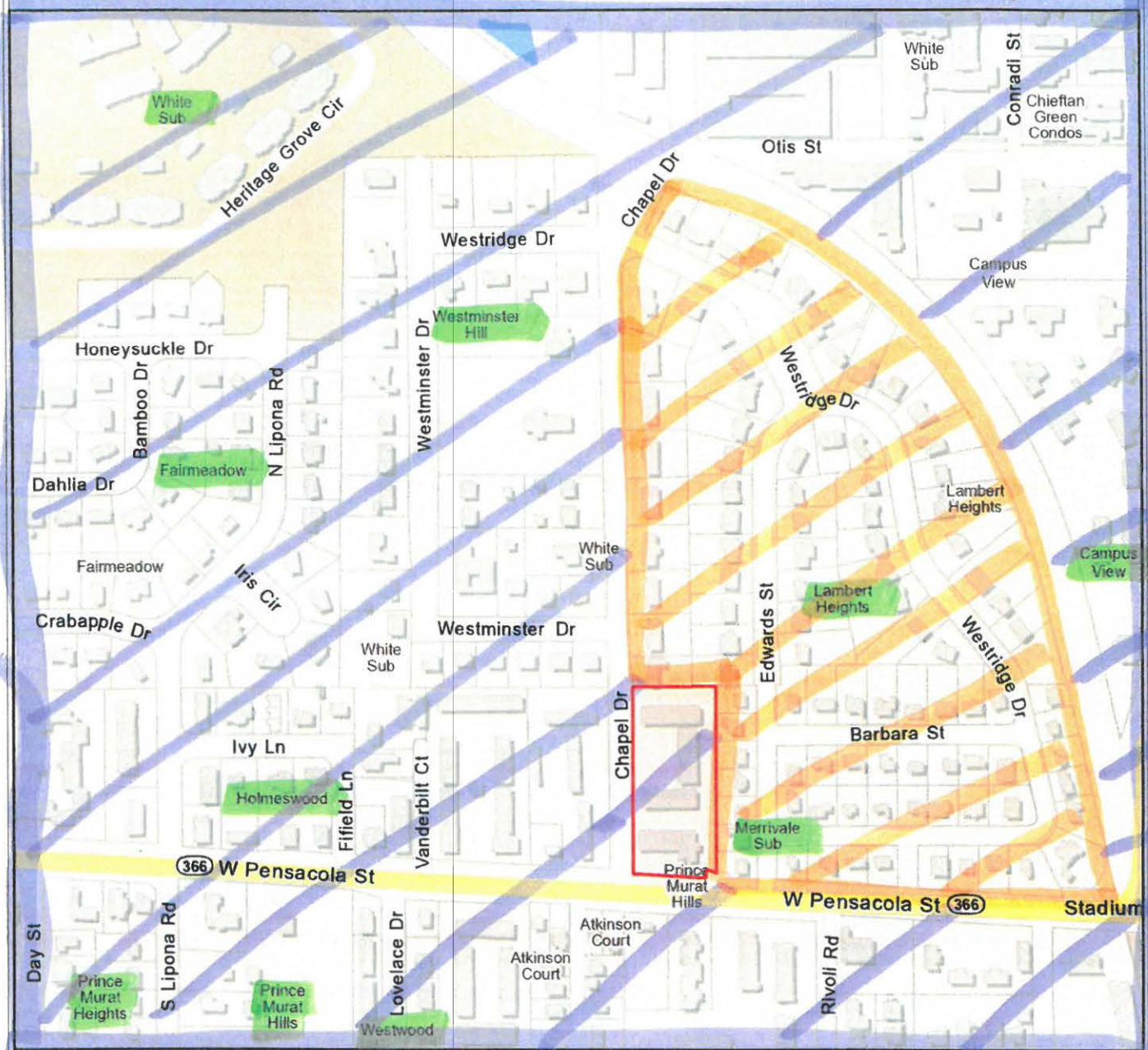


A rezoning application has been filed concurrent with this amendment. A zoning change from Planned Unit Development [PUD] and RP-1 Residential Preservation to University Transition (UT) is being requested to implement the proposed amendment to the Future Land Use Map.

315 S. Calhoun St
Tallahassee, FL 32301

Akin Akinyemi, R.A.
Leon County Property Appraiser

Phone - (850) 606-6200
www.leonpa.org

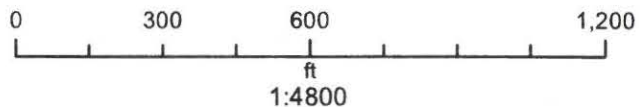


2134510000010

POCKET OF RP-1

CURRENT UT

Legend	
■	National Parks and Forests
■	State Parks and Forests
■	Local Parks
■	Waterbody
	Buildings 2012 Aerial
	Railroad
	Parcels



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Date Drawn: Oct 26, 2017

I support this reasoning of Residential Preservation-1 (RPI-1) to University Transition (UT). That said, I feel the city is not going far enough and leaving a pocket of RP-1 in Lambert Heights on Edwards Street, Barbara Street, & Westridge Drive. This makes no sense and literally creates a circle around Lambert Heights, which is surrounded by UT. Please include the rest of Lambert Heights so it will match the surrounding neighborhoods of Fairmeadow, Holmeswood, Prince Murat Heights, Atkinson Court, White Sub, and Westwood.

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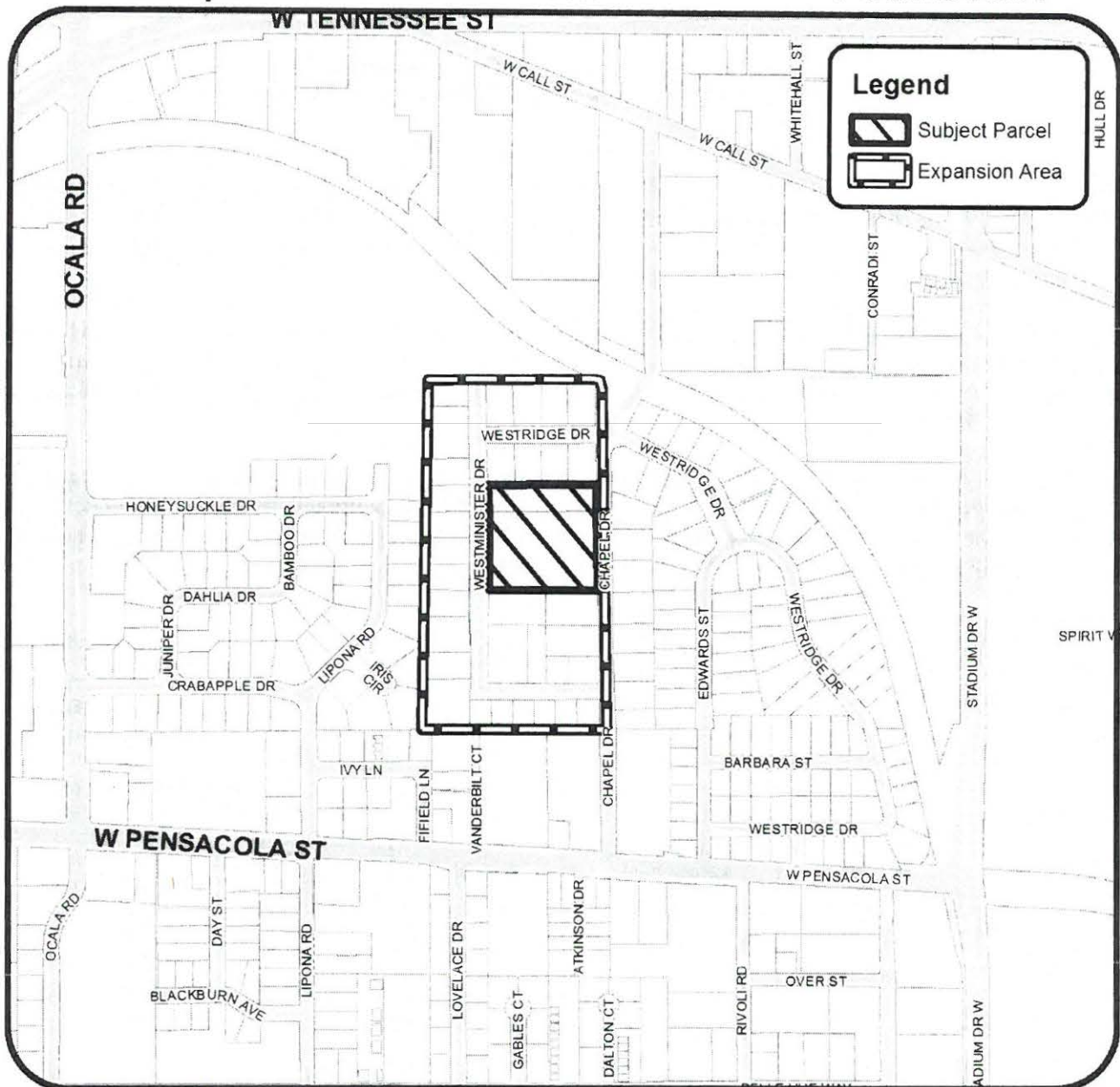
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**Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
300 South Adams Street
Tallahassee, Florida 32301
Telephone: (850) 891-6400 Fax: (850) 891-6404**

I/We as owner(s) of property at this address: 1854 Fifield Ln. Page 1236 of 1385 Posted February 19, 2018
to be considered by the Local Planning Agency and the City/County Commissions:

Chapel Drive Amendment

PCM201804



LOCATION MAP

Requested Map Amendment: Chapel Drive

Reference Number: PCM201804

Applicant: Rabbi Schneur Z. Oirechman

This is a request to change the Future Land Use Map (FLUM) designation for two parcels totaling approximately 3.71 acres in the Chapel Ridge neighborhood from Residential Preservation (RP) to University Transition (UT).

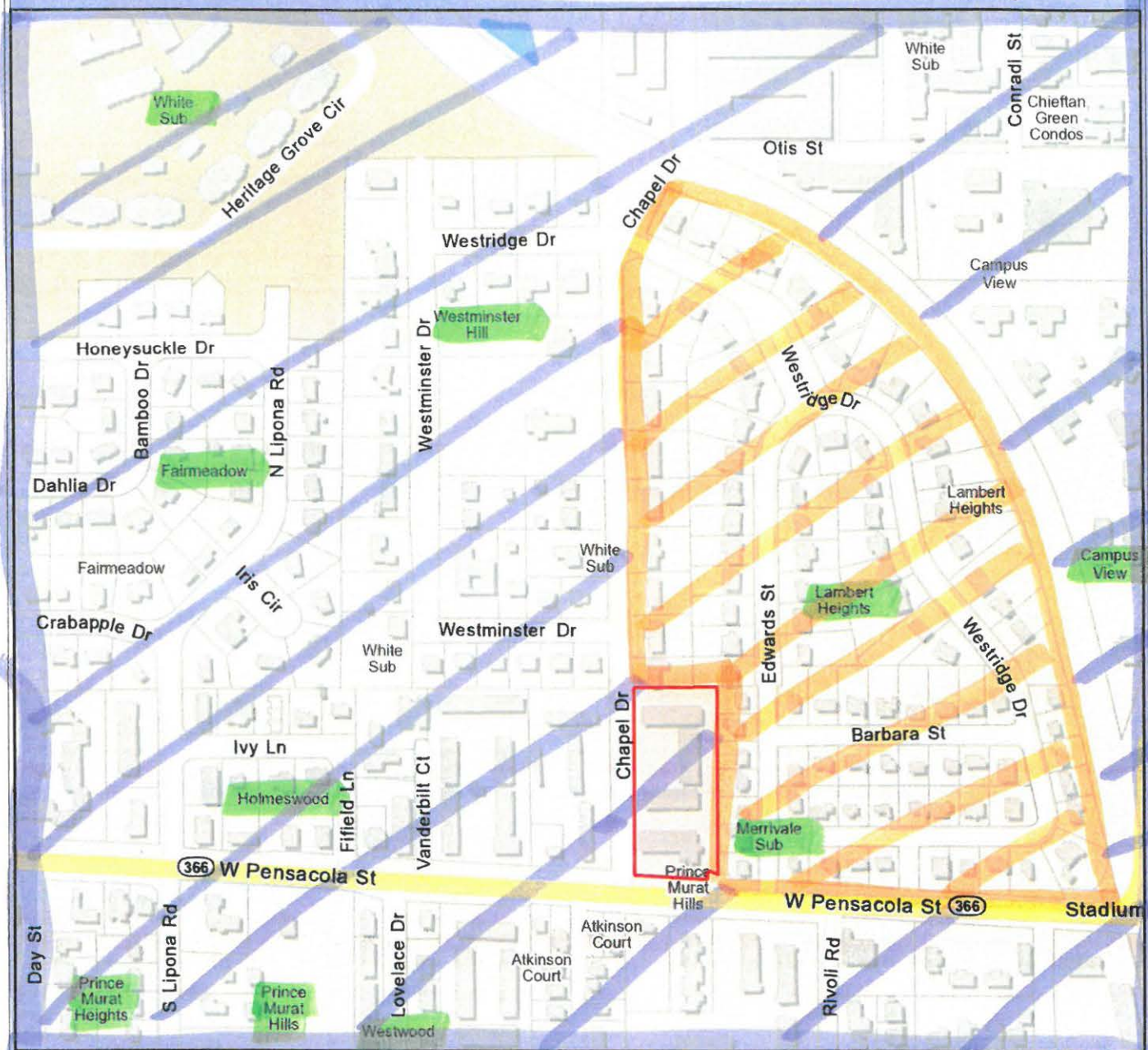
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315 S. Calhoun St
Tallahassee, FL 32301

Akin Akinyemi, R.A.
Leon County Property Appraiser

Phone - (850) 606-6200
www.leonpa.org

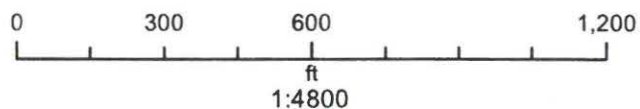


2134510000010

POCKET OF RP-1

CURRENT UT

Legend	
■	National Parks and Forests
■	State Parks and Forests
■	Local Parks
■	Waterbody
	Buildings 2012 Aerial
	Railroad
	Parcels



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Date Drawn: Oct 26, 2017

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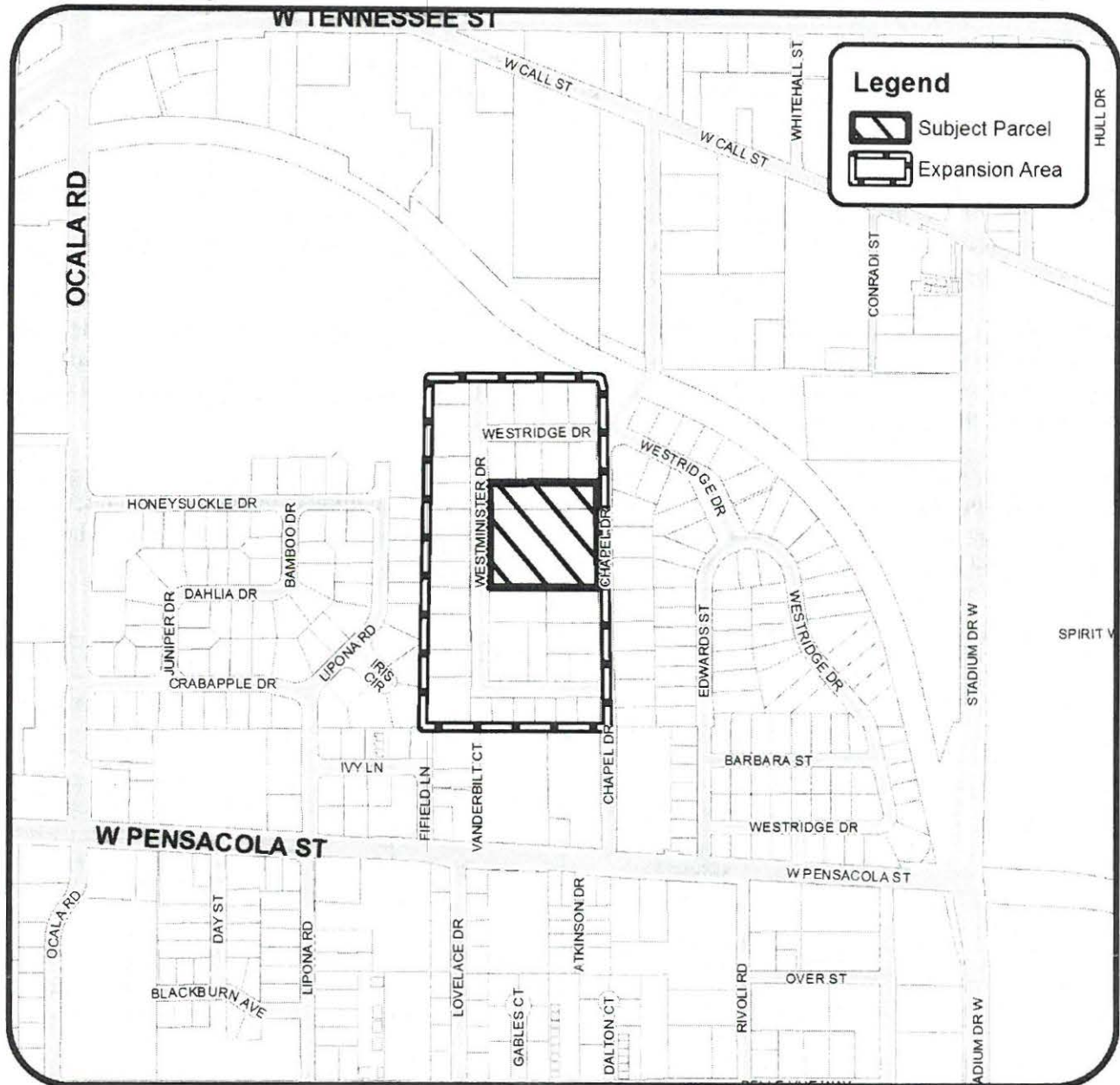
**Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
300 South Adams Street
Tallahassee, Florida 32301
Telephone: (850) 891-6400 Fax: (850) 891-6404**

Amendment # PCM201804

I/We as owner(s) of property at this address: 1862 W. Pensacola St. Page 1240 of 1385 Posted: February 19, 2018
to be considered by the Local Planning Agency and the City/County Commissions: wish the information below

Chapel Drive Amendment

PCM201804



LOCATION MAP

Requested Map Amendment: Chapel Drive

Reference Number: PCM201804

Applicant: Rabbi Schneur Z. Oirechman

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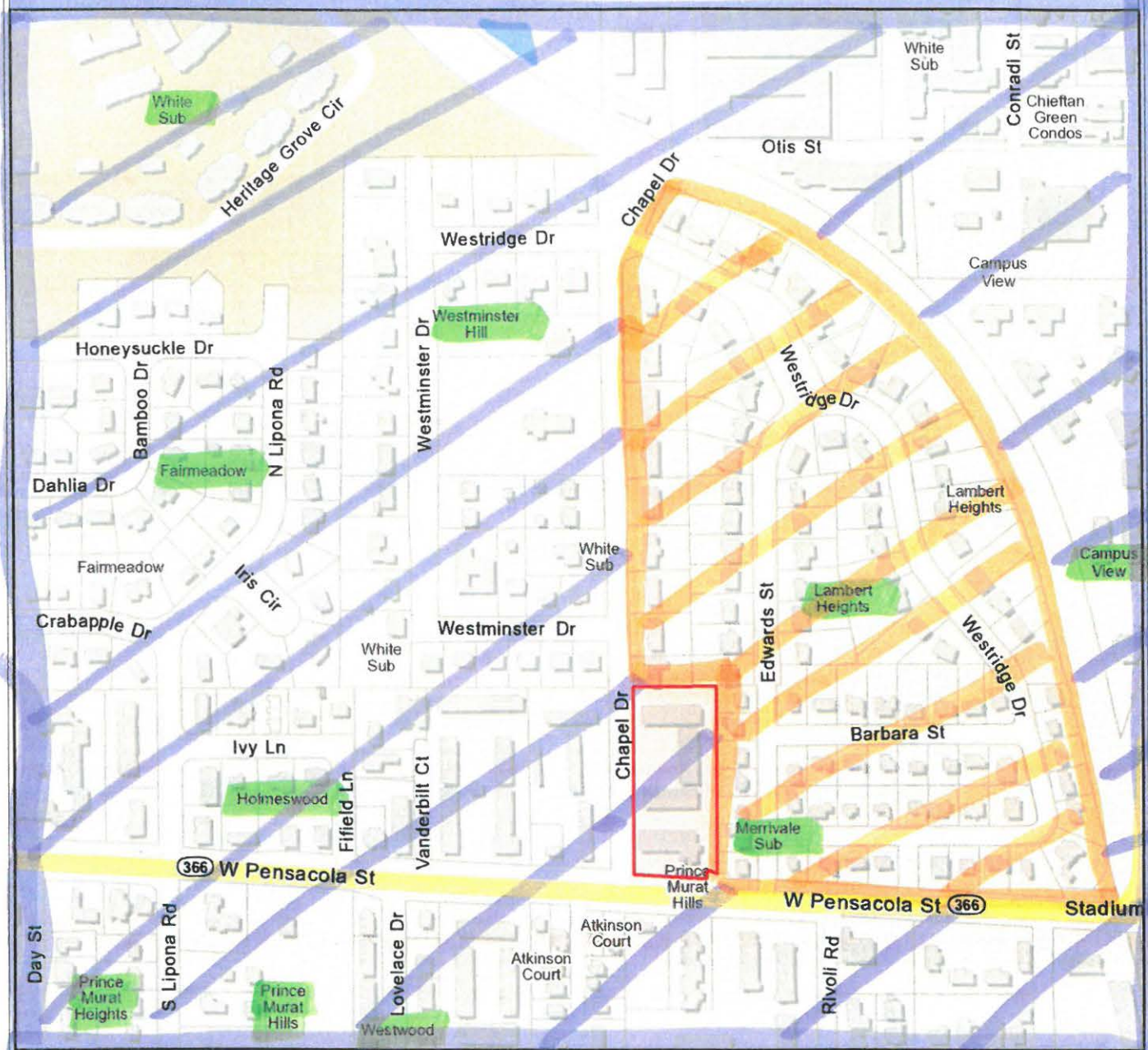
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Tallahassee, FL 32301

Akin Akinyemi, R.A.
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Phone - (850) 606-6200
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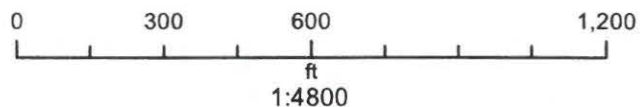


2134510000010

POCKET OF RP-1

CURRENT UT

Legend	
■	National Parks and Forests
■	State Parks and Forests
■	Local Parks
■	Waterbody
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	Railroad
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November 16 (Thursday)	Planning Department Staff	Open House	5:30PM	Renaissance Center 2nd Floor 435 North Macomb Street
November 7 (Tuesday)	Local Planning Agency	Local Planning Agency Workshop	3:00 PM to 5:00 PM	Renaissance Center 2nd Floor 435 North Macomb Street
December 5 (Tuesday)	Local Planning Agency	Local Planning Agency Public Hearing	6:00 PM	Renaissance Center 2 nd Floor 435 North Macomb Street
January 23 (Tuesday)	County and City Commissions	Joint City-County Commission Workshop	1:30 PM	County Commission Chambers 5 th Floor, Leon County Courthouse
February 27 (Tuesday)	County and City Commissions	Joint City-County Adoption Hearing (small scale) & Transmittal Public Hearing (large scale)	6:00 PM	County Commission Chambers 5 th Floor, Leon County Courthouse
April 10 (Tuesday)	County and City Commissions	Joint City-County Adoption Public Hearing	6:00 PM	County Commission Chambers 5 th Floor, Leon County Courthouse

If you have a disability requiring accommodations, please call the Tallahassee-Leon County Planning Department at least forty-eight (48) hours prior to the hearing (excluding weekends and holidays). The Planning Department Telephone is (850) 891-6400. The Florida Relay TDD Service Telephone is 1-800-955-8771.

If you have concerns that you wish to be considered by the City and County Commissions in regard to this application, you may submit written comments in response to this notice. You may submit your comments by letter, facsimile (fax), on the form below or through our website at <http://www.talgov.com/place/pln-cp-2018.aspx>. More detailed information on each proposed amendment is also available on the website.

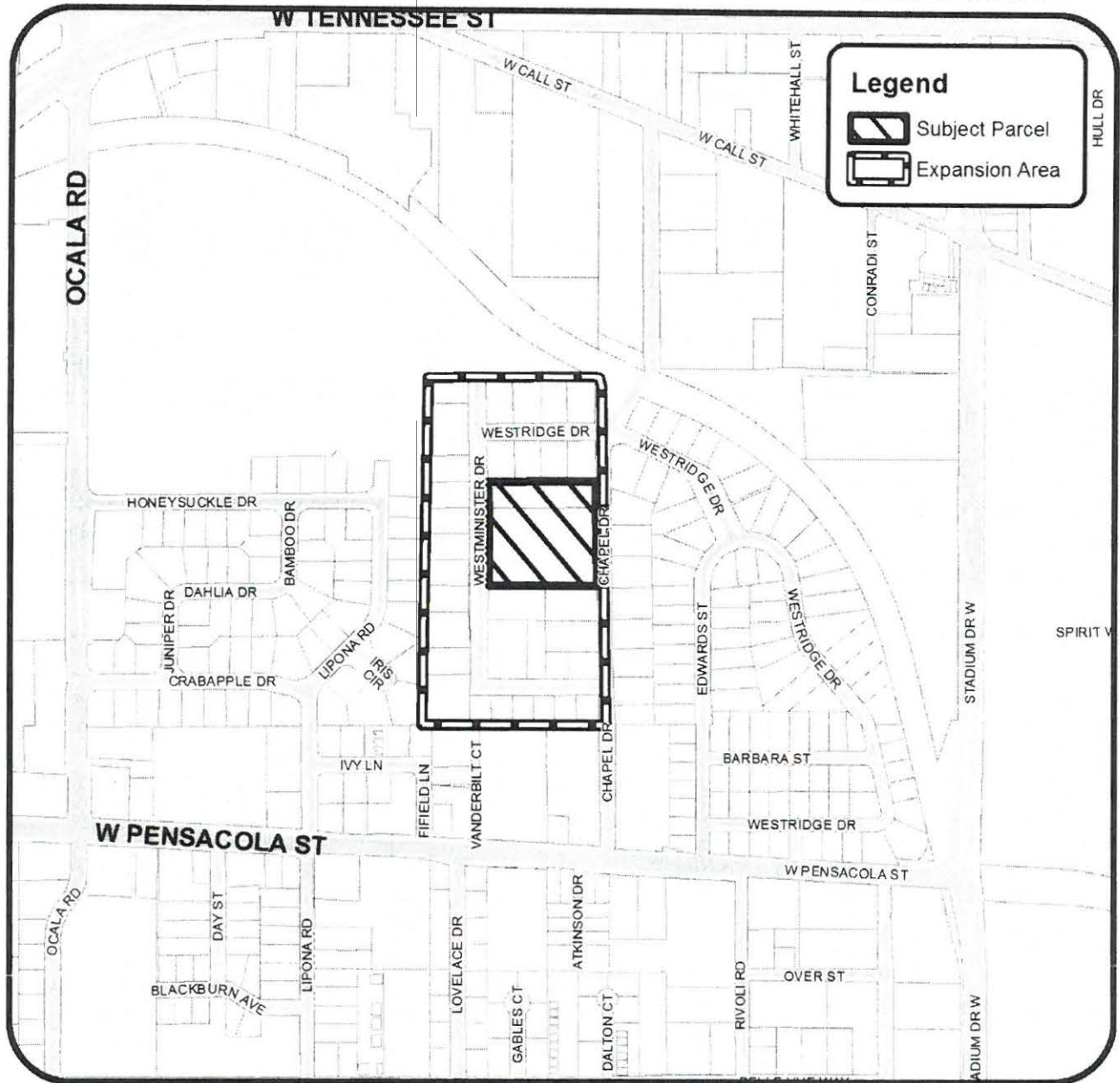
**Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
300 South Adams Street
Tallahassee, Florida 32301
Telephone: (850) 891-6400 Fax: (850) 891-6404**

Amendment # PCM201804

I/We as owner(s) of property at this address: 1904 W. 2nd St. Page 1244 of 1385 Posted February 19, 2018
to be considered by the Local Planning Agency and the City/County Commissions: _____

Chapel Drive Amendment

PCM201804



LOCATION MAP

Requested Map Amendment: Chapel Drive

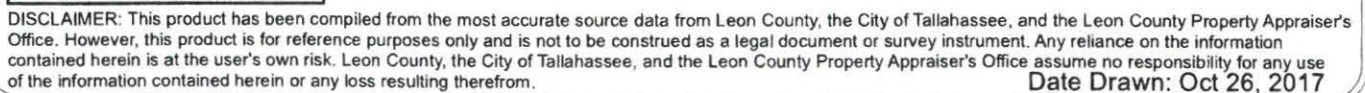
Reference Number: PCM201804

Applicant: Rabbi Schneur Z. Oirechman

This is a request to change the Future Land Use Map (FLUM) designation for two parcels totaling approximately 3.71 acres in the Chapel Ridge neighborhood from Residential Preservation (RP) to University Transition (UT).

The Residential Preservation FLUM designation allows for single-family houses, townhomes, and duplexes at a maximum density of six (6) units per acre. The University Transition FLUM designation allows for a mix of uses, including smaller scale retail and commercial uses, entertainment commercial uses, offices, and residential housing up to fifty (50) units per acre.

A rezoning application has been filed concurrent with this amendment. A zoning change from Planned Unit Development [PUD] and RP-1 Residential Preservation to University Transition (UT) is being requested to implement the proposed amendment to the Future Land Use Map.



I support this reasoning of Residential Preservation-1 (RPI-1) to University Transition (UT). That said, I feel the city is not going far enough and leaving a pocket of RP-1 in Lambert Heights on Edwards Street, Barbara Street, & Westridge Drive. This makes no sense and literally creates a circle around Lambert Heights, which is surrounded by UT. Please include the rest of Lambert Heights so it will match the surrounding neighborhoods of Fairmeadow, Holmeswood, Prince Murat Heights, Atkinson Court, White Sub, and Westwood.

Visit the Planning Department website at: <http://www.talgov.com/place/pln-cp-2018.aspx>

NOTICE OF A REQUESTED AMENDMENT TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP

An application has been filed to request a change of designation on the Comprehensive Plan Future Land Use Map for the property shown on the map on the reverse side of this notice. You are being notified of this requested change because public records indicate that you own property within approximately 1,000 feet of the subject site. A location map and a summary of the request are shown on the reverse side of this notice.

Listed below are the scheduled Workshops and Public Hearings on this request. The November 16th Open House event is an opportunity for you to come and ask questions in a less formal setting prior to the start of the more formalized public hearing process. Prior to each meeting, please check <http://www.talgov.com/place/pln-cp-2018.aspx> to confirm there have been no changes to this meeting schedule.

The Local Planning Agency, City Commission, and Board of County Commissioners appreciate any information that would be useful to them in their deliberations on the amendment request. In addition to the public hearings, the Local Planning Agency and City and County Commissions will hold workshops on the proposed amendments. The public is invited to attend, but no public comments will be taken at the workshops.

Date	Meeting	Purpose	Time	Location
November 16 (Thursday)	Planning Department Staff	Open House	5:30PM	Renaissance Center 2nd Floor 435 North Macomb Street
November 7 (Tuesday)	Local Planning Agency	Local Planning Agency Workshop	3:00 PM to 5:00 PM	Renaissance Center 2nd Floor 435 North Macomb Street
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If you have a disability requiring accommodations, please call the Tallahassee-Leon County Planning Department at least forty-eight (48) hours prior to the hearing (excluding weekends and holidays). The Planning Department Telephone is (850) 891-6400. The Florida Relay TDD Service Telephone is 1-800-955-8771.

If you have concerns that you wish to be considered by the City and County Commissions in regard to this application, you may submit written comments in response to this notice. You may submit your comments by letter, facsimile (fax), on the form below or through our website at <http://www.talgov.com/place/pln-cp-2018.aspx>. More detailed information on each proposed amendment is also available on the website.

**Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
300 South Adams Street
Tallahassee, Florida 32301
Telephone: (850) 891-6400 Fax: (850) 891-6404**

Amendment # PCM201804

I/We as owner(s) of property at this address: 1924 W. Pensacola St. Page 1248 of 1385 Posted February 19, 2018
to be considered by the Local Planning Agency and the City/County Commissions: wish the information below



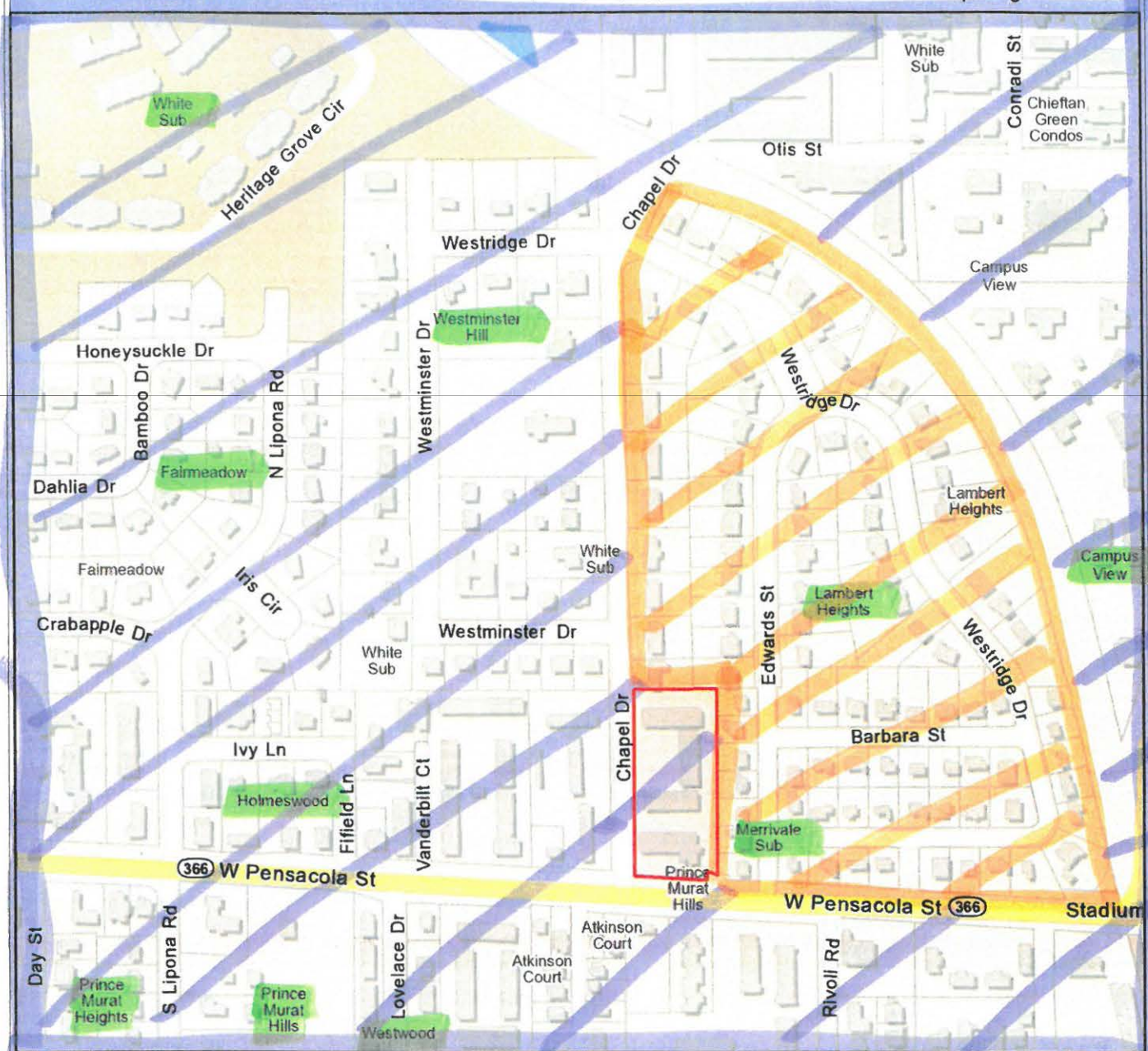
Applicant: Rabbi Schneur Z. Oirechman

A rezoning application has been filed concurrent with this amendment. A zoning change from Planned Unit Development [PUD] and RP-1 Residential Preservation to University Transition (UT) is being requested to implement the proposed amendment to the Future Land Use Map.

315 S. Calhoun St
Tallahassee, FL 32301

Akin Akinyemi, R.A.
Leon County Property Appraiser

Phone - (850) 606-6200
www.leonpa.org

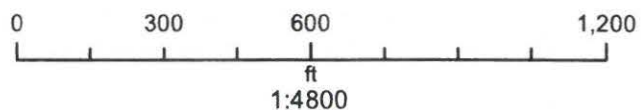


2134510000010

POCKET OF RP-1

CURRENT UT

Legend	
■	National Parks and Forests
■	State Parks and Forests
■	Local Parks
■	Waterbody
	Buildings 2012 Aerial
	Railroad
	Parcels



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

Date Drawn: Oct 26, 2017

I support this reasoning of Residential Preservation-1 (RPI-1) to University Transition (UT). That said, I feel the city is not going far enough and leaving a pocket of RP-1 in Lambert Heights on Edwards Street, Barbara Street, & Westridge Drive. This makes no sense and literally creates a circle around Lambert Heights, which is surrounded by UT. Please include the rest of Lambert Heights so it will match the surrounding neighborhoods of Fairmeadow, Holmeswood, Prince Murat Heights, Atkinson Court, White Sub, and Westwood.

Calhoun, Sherri

From: Alexparker850@gmail.com
Sent: Tuesday, November 07, 2017 2:18 PM
To: CMP_PLN_AMND
Cc: Calhoun, Sherri
Subject: 2018 Comp Plan Public Comment Submission

- **Amendment:** PCM201801 Map
- **Name:** Alex Parker
- **Address:** 932 Spottswood Dr
- **City:** Tallahassee
- **State:** Florida
- **Zip:** 32308
- **Email Address:** Alexparker850@gmail.com
- **Comments:** I am the owner of 1806 Westridge Dr, which is in the Westminister Hill neighborhood and support the zoning change from RP-1 to UT for the entire neighborhood. I do not support spot zoning and only changing the zoning for the applicant and their 2 parcels. I believe this would be unfair to the other residents and create an environment that lacks consistency in future development. With that, I would like to request that in addition to Westminister Hill being rezoned as a whole, that consideration be given to the properties on the East side of Chapel Dr be included in the UT rezone. These lots include: 223, 229, 227, 223, 119, 117, 109, 105 and 103 Chapel Dr. Chapel Dr is a main corridor that is heavily traveled and very visible. Again, to have one side of the street experience rezoning that allowed for future development potential and not the other side of the street could create a visual inconsistency that would detract from the neighborhood. I think it is fair that if one side of the street is rezoned, the other side of the street should be allowed the same zoning change. I do not support the zoning change into any further lots in the Lambert Heights other than those on the East side of Chapel Dr. The reason for this is that the lots on Westridge Dr and Edwards are smaller and have irregular shapes, making them less than ideal for redevelopment. More importantly, this neighborhood does not have adequate access to Pensacola St or Call St without having to use Chapel Dr as an access point. A large infill of development and thus bodies, would further add to the congestion and unsafe road ways on Westridge Dr and Edwards St. The access from Edwards St to Pensacola does not have a stop light and making a left hand turn towards campus, which is what a majority of the student tenants would do when leaving the neighborhood, requires you to cross over a busy 4 lane high way. The streets on Westridge are already unsafe and this is evidenced by the fact that in April of this year, a drunk driver was heading East on Westridge Dr from Edwards and instead of turning left, he continued straight and around 2:00 am drove his car into the house I own at 119 Westridge Dr. Luckily no one was killed but it is a dangerous corner and before the area sees any sort of development inflow, measures need to be put in place to slow down traffic and make it safer. There are also no side walks for pedestrians.

Reiss, Sean

From: Chris Fluehr <cfluehr11@gmail.com>
Sent: Tuesday, October 31, 2017 1:04 PM
To: Reiss, Sean
Subject: Fwd: Chapel Drive Amendment - PCM201804

Dear Mr. Reiss,

Thank you for the notice I recently received regarding the possible rezoning of the Chapel Drive area. I am the managing member of Joe Lynn LLC which owns 1800 Westridge Drive, 32304.

I believe the entire area should be taken into consideration from "The Trail" west to Westminister Drive and from West Pensacola Street north to Westridge Drive.

This area has been long neglected by code enforcement and trash removal. I have sent pictures of many violations with no corrections.

The exception was our property which has been cited for nitpicking non-violations. In fact we believe we own the most well kept property in the area.

We appreciate your consideration of expanding of the entire area.

Thank you,

Chris Fluehr
Cell 561-271-9163

Calhoun, Sherri

From: ann.mcmaster@me.com
Sent: Sunday, November 05, 2017 4:51 PM
To: CMP_PLN_AMND
Cc: Calhoun, Sherri
Subject: 2018 Comp Plan Public Comment Submission

- **Amendment:** PCM201801 Map
- **Name:** Elizabeth Ann McMaster
- **Address:** 1801 Westridge Dr
- **City:** Tallahassee
- **State:** Florida
- **Zip:** 32304
- **Email Address:** ann.mcmaster@me.com
- **Comments:** It is my understanding that the Chabad House has requested their property be rezoned to University Transition. As the owner of 1801 Westridge Drive, which directly abuts the applicant's property to the north, I strongly object to any spot zoning within the neighborhood. I do, however, support a broader zoning change to University Transition IF it encompasses a larger contiguous area. This would address the current reality that this is predominantly a student-occupied neighborhood. This is apparent by the lack of maintenance on many properties, multiple vehicles parked on lawns, high noise levels and general evening and weekend revelry. I own the property through a sole member LLC, and it is rented to two FSU students, one of whom is my son. The last time I visited on a football weekend, an unknown, highly inebriated student repeatedly tried to enter our home after midnight because he was so impaired we could not convince him he was at the wrong house. I would even not consider living there myself. Optimally, the City would rezone the entire area from "the Trail" west to Westminster Drive and from West Pensacola Street north to Westridge, consistent with the width of the Chabad properties but also including a logical inclusion to West Pensacola. However, I do not object to any larger expansion of the rezoning. At a minimum, the City must include 1801 and 1800 Westridge Drive in any rezoning of the Chabad properties, as these two Westridge Drive properties have side (east) boundaries on the busy major thoroughfare Chapel Drive. Rezoning the Chabad properties would leave these two Westridge properties as the only Residential Preservation zoning with Chapel boundaries from the Chabad House north. This is simply not acceptable. Spot zoning the Chabad properties will have a serious negative impact on the value of these two adjacent properties if the larger issue of the need to rezone the neighborhood or at least the Chapel Drive corridor is not properly addressed. Thank you for your consideration of these serious concerns. Elizabeth Ann McMaster Managing Member, 1801 Westridge Drive LLC

Calhoun, Sherri

From: lsjarrett@embarqmail.com
Sent: Monday, October 30, 2017 5:25 PM
To: CMP_PLN_AMND
Cc: Calhoun, Sherri
Subject: 2018 Comp Plan Public Comment Submission

- **Amendment:** PCM201804 Map
- **Name:** Lincoln and Sally Jarrett
- **Address:** 119 Chapel Drive
- **City:** Tallahassee
- **State:** FL
- **Zip:** 32304
- **Email Address:** lsjarrett@embarqmail.com
- **Comments:** Thank you for the notice about the Chapel Drive Plan Amendment. We oppose the propose change from Residential Preservation (RP) to University Transition (UT). Certainly we do not oppose development of the property that is consistent with the RP designation. City and County elected officials have publicly and consistently expressed their support for neighborhood preservation and the proposed amendment is not compatible with that principle. Therefore, we oppose the amendment.

October 30, 2017

✓ Sean Reiss
Tallahassee-Leon County Planning Department
Comprehensive Planning Division
300 South Adams Street
Tallahassee, Florida 32301

RE: Amendment #PCM201804

Thank you for the notice about the Chapel Drive Plan Amendment. We oppose the propose change from Residential Preservation (RP) to University Transition (UT). Certainly we do not oppose development of the property that is consistent with the RP designation. City and County elected officials have publicly and consistently expressed their support for neighborhood preservation and the proposed amendment is not compatible with that principle. Therefore, we oppose the amendment.

Sincerely,



Lincoln and Sally Jarrett
119 Chapel Drive
Tallahassee, FL 32304

850/576-4398
cc: Commisioner Curtis Richardson
Jeff and Maribel Parzych
Richard Hixon
Robert and Chris Nava
Rabbi Schneur Z. Oirechman

RECEIVED
2017 NOV -9 A 10:08



Mr&Mrs Lincoln Jarrett
119 Chapel Dr.
Tallahassee, FL 32304

TALLAHASSEE FL 323

08 NOV 2017 PM 3.1



Tallahassee - Leon County Planning Department
Comprehensive Planning Division
Attention: Sean Reiss
300 So. Adams Street
Tallahassee, FL 32301

Plann

32301-173799



From: sleoni@shsweb.us
To: [CMP_PLN_AMND](#)
Cc: [Calhoun, Sherri](#)
Subject: 2018 Comp Plan Public Comment Submission
Date: Thursday, January 04, 2018 7:30:33 PM

- **Amendment:** PCM201804 Map
- **Name:** SHS Management LLC
- **Address:** 1801 W Pensacola Street
- **City:** Tallahassee
- **State:** FL
- **Zip:** 32304
- **Email Address:** sleoni@shsweb.us
- **Comments:** I support this reasoning of Residential Preservation-1 (RPI-1) to University Transition (UT), provided the City modifies the area to encompass the entire neighborhood. The City is not going far enough and leaving a pocket of RP-1 in Lambert Heights on Edwards Street, Barbara Street, & Westridge Drive. This makes no sense and literally creates a circle around Lambert Heights, which is surrounded by UT. Please include the rest of Lambert Heights so it will match the surrounding neighborhoods of Fairmeadow, Holmeswood, Prince Murat Heights, Atkinson Court, White Sub, and Westwood.

From: sleoni@stevenleoni.com
To: [CMP_PLN_AMND](#)
Cc: [Calhoun, Sherri](#)
Subject: 2018 Comp Plan Public Comment Submission
Date: Thursday, January 04, 2018 7:29:33 PM

- **Amendment:** PCM201804 Map
- **Name:** Ivy Lane Villas LLC
- **Address:** 1862 W Pensacola Street
- **City:** Tallahassee
- **State:** FL
- **Zip:** 32304
- **Email Address:** sleoni@stevenleoni.com
- **Comments:** I support this reasoning of Residential Preservation-1 (RPI-1) to University Transition (UT), provided the City modifies the area to encompass the entire neighborhood. The City is not going far enough and leaving a pocket of RP-1 in Lambert Heights on Edwards Street, Barbara Street, & Westridge Drive. This makes no sense and literally creates a circle around Lambert Heights, which is surrounded by UT. Please include the rest of Lambert Heights so it will match the surrounding neighborhoods of Fairmeadow, Holmeswood, Prince Murat Heights, Atkinson Court, White Sub, and Westwood.

From: sleoni@stevenleoni.com
To: [CMP_PLN_AMND](#)
Cc: [Calhoun, Sherri](#)
Subject: 2018 Comp Plan Public Comment Submission
Date: Thursday, January 04, 2018 7:05:26 PM

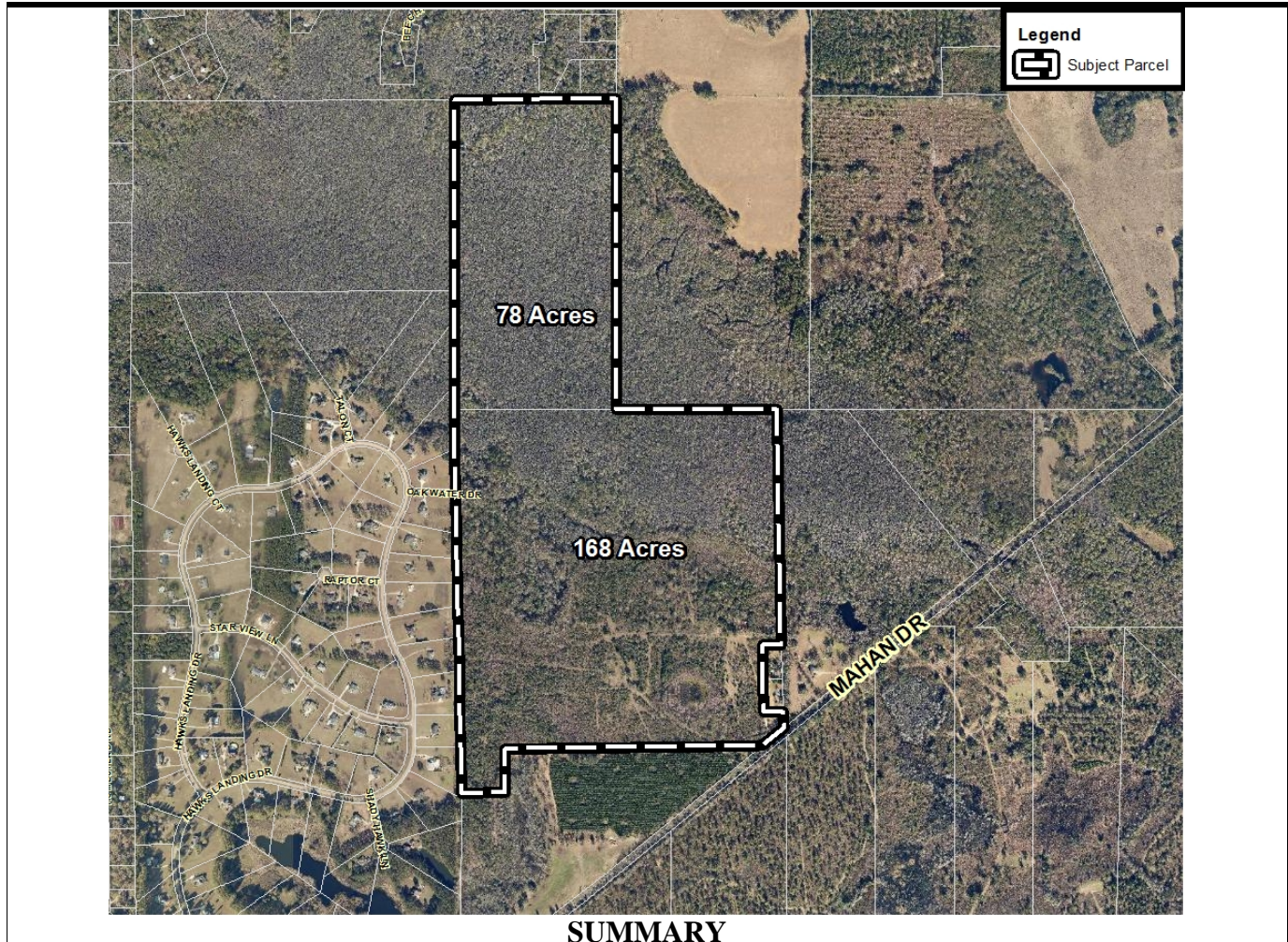
- **Amendment:** PCM201804 Map
- **Name:** Student Housing 104, LLC
- **Address:** 1701 W Pensacola Street
- **City:** Tallahassee
- **State:** FL
- **Zip:** 32304
- **Email Address:** sleoni@stevenleoni.com
- **Comments:** I support this reasoning of Residential Preservation-1 (RPI-1) to University Transition (UT), provided the City modifies the area to encompass the entire neighborhood. The City is not going far enough and leaving a pocket of RP-1 in Lambert Heights on Edwards Street, Barbara Street, & Westridge Drive. This makes no sense and literally creates a circle around Lambert Heights, which is surrounded by UT. Please include the rest of Lambert Heights so it will match the surrounding neighborhoods of Fairmeadow, Holmeswood, Prince Murat Heights, Atkinson Court, White Sub, and Westwood.

From: sleoni@stevenleoni.com
To: [CMP_PLN_AMND](#)
Cc: [Calhoun, Sherri](#)
Subject: 2018 Comp Plan Public Comment Submission
Date: Thursday, January 04, 2018 7:04:34 PM

- **Amendment:** PCM201804 Map
- **Name:** Christine Leoni
- **Address:** 103 Chapel Drive
- **City:** Tallahassee
- **State:** FL
- **Zip:** 32304
- **Email Address:** sleoni@stevenleoni.com
- **Comments:** I support this reasoning of Residential Preservation-1 (RPI-1) to University Transition (UT), provided the City modifies the area to encompass the entire neighborhood. The City is not going far enough and leaving a pocket of RP-1 in Lambert Heights on Edwards Street, Barbara Street, & Westridge Drive. This makes no sense and literally creates a circle around Lambert Heights, which is surrounded by UT. Please include the rest of Lambert Heights so it will match the surrounding neighborhoods of Fairmeadow, Holmeswood, Prince Murat Heights, Atkinson Court, White Sub, and Westwood.

From: jennifer@shsweb.us
To: [CMP_PLN_AMND](#)
Cc: [Calhoun, Sherri](#)
Subject: 2018 Comp Plan Public Comment Submission
Date: Thursday, January 04, 2018 7:03:09 PM

- **Amendment:** PCM201804 Map
- **Name:** Jennifer Pearce
- **Address:** 1861 Ivy Lane
- **City:** Tallahassee
- **State:** FL
- **Zip:** 32304
- **Email Address:** jennifer@shsweb.us
- **Comments:** I support this reasoning of Residential Preservation-1 (RPI-1) to University Transition (UT), provided the City modifies the area to encompass the entire neighborhood. The City is not going far enough and leaving a pocket of RP-1 in Lambert Heights on Edwards Street, Barbara Street, & Westridge Drive. This makes no sense and literally creates a circle around Lambert Heights, which is surrounded by UT. Please include the rest of Lambert Heights so it will match the surrounding neighborhoods of Fairmeadow, Holmeswood, Prince Murat Heights, Atkinson Court, White Sub, and Westwood.



SUMMARY

Property Owners:	Property Location:	TLCPD Recommendation:
Evans, Richard H. and Victoria M. Revocable Trust	N side of Hwy 90 E on the E side of Hawk’s Landing Subdivision.	Approve
Applicant:		
Tallahassee – Leon County Planning Department		
TLCPD Staff:	Current Future Land Use & Zoning:	LPA Recommendation:
Stephen M. Hodges	<u>Future Land Use:</u> Urban Fringe (UF) <u>Zoning:</u> UF	Approve
Contact Information:	Proposed Future Land Use & Zoning:	
Stephen.Hodges@talgov.com (850) 891-6408	<u>Future Land Use:</u> Rural <u>Zoning:</u> Rural	
Date: October 25, 2017	Updated: February 9, 2018	

A. REASON FOR REQUESTED CHANGE

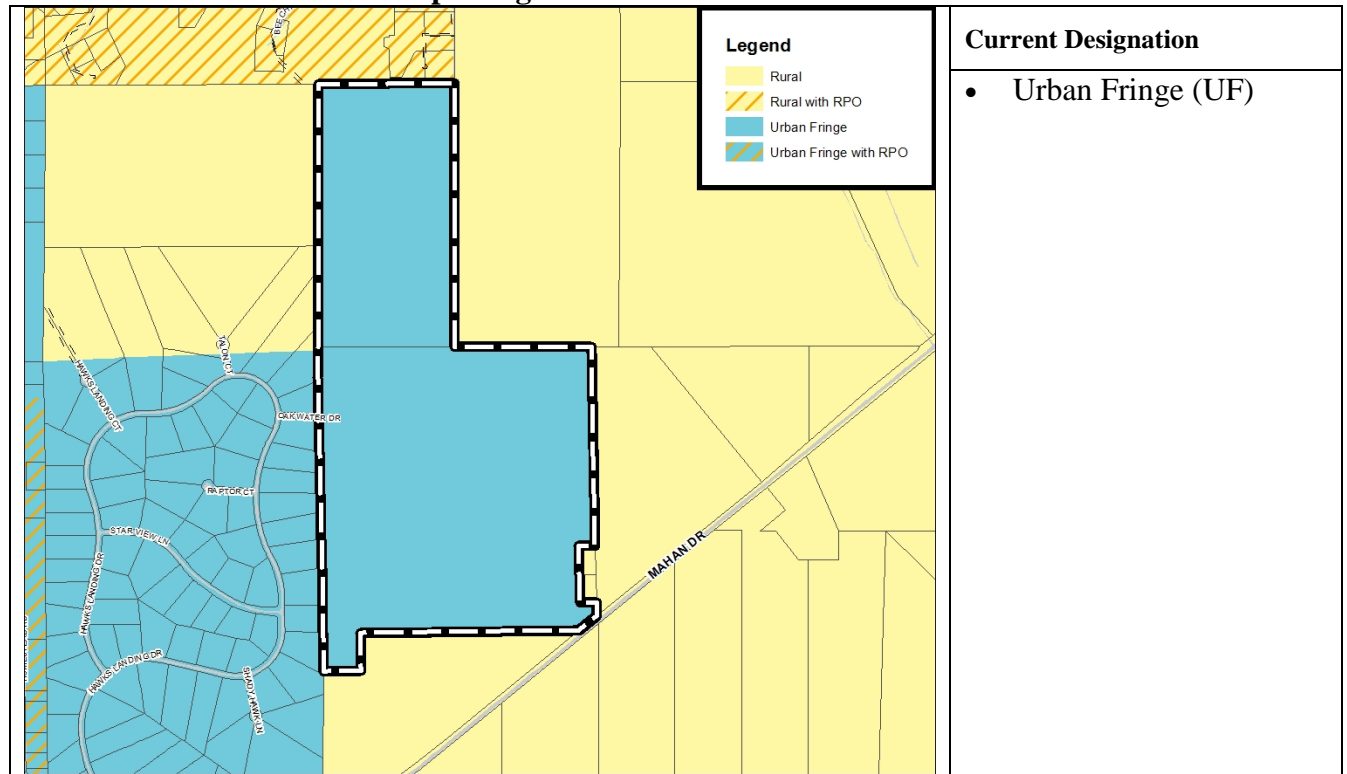
As part of a previous land use and zoning change applied to the subject area in 2007, a development agreement was signed by the owner of these two parcels at that time, Dr. Miley Miers, and Leon County. One of the stipulations in the agreement stated that if the developer does not comply with the terms of the agreement within ten years, and if the agreement is not extended, Leon County shall initiate a Future Land Use Map (FLUM) amendment and/or rezoning at the earliest possible time in order to return the subject area “to the status it held prior to this agreement.” Since the property has not developed or had active development permits or orders within the terms of the development agreement, Planning staff submitted a Comprehensive Plan FLUM amendment to change the land use and zoning for the subject area back to its previous land use and zoning designations. This agreement applied to any developer of the property, as well as any and all successors to the property.

B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION

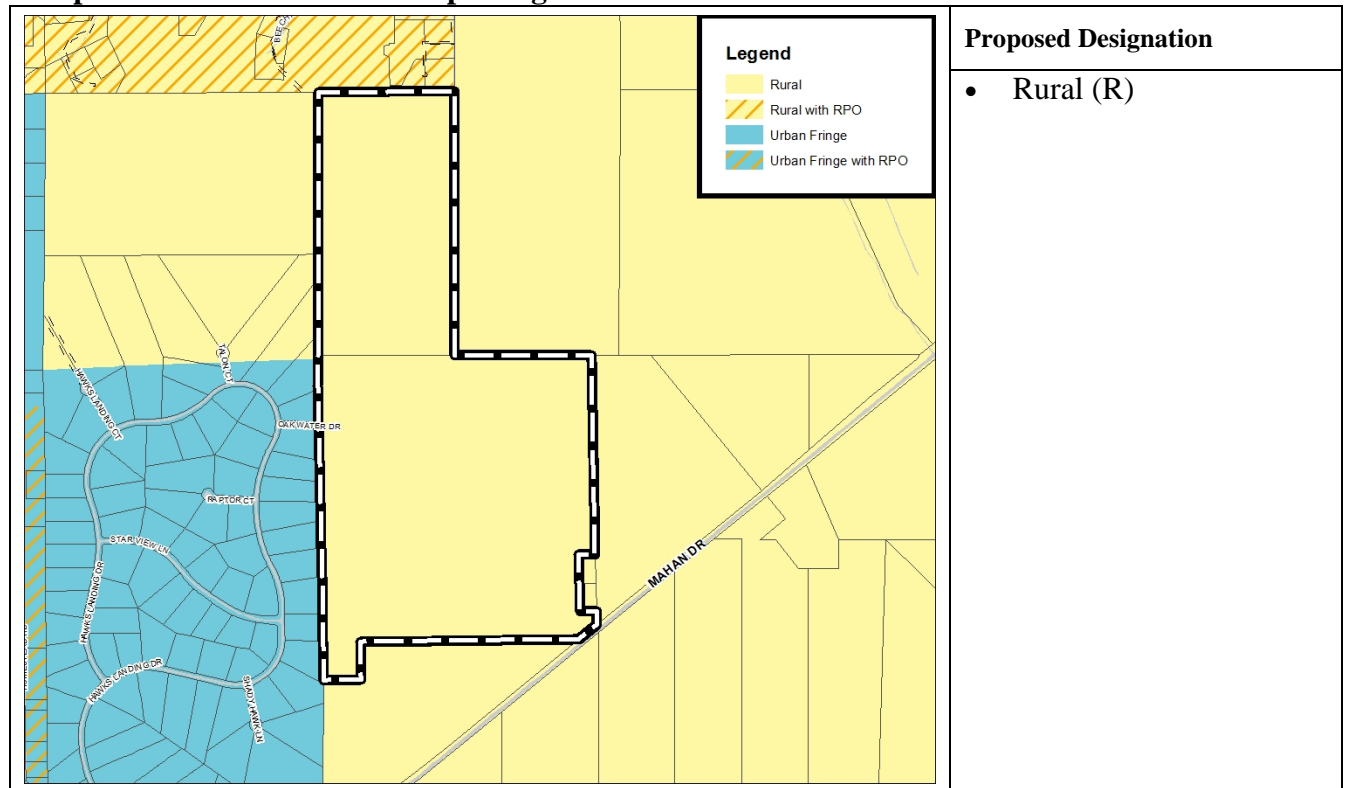
The subject area is currently designated Urban Fringe on the Future Land Use Map (FLUM). The proposed amendment would change the FLUM designation of the area to Rural.

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

1. 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.
2. Staff recommends that the following note in Objective 2.2: [L] be removed:
~~“(Parcels) 12-02-20-602-0000 and 12-11-20-202-0000 will be developed at a cumulative density no greater than 81 residential detached units.”~~
3. 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

Find that the proposed future land use map amendment (and associated text amendment to the note in Objective 2.2:[L]) 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.

E. SUMMARY OF FINDINGS

Staff presents the following findings of fact:

1. The subject area has been subject to a 10-year development agreement that was signed by Leon County on March 16, 2007 and by the property owner on March 28, 2007. This agreement includes a number of stipulations, including the required provision of water and sewer infrastructure at the expense of any developer of this property to allow 81 residential units to be built.
2. There are no known submitted plans at this time to develop the property or provide water and sewer infrastructure to the subject area.
3. The development agreement states that if the property is not developed within the life of the agreement, Leon County shall initiate a Future Land Use Map (FLUM) amendment and/or rezoning at the earliest possible time in order to return the subject area to its previous Rural land use and zoning designations.
4. Policy 2.2.1 states that, “The intent of the Rural category is to maintain and promote agriculture, silviculture, and natural resource-based activities, to preserve natural systems and ecosystem functions, and to protect the scenic vistas and pastoral development patterns that typify Leon County’s rural areas.” The proposed amendment is consistent with the intent of the proposed land use category.

F. STAFF ANALYSIS

History and Background

The subject area consists of two adjoining parcels, Parcel ID# 1211202020000 and 1202206020000. The total acreage is approximately 232 acres, according to records maintained by the Leon County Property Appraiser.

In general, the area is located outside of the Urban Service Area and is rural in nature. Rural areas are located to the east and south, and low-density residential to the west and north. This property is located east of Hawk's Landing, a residential subdivision with a land use and zoning designation of Urban Fringe, and Homestead Ridge, a residential subdivision with a land use and zoning designation of Urban Fringe with Residential Preservation Overlay. To the north is the Miccosukee Land Co-op with a land use and zoning designation of Rural with Residential Preservation Overlay.

The land use and zoning designations for the subject area were last changed as part of Comprehensive Plan map amendment 2006-1-M-007. This amendment changed the land use designation from Rural to Urban Fringe and the zoning from Rural to Urban Fringe. As part of this amendment, a development agreement was signed between the property owner at the time, Dr. Miley Miers, and Leon County. This agreement, which applies to any developer of the property, as well as any and all successors to the property, had a number of requirements and commitments related to the development of the property, including the provision of centralized water and sewer by the City of Tallahassee and the conservation of Black Creek on the northern portion of the subject area. The agreement also stated that if the developer does not comply with the terms of the agreement within ten years, and if the agreement is not extended, Leon County shall initiate a Future Land Use Map (FLUM) amendment and/or rezoning at the earliest possible time in order to return the subject area "to the status it held prior to this agreement," referring to the previous Rural land use and zoning designations.

On June 30, 2006, the State's Department of Community Affairs (at the time DCA, now the Department of Economic Opportunity) objected to this amendment by filing a Statement of Intent to Find Comprehensive Plan Amendment Not in Compliance. This Statement of Intent was based on DCA's Objections, Recommendations and Comments ("ORC") Report issued on February 10, 2006.

In order to bring Amendment 2006-1-M-007 into compliance, a settlement agreement was signed by the owner of the subject area, Leon County, the City of Tallahassee, and Ross Burnaman, who petitioned DCA to challenge the original amendment and development agreement. As part of the settlement agreement, Leon County agreed to adopt a set of remedial amendments to address issues raised by DCA in the Notice of Intent. The remedial amendment was subsequently found in compliance by DCA. These amendments included the following stipulations:

- (1) Amend the Future Land Use Map to include a notation that the subject property will be allowed to be developed at no greater than 81 residential units.
- (2) Amend the Capital Improvement Element of the Comprehensive Plan to include those expenditures that will be paid by the developer to extend the lines to the property.
- (3) Adopt an amended Black Creek Highlands Development Agreement.

The amended Black Creek Highlands Development Agreement was signed by the owner of these two parcels at that time, Dr. Miley Miers, and Leon County. The amended development agreement (Attachment #1) had several additional stipulations, including the requirement that the necessary

infrastructure, including central water and sewer, was the responsibility of the developer, and not the City of Tallahassee.

Since the amended development agreement was signed in early 2007, little has changed on the subject area and the surrounding area. A Permitted Use Verification was requested from the Leon County Department of Development Support and Environmental Management (DSEM, previously known as the Leon County Growth Management Department) in September 2007, and a Pre-Submittal Meeting was held with DSEM in October 2007 for both parcels comprising the subject area. An Environmental Natural Features Inventory for Parcel #1211202020000 was submitted to DESM in 2008, and a Permitted Use Verification was requested for the same parcel in 2012. However, the subject area has had no development applications submitted. The only substantial nearby development is an 86-unit residential subdivision called Mission San Miguel. This development is one mile west of the subject area and is served by central water provided by Talquin.

In addition, there has been no recorded easement for the conservation of the approximately 82-acre floodplain on the north end of the subject area, and central water and services have not been extended to the subject area.

Current and Proposed Future Land Use Categories

The complete comprehensive plan policies for Urban Fringe (Policy 2.2.2 [L]) and Rural (Policy 2.2.1 [L]) are included as Attachment #2.

Urban Fringe Land Use Category¹ (Current)

The Urban Fringe category is intended to provide the opportunity for very low-density residential areas mixed with open space and agricultural activity on the periphery of the Urban Service Area. To protect Rural areas from premature development, facilitate infill and redevelopment inside the Urban Service Area, and in recognition of the significant area already mapped as Urban Fringe, no additional lands designated Rural or Urban Fringe as of August 26, 2006 shall be converted to a more dense or intense land use category unless adjoining lands are also within the designated Urban Service Area boundary or the designated Woodville Rural Community.

Conventional subdivision of land in the Urban Fringe (UF) may be permitted at a density of up to one unit per three acres. To promote a mix of residential areas and perpetually protected open space and agricultural lands, Conservation subdivision developments are allowed at a density of up to one unit per three gross acres with units clustered on no more than 50% of the site. The minimum lot size shall be one-half-acre in UF areas. Conservation Subdivisions must also permanently set aside at least 50% of the total site as open space and restrict development to the least environmentally sensitive and otherwise significant portions of the land.

Because this land use category allows residential densities of one unit per three acres, the subject area could develop a maximum of 77 units in a non-conservation subdivision based on allowed gross density over the entire 232 acres without clustering and not factoring reductions in achievable

¹ This policy was last modified as part of Text Amendment PCT110110 which was adopted on October 25, 2011 and made effective on December 15, 2011.

density that result from the presence of environmental constraints. The areas completely constrained by environmental features as defined within the Comprehensive Plan could only be developed at a maximum density of 1 dwelling unit per 40 acres.

Subsequently, it is likely that this maximum would not be achievable due to the requirement for each newly created lot to have at least one half acre of land that does not contain any regulated environmental features. Therefore, the amended development agreement for the subject site stated that the subject property will be allowed to be developed at no greater than 81 residential units on sewer.

Rural Future Land Use Category (Proposed)

The intent of the Rural category is to maintain and promote agriculture, silviculture, and natural resource-based activities, to preserve natural systems and ecosystem functions, and to protect the scenic vistas and pastoral development patterns that typify Leon County's rural areas. Typical land uses within this category shall include agriculture, silviculture, and natural resource-based activities. Due to the very low intensity development pattern that is intended for the category, urban services are not planned or programmed for the area.

To promote infill and redevelopment within the Urban Service Area (USA) and Rural Communities, higher density residential, and non-residential activities that are not functionally related to and supportive of agriculture, silviculture and other natural resource based activities are prohibited within the Rural category. The Rural category allows for single family residential uses at a maximum density of one (1) dwelling unit per ten (10) gross acres.

The subject area is approximately 1.8 miles outside the Urban Service Area. Prior to the adoption of the Comprehensive Plan, the subject site was zoned A-2 (Agricultural District), which allowed single-family, mobile homes, agriculture, and customary accessory uses that support agriculture.

Because the Rural land use category only allows very low density residential at one unit per ten acres, up to 23 units would be allowed on the subject area (if its land use designation is changed to Rural) without factoring the environmental or site constraints. In order for the entire site to be divided into 10 acre lots, each newly created lot would need to have an area of land one half acre in size that was clear of environmental constraints under current County regulations. The areas completely constrained by environmental features as defined within the Comprehensive Plan could only be developed at a maximum density of 1 dwelling unit per 40 acres. This leaves approximately 85 acres not considered to be environmentally sensitive. Based on this percentage of buildable land onsite, and depending on how the subdivision was designed and whether or not the 0.5-acre minimum lot size requirement for the installation of onsite sewage treatment and disposal systems could be met, somewhere between 8 to 23 units could potentially be built under the proposed Rural designation on this property. However, it is not anticipated that the higher end of this range, 23 units, would be achievable given the environmental constraints present on the property.

Consistency with Comprehensive Plan

This section discusses the consistency of the proposed amendment with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan.

Land Use Element Policy 1.1.1 states that in order to discourage urban sprawl, development shall be concentrated in the Urban Service Area plus the rural communities of Woodville, Capitola, Chaires, Ft. Braden and Miccosukee. Because the subject area is outside of the Urban Service Area and not within an established rural community, the proposed amendment is consistent with this policy.

Land Use Element Policy 1.1.3 prohibits capital infrastructure designed to support urban density outside the Urban Service Area. Given the subject area's location outside the USA, the number of allowable units, and the stipulations of the development agreement, the proposed amendment is consistent with this policy.

Land Use Element Policy 1.1.5 states that Future Land Use Map densities and intensities are intended to reflect the availability of capital infrastructure. As this site is outside the USA and is not served by sewer, the proposed amendment is consistent with this policy.

Land Use Element Policy 1.1.7 states that 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. The subject site has significant environmental constraints, and although it is adjacent to an existing Urban Fringe area to the west, the areas to the north, east, and south are all currently designated Rural. There is also no sewer and water infrastructure readily available to the subject area.

Land Use Element Policy 2.2.1 [L] which defines the Rural land use category allows single family residential uses at a maximum density of one (1) dwelling unit per ten (10) gross acres. Due to the very low intensity development pattern that is intended for the category, urban services are not planned or programmed for the area. Therefore, the subject area's re-designation to rural would be consistent with this policy.

Policy 2.2.2 [L] which defines the Urban Fringe land use category is intended to provide very low-density residential areas mixed with open space and agricultural activity on the periphery of the USA. Given the subject area's distance from the USA (i.e., it is not peripheral to the USA), re-designation to rural would be consistent with this policy.

Zoning

The Land Development Code sections for the Urban Fringe zoning district (Sec. 10-6.613) and the Rural zoning district (Sec. 10-6.612) are included as Attachment #3.

The Urban Fringe zoning district is intended to provide the opportunity for very low-density residential areas mixed with open space and agricultural activity on the periphery of the Urban Service Area. The district allows for very low density residential development of no greater than one unit on three acres of land, agricultural, and silvicultural activities. Residential development will also be allowed a gross density of one unit per three acres if developed as a conservation subdivision.

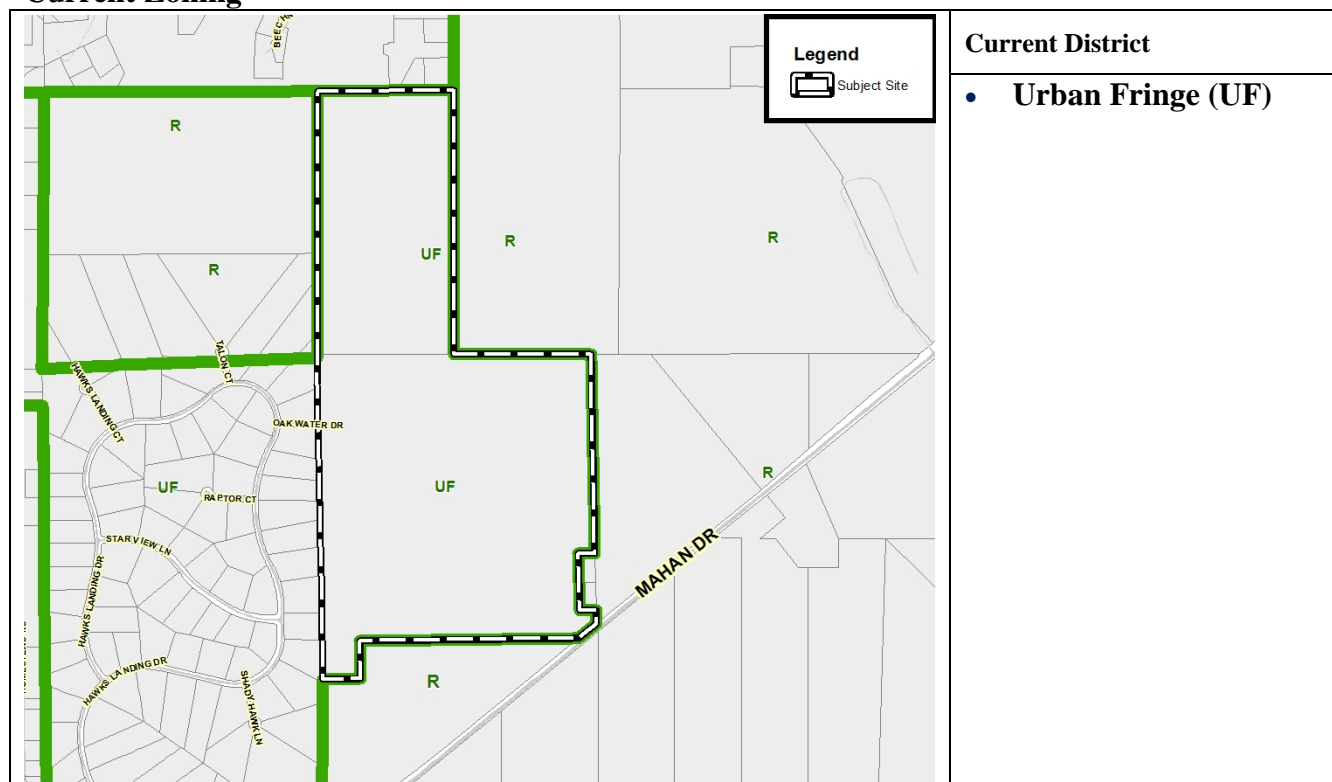
The intent of the Rural zoning district is to maintain and promote agriculture, silviculture, and natural resource-based activities, preserve natural systems and ecosystem functions, and protect the scenic vistas and pastoral development patterns that typify Leon County's rural areas. Allowable land uses within this district include agriculture, silviculture, ecotourism based activities, very low density residential, and community and passive recreational facilities. Non-residential uses, with the exception of community and passive recreational facilities, that are not functionally related to and

supportive of agriculture, silviculture and other natural resource-based activities shall be prohibited within the Rural zoning district.

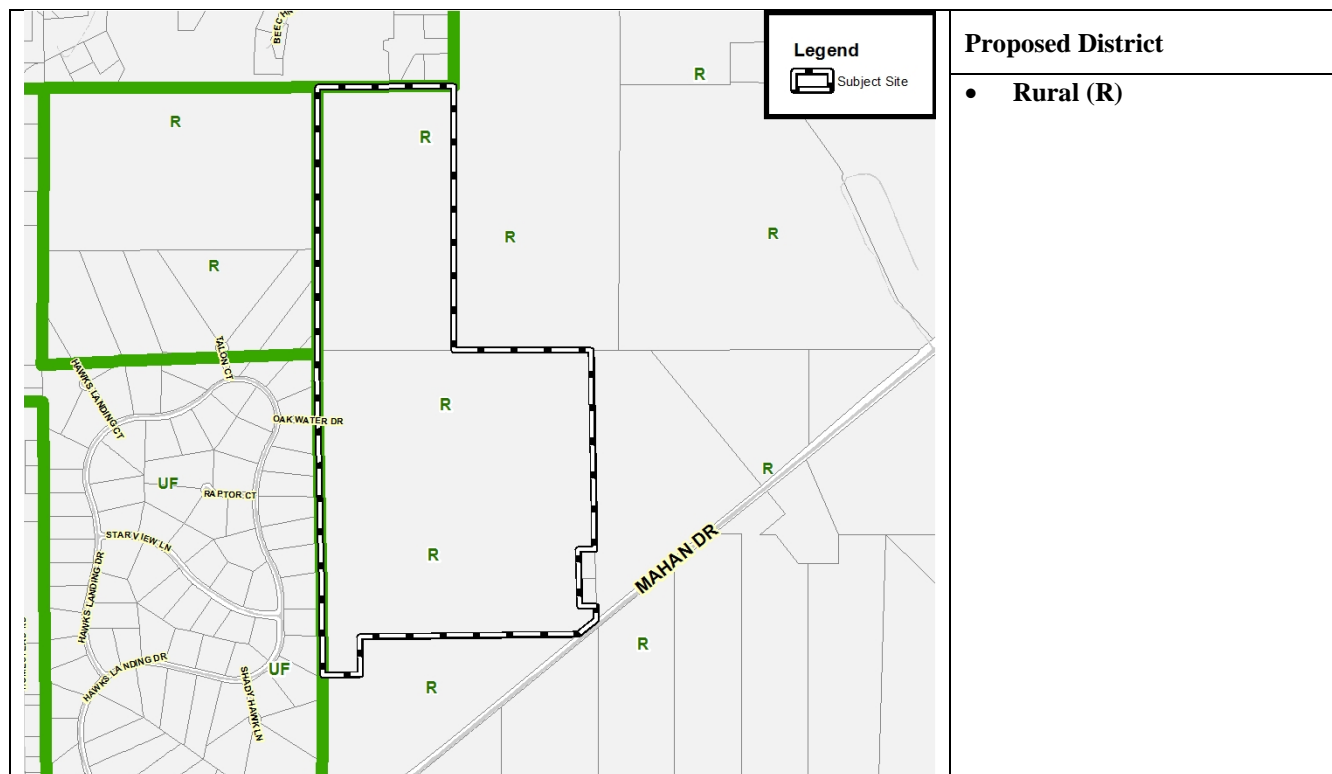
The location of the subject area is not on the periphery of the USA. It is almost two miles away, and there is no urban infrastructure presently available to the site. Therefore, the subject area as proposed would meet the intent of the Rural zoning district.

The following maps illustrate the current and proposed zoning for the Subject Site.

Current Zoning



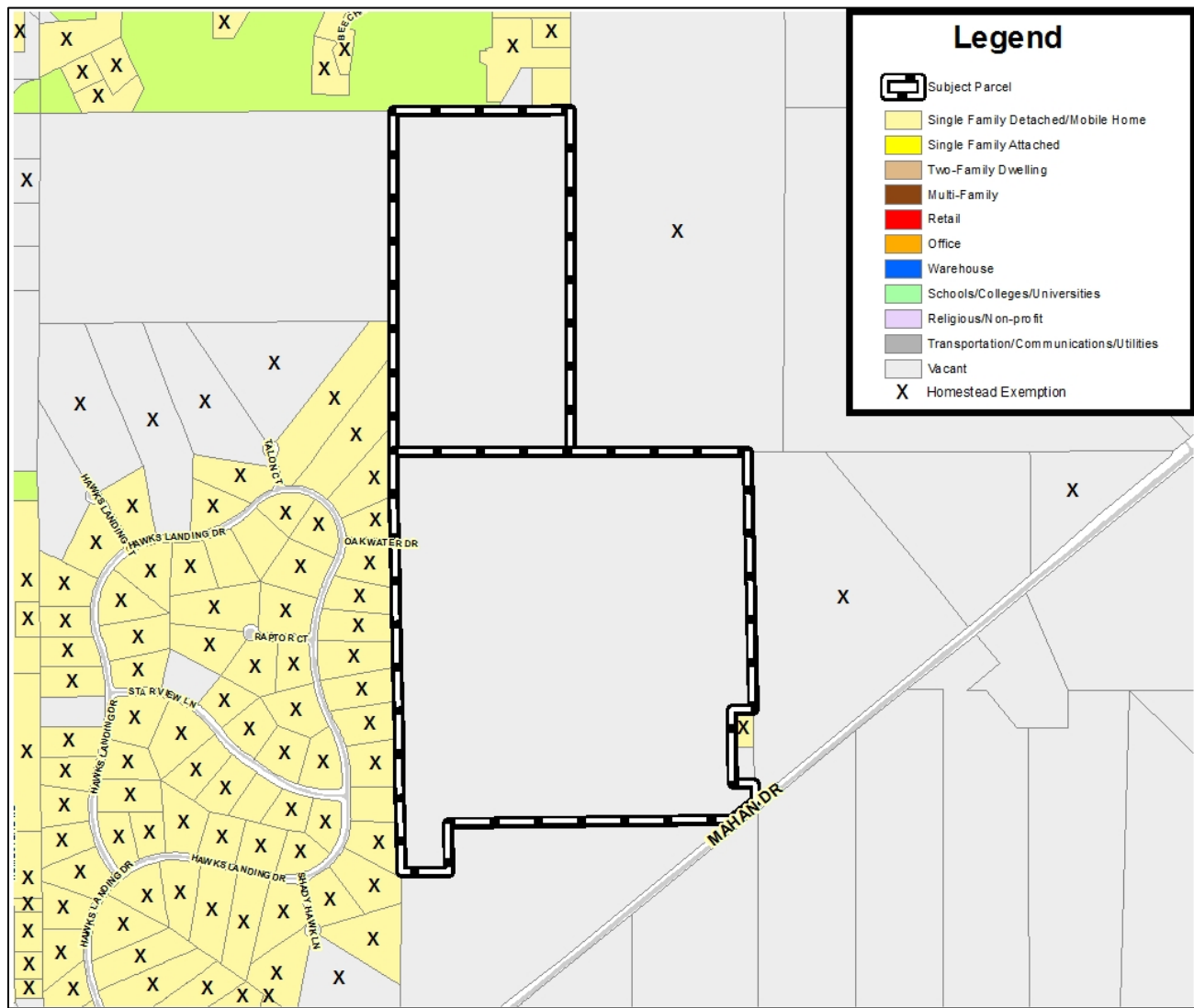
Proposed Zoning



Existing Land Uses

The existing land uses surrounding the subject site include an area of low density single family residential to the west of the southernmost of the two parcels that comprise the subject site, as well as an area of the same along the northern boundary. The remaining land uses surrounding the subject area are vacant lands.

Existing Land Use Map



Infrastructure Analysis

Water/Sewer

Central water and sewer are not currently available to the subject area. The City's nearest water and sewer connections are approximately two miles west of the subject area.

Schools

The Subject Area is zoned for the following public schools: Robert Elementary School, Swift Creek Middle School, and Lincoln High School. The proposed amendment would reduce the allowable residential development and would lessen the potential impact to schools. The Leon County School Board has indicated that this proposed land use and rezoning change would have no negative impact to Leon County public schools.

Roadway Network

The only roadway currently serving the subject area is U.S. Highway 90, which is a two-lane principle arterial. A concurrency certificate application was filed with the County on March 9, 2005, and the applicant at that time received concurrency for a project consisting of 74 residential units provided that the project is started within two years of March 11, 2005. This certificate has expired.

Pedestrian and Bicycle Network

No sidewalks serve this site. There will likely be bike lanes or paved shoulders and sidewalks along portions of Mahan Drive if or when it is widened.

Transit Network

There are no transit services available to the subject area.

Environmental Analysis

The two contiguous parcels, 232 acres in size, are located within the Bird Sink Basin, more particularly within the Black Creek watershed, except for approximately a 16-acre tract located in the southwest corner of the southernmost parcel, which is within the St. Marks Basin, more particularly within the Hawks watershed.

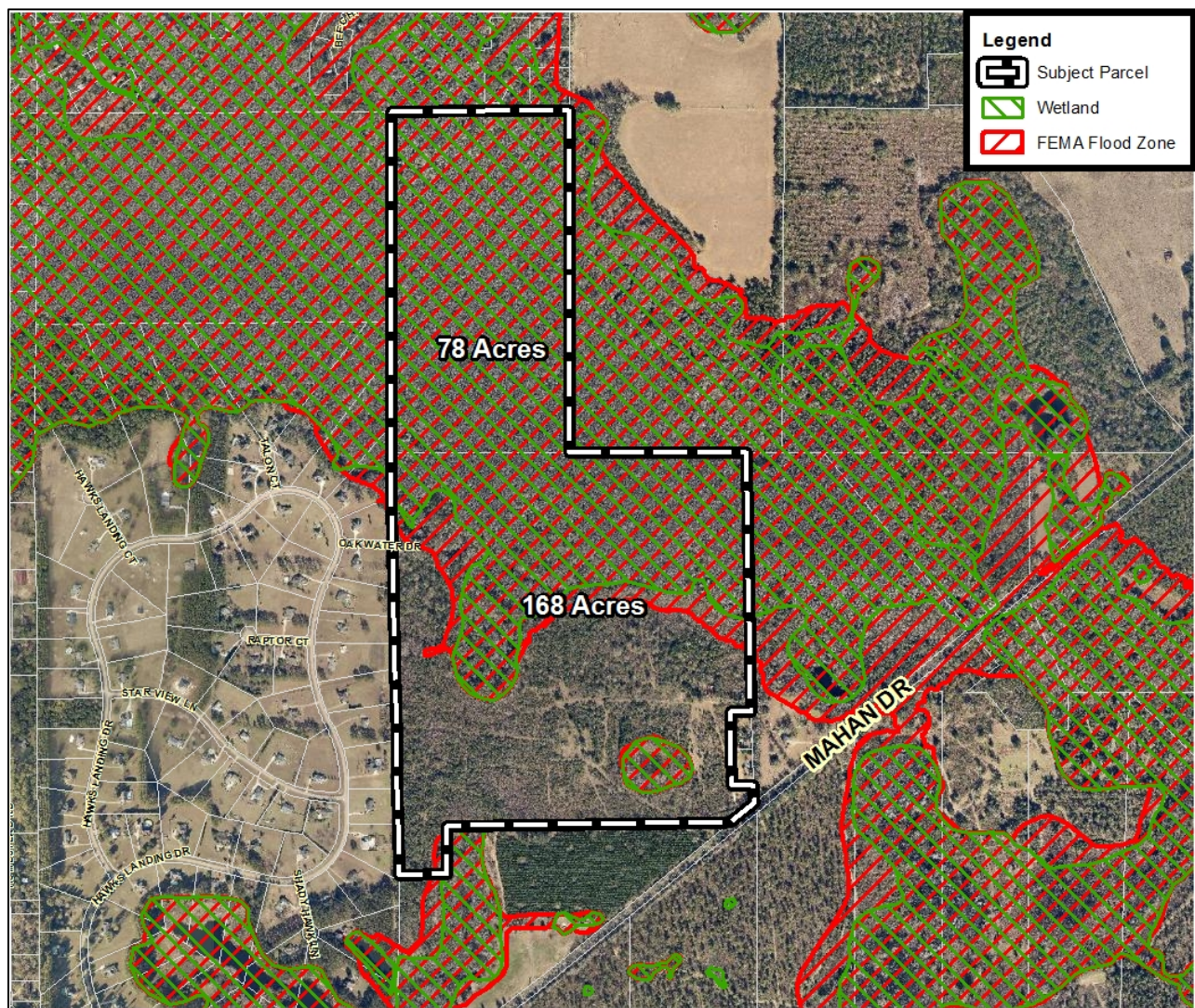
Tallahassee Leon County GIS (TLCGIS) maps indicate that the northernmost parcel, approximately 82 acres in size, is entirely within the 100-year floodplain, and is covered by a mature bottomland hardwood forest. This hardwood forest, indicated as a wetland on TLCGIS maps, also covers approximately 61.3 acres of the 166.8-acre southernmost parcel. This site is at the headwaters of the St. Mark River, and Black Creek crosses the northern parcel of the subject area. Black Creek drains towards the southeast through the northern parcel and into Copeland Sink, which is near the headwaters of the St. Marks River.

In addition, a two-acre intermittent pond is located on the eastern half of this parcel, and several small areas of significant grades totaling approximately one acre in size are scattered around the upland portion of this parcel. With the exception of this pond, a single-family residence, and an outbuilding, the remainder of the upland portions of this parcel is planted in pine trees.

As part of a site plan that was submitted by a previous owner of the subject area, a Natural Features Inventory was conducted for this property. This environmental analysis indicated that approximately 65% of the subject area is not developable due to the presence of wetlands, a 100-year flood zone, a high quality successional forest, several sinkholes, and significant slopes. According to the Leon County Development Support and Environmental Management (f.k.a. Growth and Environmental Management) Department, proposed development on this site will be required to place these environmentally sensitive areas within a conservation easement, and shall be accompanied by required/necessary Stormwater management to mitigate for any increases in volume (and/or) rate of Stormwater surface runoff.

It shall be noted that specific development stipulations, mainly associated with the septic treatment system, may be imposed by the state's Upper Wakulla River and Wakulla Springs Basin Management Action Plan.

The following map indicates existing environmental features.



F. PUBLIC OUTREACH AND NOTIFICATION

An initial mailing was sent to **60** property owners within 1,000 feet of Subject Site.

Public Outreach		Date	Details
X	Mail Notification of Proposed Changes	October 23, 2017	Notices Mailed to Property Owners within 1000 feet
X	Notice of Proposed Land Use Change and Rezoning	November 8, 2017	Two signs providing details of proposed land use and zoning changes posted on subject site
X	First Public Open House	November 16, 2017	5:30 PM, Second Floor, Frenchtown Renaissance Center
X	Staff Reports Available Online	December 20, 2017	Email Subscription Notice sent to all users of service

Public Open House - November 16, 2017: 14 citizens attended the first open house to discuss the 2018 Cycle amendments. Of the 14 attendees, three people were present at this meeting for the proposed amendment. They had two concerns: (1) access to the subject area if developed from the adjoining Hawk's Landing subdivision to the west, and (2) the safety of the intersection of Hawks Landing Drive and Highway 90 East. Staff committed to contact the County's department of Development Support and Environmental Management to see if an interconnection would be required as a condition of development of the subject area, and to contact the County's department of Public Works to see if there are any safety issues reported or other planned improvements at this intersection.

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 2018 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	November 7, 2017	3:00 PM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	January 2, 2018	6:00 PM, Second Floor, Frenchtown Renaissance Center
X	Joint City-County Commission Workshop	January 23, 2018	1:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	February 27, 2018	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	April 10, 2018	6:00 PM, Fifth Floor, Leon County Courthouse

Public Open House – November 16, 2017: 14 citizens attended the first open house to discuss the 2018 Cycle amendments. Of the 14 attendees, none were present to discuss this amendment. There were no questions or comments on this proposed amendment.

Water Resources Committee – December 4, 2017: Staff presented the proposed amendment to the Water Resources Committee and answered questions regarding the proposed amendment. The Committee voted unanimously to support the staff recommendation to approve the proposed land use and zoning change.

Local Planning Agency Public Hearing - December 5, 2017: Due to a Blueprint Intergovernmental Agency (IA) meeting being scheduled for the same afternoon, the members of the Local Planning Agency voted to continue the Public Hearing to the January 2, 2018 Local Planning Agency meeting.

Local Planning Agency Public Hearing – January 2, 2018: The Local Planning Agency supported staff's recommendation of approval based upon consistency with the Comprehensive Plan and findings of fact outlined in this staff report.

H. ATTACHMENTS

- Attachment #1: Amended Black Creek Highlands Development Agreement
- Attachment #2: Comprehensive Plan Land Use Category Policies
- Attachment #3: Referenced Land Development Regulations



2018 Comprehensive Plan Amendment Cycle
LMA201804
East Mahan Drive

Attachment #1

Amended Black Creek Highlands Development Agreement

20070030939

THIS DOCUMENT HAS BEEN
RECORDED IN THE PUBLIC RECORDS
OF

LEON COUNTY FL

BK: 3686 PG:1816, Page1 of 12

04/11/2007 at 02:21 PM,

BLACK CREEK HIGHLANDS**FIRST AMENDED DEVELOPMENT AGREEMENT** BOB INZER, CLERK OF COURTS

THIS AGREEMENT is entered into by and between Dr. Miley Miers (Dr. Miers) and any subsequent developer of the property described herein (DEVELOPER), and LEON COUNTY, FLORIDA, a political subdivision of the State of Florida (COUNTY).

WITNESSETH

WHEREAS, Dr. Miers owns approximately 232 acres (Property) of land located along Highway 90, the legal description of which is attached as Exhibit A; and

WHEREAS, the Property is identified on Blueprint 2000 as a Tier 2 project. The parties have agreed to terms for development and for conservation of designated portions of the Property.

WHEREAS, it is deemed to be in the interest of the public health, safety, and welfare for LEON COUNTY to memorialize the development plan and the conservation of land for Blueprint 2000 and to assure that overall planning principles and concerns of the COUNTY are addressed in order to provide for orderly development for LEON COUNTY.

WHEREAS, the City and County adopted Comprehensive Plan Amendment 2006-1-M-007 ("Plan Amendment") by Ordinance No. 06-11 on April 25, 2006 (DCA No. 06-1); and

WHEREAS, the Plan Amendment proposes to change the designation of 232 acres on the Future Land Use Map from Rural to Urban Fringe; and

WHEREAS, the Department of Community Affairs ("Department") signed its Statement of Intent regarding the Plan Amendment on June 30, 2006 and published its Notice of Intent on July 5, 2006; and

WHEREAS, as set forth in the Statement of Intent, the Department contends that the Plan Amendment is not "in compliance" because it does not demonstrate that the level of service for facilities and services will be maintained, it exhibits indicators of urban sprawl, and it is internally inconsistent with portions of the comprehensive plan; and

WHEREAS, Leon County has entered into a Stipulated Settlement Agreement to resolve the Department's compliance objections to the Plan Amendment wherein Leon County agreed to amend Section E.(2) of this Development Agreement to be consistent with F.S. 163.3177 (3) and F.S. 163.3227(1)(d) requiring that development agreements contain a description of public facilities that will service the development, including who shall provide such facilities; the date any new facilities, if needed, will be constructed; and a schedule to assure public facilities are available concurrent with the impacts of the development.

TOS 112

NOW, THEREFORE in consideration of the mutual terms, covenants, and conditions contained herein, and for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is mutually agreed as follows:

(A) PURPOSE.

The purpose of this Agreement is to:

1. Provide a mechanism to allow the Property to proceed through the rezoning process.
2. Set forth requirements and commitments for the development of the Property.
3. This Agreement, except as specifically provided herein, is intended to address the developer's commitment to conserve a portion of the Property and to clarify the development process that will be applicable to the Property. It is not intended to, nor does it, approve or authorize any amount of development or type of use on the Property, except as otherwise provided herein.

(B) AUTHORITY FOR AGREEMENT.

This Agreement is being entered into pursuant to authority provided in Sections 163.3220 - .3203, Florida Statutes (F.S), otherwise known as the Florida Local Government Development Agreement Act, and the Leon County Code of Laws.

(C) TERM.

This Agreement, shall be effective for a period of ten years from the date upon which zoning has been approved on the Property. This Agreement may be extended by mutual written consent of the parties, or their successors, subject to public hearings in accordance with Section 163.3225, F.S. In the event the developer does not comply with the terms of the Agreement within ten years and the Agreement is not extended, the local government shall initiate a Future Land Use Map amendment and/or rezoning at the earliest possible time in order to return the property to the status it held prior to this Agreement.

(D) APPROVED LAND USES AND CONSISTENCY WITH COMPREHENSIVE PLAN.

The plan of development proposed under this development agreement is consistent with the Tallahassee-Leon Comprehensive Plan Urban Fringe Future

Land Use Category and the applicable rules and regulations found within the Leon County Land Development Code.

(E) PUBLIC FACILITIES.

1. Infrastructure Planning and Design. The design of the residential subdivision and necessary infrastructure shall be the responsibility of the developer. These improvements shall be designed in accordance with adopted standards for development as established in the Leon County Code.
2. Utilities. The developer shall be responsible for making the appropriate arrangements to provide central water and sewer to the Property. The City has agreed to supply water and sewer service consistent with attached correspondence (Exhibit B) and the terms of the Water and Sewer Agreement between the City and the County. The Developer shall be responsible for design and installation of a water distribution system and wastewater collection system to serve each home and for any infrastructure required consistent with City specifications. This system shall include the wastewater pumping station and force main. The developer will also be responsible for the design, permitting, and construction of any extension required to bring service from its off-site terminus at the time of hook-up to the Property. The developer and the City may negotiate a separate agreement to coordinate and facilitate the availability of the off-site water and wastewater infrastructure. Water and sewer services shall be in place prior to issuance of a final certificate of occupancy in accordance with applicable Land Development Code provisions and Section 163.3180(2)(a) Florida Statutes (2006). Developer agrees that the above infrastructure and systems shall be completed within ten (10) years from the date of this amended agreement.

As of the effective date of this agreement, the needed improvements are 8000 feet of 12 inch water pipe and 8000 feet of 6-inch sewer force main. The estimated cost to design, permit, and construct the project as of the effective date of this agreement is \$800,000 for the water pipe and \$400,000 for the force main. These costs and specifications are estimates and, regardless of these estimates, the Developer will be responsible for those specifications and related costs applicable at the time of construction of the water and sewer infrastructure.

3. Transportation. The Property was issued a two year reservation of concurrency for 74 dwelling units on March 11, 2005.



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Attachment #2

Policy 2.2.2: [L] URBAN FRINGE

(REV. EFF. 8/17/92; REV. EFF. 7/26/06; REV. EFF. 4/10/09; REV. EFF. 12/24/10; REV. EFF. 12/15/11)

The Urban Fringe category is intended to provide the opportunity for very low-density residential areas mixed with open space and agricultural activity on the periphery of the Urban Service Area. To protect Rural areas from premature development, facilitate infill and redevelopment inside the Urban Service Area, and in recognition of the significant area already mapped as Urban Fringe, no additional lands designated Rural or Urban Fringe as of August 26, 2006 shall be converted to a more dense or intense land use category unless adjoining lands are also within the designated Urban Service Area boundary or the designated Woodville Rural Community. Conversions to the Woodville Rural Community designation shall be consistent with the Transfer of Development Units provision in Policy 4.2.5: [C].

Conventional subdivision of land in the Urban Fringe may be permitted at a density of up to one unit per three acres. To promote a mix of residential areas and perpetually protected open space and agricultural lands, Conservation Subdivision developments are allowed and encouraged. Conservation Subdivision design in Urban Fringe may be permitted at a density of up to one unit per three gross acres with units clustered on no more than 50% of the site. Conservation Subdivisions must also permanently set aside at least 50% of the total site as open space and restrict development to the least environmentally sensitive and otherwise significant portions of the land.

Appropriately sized minor commercial activities and minor offices are permitted. Industrial, office and more intensive commercial land uses are prohibited due to lack of present infrastructure services or potential negative environmental impacts. Present or future agricultural, silviculture and forestry activities may be allowed.

Policy 2.2.1: [L] RURAL/AGRICULTURE

(REV. EFF. 8/17/92; REV. EFF. 7/26/06; REV. EFF. 12/24/10; REV. EFF. 7/6/15)

INTENT

Leon County's agricultural and silvicultural lands have a long and productive history. They have served as both a source of food and materials for urbanized areas of the County and as a significant economic engine for the region. Decades of suburbanization have dramatically reduced the amount of arable land available for agriculture and silviculture within the County. These lands are now at a premium and require protection to ensure that they remain viable, unfragmented, and productive for future generations. The intent of the Rural category is to maintain and promote agriculture, silviculture, and natural resource-based activities, to preserve natural systems and ecosystem functions, and to protect the

scenic vistas and pastoral development patterns that typify Leon County's rural areas. Typical land uses within this category shall include agriculture, silviculture, and natural resource-based activities. Due to the very low intensity development pattern that is intended for the category, urban services are not planned or programmed for the area. To promote infill and redevelopment within the Urban Service Area (USA) and Rural Communities, higher density residential, and non-residential activities that are not functionally related to and supportive of agriculture, silviculture and other natural resource based activities shall be prohibited within the Rural category.

ALLOWABLE USES, DENSITIES, AND INTENSITIES

1. Residential

The Rural category shall allow for single family residential uses at a maximum density of one (1) dwelling unit per ten (10) gross acres.

2. Non-residential

Agriculture, silviculture, and other natural resource based activities shall comprise the primary non-residential uses within the Rural category.

Consistent with Florida's Right to Farm Act, bona-fide agricultural uses, on land classified as agricultural land by the Leon County Property Appraiser, shall not be subject to a nonresidential intensity limitation.

Non-residential uses functionally related to and directly in support of agricultural, silvicultural, and other natural resource based activities, including ecotourism activities, may be permitted at a maximum intensity of 2,000 sq. ft. per gross acre. The location of such uses shall be limited to the intersection of major collector and arterial or arterial and arterial designated roadways. Total development at any one intersection shall not exceed 10,000 sq. ft.

To ensure that such uses are developed in a manner that is compatible with the rural nature of the area, additional standards and limitations shall be included in the land development code.

3. Community and Recreational Facilities

Community services, light infrastructure, and recreational uses may be permitted provided they are compatible with the natural and rural surroundings. Facilities associated with these uses may be permitted at a maximum intensity of 2,000 sq. ft. per gross acre. Active recreational uses not functionally related to or supportive of agriculture, silviculture, natural resource based, or ecotourism activities, including, but not limited to golf courses, drag strips, and racetracks for motorized vehicles, are prohibited. To ensure that such uses are developed in a manner that is compatible with the rural nature of the area, additional design standards and limitations shall be included in the land development code.

SPECIAL CONDITIONS

The following special conditions shall apply to the Rural future land use category:

1. Development proposals within the Rural area shall be evaluated for compatibility with adjacent agricultural uses and shall consider the land management activities associated with such uses.

Development that is incompatible with agricultural uses, or has the potential to fragment, encroach upon, or displace such uses, shall not be permitted.

2. Property within the Rural category shall not be converted to a more intense land use category unless the subject site adjoins the Urban Service Area or a designated Rural Community.
3. Non-residential development shall be subject to design standards that preserve the scenic and rural character of this category and protect existing rural residential development from offsite impacts of non-residential development. Design standards shall include, but not be limited to, signage, lighting, parking, landscape buffers, and building materials.
4. Existing uses and structures listed on the local or national historic register at the time of adoption of this amendment shall be considered conforming.

FUTURE LAND USE MAP CATEGORIES

Objective 2.2: [L]

(REV. EFF. 7/26/06)

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.

The Plan shall also establish 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 and are shown on the following maps:

NOTES APPLICABLE TO URBAN AREA FUTURE LAND USE MAP

(REV. EFF. 3/14/07)

Parcels 21-26-35-C-0010, 21-26-35-C-0020, 21-26-35-C-130 may be developed as an independent living facility for the elderly only if a Planned Unit Development is approved which includes Parcels 21-26-51-000-0040, 21-26-51-000-0050, and 21-26-51- 000-120. Development intensity on the vacant parcels is limited to 45 units and 34,000 square feet and building height is limited to three stories. If the Planned Unit Development is not completed or approved, the vacant parcels shall only be developed as low-density residential development allowed under the R-1 or R-2 zoning districts.

Parcel 11-08-20-630-0000 shall only be developed with general office that may include a lending institution with a drive-through facility on the first floor. The total amount of development is limited to 30,000 square feet. The architecture and site design must be consistent with the adjacent Thomasville

Road/I-10 Planned Unit Development. Site plans must be submitted to the Live Oak Plantation and Piedmont Neighborhood Associations, the 1300 Live Oak Plantation Property Owners Association, as well as the developers of the Thomasville Road/I-10 Planned Unit Development for comments prior to submitting the site plan to the City. The area designated University Transition with hatching is subject to Transportation Element Objective 2.2, which may limit density to less than the maximum permitted by the category.

NOTES APPLICABLE TO LEON COUNTY FUTURE LAND USE MAP

(REV. EFF. 6/19/07)

The allowable density is limited to 200 single-family residential dwelling units on parcels 15-17-20-224-0000 and 15-20-20-034- 0000 combined and no non-residential development is permitted on these parcels. Also, for these parcels at least 50% of the entire combined acreage must be placed in permanent open space. The permanent protection of this open space shall be further defined through the PUD process. (Parcels) 12-02-20-602-0000 and 12-11-20-202-0000 will be developed at a cumulative density no greater than 81 residential detached units.



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Attachment #3

Referenced Land Development Regulations

Sec. 10-6.613. Urban fringe zoning district.

(a) *Purpose and intent.* The urban fringe zoning district is intended to provide the opportunity for very low-density residential areas mixed with open space and agricultural activity on the periphery of the Urban Service Area. The district allows for very low-density residential development of no greater than one unit on three acres of land, agricultural, and silvicultural activities. Residential development will also be allowed a gross density of one unit per three acres if developed as a Conservation Subdivision as described in Section 10-7.204.

For sites developed under the previously available “25-75” clustering option, the remaining undeveloped portion (75 percent) may continue to be preserved as undisturbed open (green) space until such time as these sites are included in the urban service area and become eligible for development at urban densities . As an alternative, sites developed under the previously available “25-75” clustering option may seek to develop the undeveloped portion (75 percent) at the urban fringe densities described above prior to the sites inclusion in the urban service area. For either development option, review by the Board of County Commissioners shall be requested to authorize development of these undisturbed open (green) spaces.

To conveniently serve area residents, smaller scale, low intensity commercial development is permitted in this district. To maximize efficiency in the development of agricultural and silvicultural resources located within this zoning district and surrounding areas, agriculturally and silviculturally related industrial activities such as milling, are permitted. Community facilities are also permitted in this district.

(b) *Allowable uses.* For the purpose of this chapter, the following land use types are allowable in the urban fringe zoning district 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) Agricultural.
- (3) Silvicultural.
- (4) Light industry--Agriculturally and silviculturally related only.
- (5) Passive recreation.
- (6) Active recreation.
- (7) Minor commercial.
- (8) Neighborhood commercial.
- (9) Community services.
- (10) Light infrastructure.

(11) Heavy infrastructure.

- (c) *List of permitted uses.* Some of the uses on these schedules are itemized according to the Standard Industrial Code (SIC). Allowable uses, appropriate permit level and applicable development and locational standards in the urban fringe district are as follows:

P= Permitted use

R = Restricted use

S = Special exception

Legend	
Ag = Agricultural	PR = Passive recreation
MC = Minor commercial	AR = Active recreation
NC = Neighborhood Commercial	CS = Community services
LR = Low-density residential	

SIC Code	Name of Use	Development and Locational Standards							
		Ag	MC	NC	LR	PR	AR	CS	PS
	RESIDENTIAL								
	Dwelling, one-family	P			P				
	Dwelling, two-family	P			P				
	Dwelling, mobile home	P			P				
	Mobile home park				R				
	AGRICULTURE, FORESTRY, AND FISHING								
01	Agricultural production--Crops	P							
0181	Ornamental nursery products	P							
02	Agricultural production--Livestock	P							
074	Veterinary services	P	P	P					
0781	Landscape counseling and planning	R							
092	Fish hatcheries and preserves	P							
	MINING								
144	Sand and gravel	S							
145	Clay, ceramic, and refractory minerals	S							
	MANUFACTURING								
201	Meat products	R							
202	Dairy products	R							

SIC Code	Name of Use	Development and Locational Standards							
		Ag	MC	NC	LR	PR	AR	CS	PS
204	Grain mill products	R							
21	Tobacco products	R							
24	Lumber and wood products	R							
	TRANSPORTATION AND PUBLIC UTILITIES								
401	Railroads		P	P				S	
43	Postal service		P	P					
483	Radio and television broadcasting							R	
	RETAIL TRADE								
521	Lumber and other building materials		P	P					
523	Paint, glass, and wallpaper stores		P	P					
525	Hardware stores		P	P					
526	Retail nurseries and garden stores		P	P					
533	Variety stores		P	P					
539	Misc. general merchandise stores		P	P					
541	Grocery stores		P	P					
542	Meat and fish markets		P	P					
543	Fruit and vegetable markets		P	P					
544	Candy, nut and confectionery stores		P	P					
545	Dairy products stores		P	P					
546	Retail bakeries		P	P					
553	Auto and home supply stores		P	P					
554	Gasoline service stations		P	P					
	Convenience store		P	P					
581	Eating and drinking places		R	P					
591	Drugstores and proprietary stores		P	P					
592	Liquor stores		P	P					
593	Used merchandise stores		P	P					
5941	Sporting goods and bicycle shops		P	P					
5943	Stationery stores		P	P					

SIC Code	Name of Use	Development and Locational Standards							
		Ag	MC	NC	LR	PR	AR	CS	PS
5961	Catalog and mail-order houses		P	P					
5983	Fuel oil dealers		S						
5984	Liquefied petroleum gas dealers		S						
5992	Florists		P	P					
5993	Tobacco stores and stands		P	P					
5994	News dealers and newsstands		P	P					
5995	Optical goods stores		P	P					
5999	Miscellaneous retail stores, nec		R	R					
	FINANCE, INSURANCE, AND REAL ESTATE								
6553	Cemeteries		P					P	
	SERVICES								
702	Rooming- and boardinghouses; dorms				R				
703	Camps and recreational vehicle parks						R		
721	Laundry, cleaning, and garment services		R	R					
7215	Coin-operated laundries and cleaning		P	P					
723	Beauty shops		P	P					
724	Barber shops		P	P					
725	Shoe repair and shoeshine parlors		P	P					
7334	Photocopying and duplicating services		P	P					
7335	Commercial photography		P	P					
7336	Commercial art and graphic design		P	P					
7353	Heavy construction equipment rental	R							
7359	Equipment rental and leasing, nec	R							
753	Automotive repair shops		R	R					
754	Automotive services, except repair		P	P					

SIC Code	Name of Use	Development and Locational Standards							
		Ag	MC	NC	LR	PR	AR	CS	PS
762	Electrical repair shops		P	P					
764	Reupholstery and furniture repair		P	P					
784	Video tape rental		P	P					
791	Dance studios, schools, and halls		P	P					
7991	Physical fitness facilities		P	P					
7992	Public golf courses						S		
	Elementary and secondary schools							S	
822	Colleges and universities								S
823	Libraries--Less than 7500 sq. ft.		P	P					
823	Libraries--7500 sq. ft. or more							R	
824	Vocational schools								S
835	Day care services		R	P					
836	Residential care		R	P					
841	Museums and art galleries						S		
842	Botanical and zoological gardens						S		
864	Civic and social associations							P	
866	Religious organizations							P	
	PUBLIC ADMINISTRATION								
922	Public order and safety							P	
9221	Police protection							P	
9223	Correctional institutions							S	
9224	Fire protection							P	
	RECREATION								
	Hiking and nature trails					P			
	Picnicking					P			
	Canoe trails					P			
	Bicycle trails					P			
	Horseback riding trails					P			
	Tot lots						P		
	Court sports						P		
	Field sports						P		
	Boat landings						P		
	Archaeological historic sites					S			

(d) The maximum allowable gross square footage in the urban fringe district is as follows:

COMMERCIAL LAND USE TYPE	URBAN FRINGE
MINOR*	
Total location	20,000
Single site or quadrant	10,000
Single structure	5,000
NEIGHBORHOOD**	
Total location	100,000
Single site or quadrant	100,000
Single structure	50,000

* Maximum 10,000 gross square feet, if located on a local street.

** Only one neighborhood commercial site (quadrant) will be permitted at the intersection of a major collector and arterial road. The maximum allowable commercial development permitted at the neighborhood commercial area located at the intersection of two major collectors is 50,000 sq. ft. g.s.l.a.

(e) The minimum development standards in the urban fringe district are as follows:

	Low Density Residential		Commercial		Agricultural-Related Industrial	Community Services; Active Recreation; Public, Primary and Secondary Schools	Comp. Plan Policy 2.1.9. Subdivision
	Noncluster	Cluster	Noncluster	Cluster			
MINIMUM SETBACKS (FEET)							
Front yard							
Building Parking	30	30*	30	25*	50	30	25
	--	--	40	40*	50	40	--
Corner yard							
Building Parking	30	30*	30	25*	50	30	25
	--	--	40	40*	50	40	--
Side yard							
Building Parking	20	20*	40	20*	50	40	15
	--	--	40	20*	50	40	--
Rear yard							
Building Parking	50	50*	50	30*	50	50	50
	--	--	40	10*	50	50	50
Adjoining lower intensity zoning district							
Building Parking	--	--	--	--	100	--	--
	--	--	--	--	100	--	--
Maximum percent impervious surface area	30	25**	30	25**	30	--	30
Heights (feet)							
Maximum at building envelope perimeter	35	35	35	35	35	35	35

	Low Density Residential		Commercial		Agricultural-Related Industrial	Community Services; Active Recreation; Public, Primary and Secondary Schools	Comp. Plan Policy 2.1.9. Subdivision
	Noncluster	Cluster	Noncluster	Cluster			
Maximum additional height/additional zoning setback	1'/1'	1'/1'	1'/1'	1'/1'	1'/1'	1'/1'	1'/1'
Total maximum height	--	35	45	45	45***	45	--
Minimum lot frontage	15	15	40	40	100	--	15
Minimum lot area	3.0	0.5	3.0	0.5	10.0	--	0.5

* This number applies to the perimeter setback only.

**Maximum percent impervious area of developable portion of site.

*** This height applies to habitable portion of an industrial structure

(f) *Development standards.* All proposed development shall meet the commercial site location standards (section 10-6.619) ; buffer zone standards (section 10-7.522); and the parking and loading requirements (Subdivision 3 of Division 5 of Article VII).

(g) *Restricted uses and special exception uses.* If uses are restricted or are special exception according to the schedule of permitted uses, they will not be allowed unless they follow the general development guidelines for restricted uses or for special exceptions as provided in this division. Specific restricted uses are addressed below.

- (1) Eating and drinking establishments (SIC 581): No drive-in or drive-thru facilities are permitted within this district.
- (2) Laundry, cleaning and garment services (SIC 721): Does not include dry cleaning plant operations; pick-up stations only.
- (3) Funeral services and crematoriums (SIC 726): This use requires 100 percent opacity surrounding perimeter with exception of access point.
- (4) Camps and recreational vehicle parks (SIC 703).
 - a. A site plan shall be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:
 1. Sanitary facilities shall be provided.
 2. Not more than ten campsites per acres shall be provided.
 3. Individual campsites, roadways, and accessory structures shall be located to meet the minimum building setback standards from the exterior property lines of the campground.

(5) Heavy construction equipment rental and equipment rental and leasing (SIC 7353 and 7359).

- a. A plan must be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:
 1. Such equipment rental and leasing must be associated with timbering and/or agribusiness.
 2. A plan of vehicular access to and from the site demonstrating that heavy trucks and equipment will not travel on that portion of a local or minor collector street with frontage containing residential land use, zoned for residential land use, or containing subdivision lots intended primarily for residential land use. For purposes of this requirement, local and minor collector streets shall be those identified in the Comprehensive Plan and the Tallahassee-Leon County Long Range Transportation Plan.

(6) Mining activities.

- a. All mining activities as defined on the schedule of permitted uses must meet the specific development standards, as follows upon review and approval by the Board of County Commissioners following a duly noticed public hearing. This includes SIC items 144 and 145.
- b. A plan must be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:
 1. The mining activity, all accessory uses and structures, internal roadways, and driveways onto the adjacent streets shall be set back a minimum of 100 feet from the perimeter property boundaries or 200 feet from the nearest off-site residence, residential zoning district, or subdivision intended primarily for residential land use, whichever distance is greater. This setback standard may be reduced if less of a setback is approved in writing by the adjacent property owner or owners prior to site plan approval or if the adjacent property is also used as a mining activity.
 2. A plan of vehicular access to and from the site demonstrating that heavy trucks and equipment will not travel on that portion of a local or minor collector street with frontage containing residential land use, zoned for residential land use, or containing subdivision lots intended primarily for residential land use. For purposes of this requirement, local and minor collector streets shall be those identified in the local government Comprehensive Plan and

the Tallahassee-Leon County Long Range Transportation Plan.

3. A land reclamation plan shall be submitted demonstrating that upon termination of the activity the land shall be returned to a condition that will allow an effective reuse comparable to surrounding properties.
4. *Fencing requirement:* All areas proposed for use, currently used, or previously used, in open-pit mining operations and/or construction and demolition debris disposal must be secured by a fence, unless the area is determined to be a reclaimed open-pit mine by the county administrator or designee. The fence must be at least four feet in height with openings that will reject the passage of a seven-inch diameter sphere. The fence must be equipped with a gate which shall remain locked when workers or employees of the land owner or mining company are not present at the site. At every gate or access point, at least one sign must be posted which states, in at least four-inch tall letters, "Danger," "Keep Out," "No Trespassing," or similar language to indicate that there may be hazardous conditions on the premises.

Sec. 10-6.612 Rural

1. District Intent							2. Allowable District Location			
The intent of the Rural zoning district is to maintain and promote agriculture, silviculture, and natural resource-based activities, preserve natural systems and ecosystem functions, and protect the scenic vistas and pastoral development patterns that typify Leon County's rural areas. Allowable land uses within this district include agriculture, silviculture, ecotourism based activities, very low density residential, and community and passive recreational facilities. Non-residential uses, with the exception of community and passive recreational facilities, that are not functionally related to and supportive of agriculture, silviculture and other natural resource-based activities shall be prohibited within the Rural zoning district. This district is not intended to accommodate commercial activities designed to service basic household needs of area residents. Rural commercial uses, as well as restricted uses, may be allowed in this district but shall be limited to the locational and design standards as noted herein. Due to the need to protect and preserve existing Rural lands from fragmentation and to promote infill and redevelopment within the Urban Services Area and Rural Communities, urban services are not planned or programmed for this area. Design standards and development standards for non-residential development and restricted uses, as noted herein, shall be required to prevent encroachment and fragmentation of agricultural uses as well as to ensure compatibility with adjacent uses.							The district may only be located within areas designated Rural on the Future Land Use Map.			
PERMITTED, PROHIBITED, AND RESTRICTED USES										
3. Principal Uses		4. Prohibited Uses				5. Restricted Uses			6. Rural Accessory Uses Functionally Related to Bona-Fide Agriculture, Silviculture or Natural Resource-Based Activities	
(1) Agricultural (2) Silviculture (3) Wholesale Trade: Farm-product raw materials (4) Wholesale Nursery Products (5) Rural commercial (6) Community services (7) Low-density residential (single, two-family, or manufactured home) (8) Passive recreation (9) Light infrastructure (10) Cemeteries		(1) Manufacturing (2) Extraction and bottling of mineral or springwater – wholesale (3) High Pressure well stimulation/Acid Fracturing and/or Hydraulic Fracturing (4) Gas stations, fuel oil and liquefied petroleum products (5) Convenience stores (6) Grocery stores (7) General merchandise sales (8) Drug stores (9) Automotive repair (10) Motor vehicle racing tracks/amusement parks (11) Heavy Infrastructure (with the exception of those listed under restricted uses) (12) Active recreation (with the exception of those listed under restricted uses) (13) Other uses which are not functionally supportive of and accessory to established agricultural, silvicultural or natural resource-based activities within the Rural zoning district.				(1) Mining (2) Landscape counseling and planning (3) Airports, flying fields and services (4) Camps and recreational vehicle parks (5) Botanical and zoological gardens (6) Archaeological historical sites (7) Commercial kennels (8) Veterinary clinics (9) Riding academies/livery or boarding stables			Pursuant to Section 823.14, F.S., a bona-fide farm operation shall be exempt from local regulation, ordinance, rule or policy that prohibits, restricts, regulates or otherwise limits activities of a bona-fide farm operation on land classified as agricultural land pursuant to s. 193.461 FS. Pursuant to Section 823.14(3)(b), F.S., “farm operation” shall mean all conditions or activities which occur on a farm in connection with that farm’s products.	
7. Development Standards										
Use Category	a. Lot area (acres)	b. Minimum lot frontage	c. Front yard setback	d. Corner yard setback	e. Side yard setback	f. Rear Yard Setback	g. Maximum percent impervious surface area	h. Maximum height at building envelope perimeter	i. Maximum height per additional setback	j. Total maximum height
Low Density Residential	10 acres minimum	15 feet	30 feet	30 feet	20 feet	50 feet	30	35 feet	1’/1’	Not applicable
Rural Commercial	3.0 acres minimum; 5.0 acres maximum*	40 feet	50 feet building, 50 feet parking	50 feet building, 50 feet parking	50 feet building, 50 feet parking	50 feet building, 50 feet parking	30	35 feet	1’/1’	45 feet

7. Development Standards										
Use Category	a. Lot area (acres)	b. Minimum lot frontage	c. Front yard setback	d. Corner yard setback	e. Side yard setback	f. Rear Yard Setback	g. Maximum percent impervious surface area	h. Maximum height at building envelope perimeter	i. Maximum height per additional setback	j. Total maximum height
Community Services	3.0 acres minimum; 5.0 acres maximum	40 feet	50 feet building, 50 feet parking	50 feet building, 50 feet parking	50 feet building, 50 feet parking	50 feet building, 50 feet parking	30	35 feet	1’/1’	45 feet
Restricted Uses; Passive Recreation Facilities	3.0 acres minimum	Not applicable	50 feet building, 50 feet parking; unless otherwise specified in subsection 10	50 feet building, 50 feet parking; unless otherwise specified in subsection 10	50 feet building, 50 feet parking; unless otherwise specified in subsection 10	50 feet building, 50 feet parking; unless otherwise specified in subsection 10	30	35 feet	1’/1’	45 feet
Comp. Plan Policy 2.1.9 Subdivision	0.5 acres minimum	15 feet	25 feet	25 feet	15 feet	50 feet	30	35 feet	1’/1’	Not applicable

<p>8. Development Standards for Community Service uses:</p> <p>Community Service uses shall also be subject to the buffer zone standards (section 10-7.522), the parking and loading requirements (Subdivision 3 of Division 5 of Article VII) and applicable design standards outlined in subsection 11 of this section.</p> <p>(1) Single structure: 5,000 gross square feet maximum.</p> <p>(2) Site area: 3 acres minimum; Maximum of 5 acres.</p>
<p>9. Rural Commercial Intersection Location Standards:</p> <p>The intersection location standard is intended to group rural commercial activities toward intersections to provide access and to prevent fragmentation of agricultural uses.</p> <p>(1) <i>Major Function:</i> Provide sales and services functionally related to and supportive of agriculture, silviculture and natural resource-based activities.</p> <p>(2) <i>Location:</i> On or near the intersection (access within 330 feet of the centerline of the intersection) of an arterial/arterial or arterial/major collector roadway.</p> <p>(3) <i>Site area:</i> 3.0 acres minimum with a maximum of 5.0 acres per quadrant.</p> <p>(4) <i>Allowable building square footage:</i> Maximum of 10,000 gross square feet per intersection (only 2 quadrants per intersection may be developed for rural commercial). Single structure limited to a maximum of 5,000 gross square feet.</p>
<p>10. Development standards for restricted uses.</p> <p>All proposed restricted uses shall meet the applicable provisions of Section 10-6.611 (Special Exception uses and Restricted uses); the applicable design standards noted in subsection 11 of this section; the buffer zone standards (section 10-7.522); and, the parking and loading requirements (Subdivision 3 of Division 5 of Article VII). All restricted uses shall be limited to a maximum building area of 2,000 gross square feet per acre with no more than 5,000 gross square feet of retail commercial or office space. The following restricted uses require satisfaction of additional criteria:</p> <p>(1) Mining activities.</p> <p>a. All mining activities as defined on the schedule of permitted uses must meet the specific development standards, as follows upon review and approval by the Board of County Commissioners following a duly noticed public hearing. This includes NAICS items 212321 and 212324.</p> <p>b. A plan must be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:</p> <p>1. The mining activity, all accessory uses and structures, internal roadways, and driveways onto the adjacent streets shall be set back a minimum of 100 feet from the perimeter property boundaries or 200 feet from the nearest off-site residence, residential zoning district, or subdivision intended primarily for residential land use, whichever distance is greater. This setback standard may be reduced if less of a setback is approved in writing by the adjacent property</p>

10. Development standards for restricted uses (Continued).

owner or owners prior to site plan approval or if the adjacent property is also used as a mining activity.

2. A plan of vehicular access to and from the site demonstrating that heavy trucks and equipment will not travel on that portion of a local or minor collector street with frontage containing residential land use, zoned for residential land use, or containing subdivision lots intended primarily for residential land use. For purposes of this requirement, local and minor collector streets shall be those identified in the local government Comprehensive Plan and the Tallahassee-Leon County Long Range Transportation Plan.
 3. A land reclamation plan shall be submitted demonstrating that upon termination of the activity the land shall be returned to a condition that will allow an effective reuse comparable to surrounding properties.
 4. Fencing requirement: All areas proposed for use in open-pit mining operations and/or construction and demolition debris disposal must be secured by a fence, unless the area is determined by the county administrator or designee to be a reclaimed open-pit mine. The fence must be at least four feet in height with openings that will reject the passage of a seven-inch diameter sphere. The fence must be equipped with a gate which shall remain locked when workers or employees of the land owner or mining company are not present at the site. At every gate or access point, at least one sign must be posted which states, in at least four-inch tall letters, "Danger," "Keep Out," "No Trespassing," or similar language indicate that there may be hazardous conditions on the premises.
- (2) Camps and recreational vehicle parks (NAICS 721211 and 721214).
- a. All camps and recreational vehicle parks must meet the specific development standards, as follows upon review and approval by the Board of County Commissioners following a duly noticed public hearing. A plan must be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:
 1. Sanitary facilities shall be provided.
 2. Not more than five campsites per gross acre shall be provided.
 3. Individual campsites, roadways, and accessory structures shall be located to meet the minimum building setback standards from the exterior property lines of the campground.
- (3) Airports, flying fields and services
- a. All airports, flying fields and services must meet the specific development standards as noted in this section and as required by state or federal law, and shall require review and approval by the Board of County Commissioners following a duly noticed public hearing.

11. Site Design Criteria.

Rural commercial uses, as well as restricted uses, may be allowed in this district but shall be limited to the locational and design standards as noted herein.

- (1) A plan and supporting narrative must be submitted pursuant to the applicable site and development plan process outlined in Article VII that demonstrates compliance, as applicable, with the following:
- a. Freestanding onsite signs shall be limited to monument-style signs and the sign base shall be consistent with the materials and design context of the primary onsite building. Signs shall be illuminated with externally mounted lighting focused on the sign in a manner that limits off-site illumination. Internally illuminated signs and pole signs are prohibited. For sites not located at intersections, onsite ground signs shall be limited to no more than 32 square feet in area and limited to no more than 10 feet in height.
 - b. Building design standards including any proposed accessory buildings and structures shall reflect or compliment the local vernacular architectural style. Building facade treatments and materials shall provide architectural interest through, but not limited to: the utilization of fenestration that allows for natural surveillance and gabled or parapet roof treatments.
 - c. On-site lighting including 24-hour security lighting shall be wall mounted with illumination focused on the building in a manner that limits off-site illumination, consistent with the “Dark Sky Friendly” guidelines.
 - d. All exterior lighting shall have recessed bulbs and filters which conceal the source of illumination. No wall or roof mounted flood or spot lights used as general grounds lighting are permitted. Security lighting is permitted.
 - e. Lighting at the property line (six feet above ground) adjacent to residential uses shall not exceed 0.1 foot candles.
 - f. Lighting for parking areas shall not exceed 15 feet in height as measured from average grade to the light fixture.
 - g. Perimeter buffering and/or fencing requirements shall be based on the density of the adjacent residential uses. If the adjacent residential density is 0.5 dwelling units per acre or greater, a Type C buffer shall be required. A wooden buffer fence may be utilized on sites where the required vegetative buffer cannot be established based on site limitations or constraints.
 - h. The trash collection dumpster shall be accessible to waste collection vehicles, and shall be located in the side or rear setback area of the onsite principle building. The dumpster shall be screened with a material and design treatment consistent with the building façade of the principle building.
 - i. All appurtenant mechanical and electrical equipment, outside collection/drop-off/storage areas, and other accessory or ancillary structures shall be screened from public view. The screening material shall be consistent with the materials and design context of the primary onsite building.
 - j. The site design shall integrate internal and where appropriate external pedestrian circulation and interconnection including the accommodation of bike circulation were applicable.
 - k. The hours of operation shall be limited to 6:00 am to 10:00 pm.
 - l. To ensure compatibility, other site design treatments and considerations may be applicable to the proposed use and shall be identified during the proposed project's application review meeting.

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development shall provide no less than 0.50 acre of buildable area. Nonresidential development and community service facilities are limited to a maximum of 900 gallons of wastewater flow per day. 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, schools, parks, etc.).

Footnotes:

* If subdivision is proposed to create the rural commercial parcel, then the remaining portion of the property shall meet the minimum lot size standards noted herein.

Citizens Comments

LMA201804

East Mahan Drive

Received as of February 8, 2018

Amendment # LMA201804

I/We as owner(s) of property at this address: 3860 Beechnut Gum Trail wish the information below to be considered by the Local Planning Agency and the City/County Commissions:

Please restore this property to a RURAL designation!
SIGNED: J Frese

Johanna C. Frese

mailing
address : 9601-33 Micoyuk Rd
Tallahassee Florida
32309

Johanna Christine Frese
9601-33 Miccosukee Rd.
Tallahassee, Florida 32309

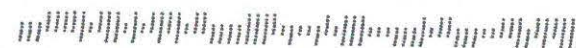
TALLAHASSEE FL 323

03 NOV 2017 PM 3 L



Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
300 South Adams Street
Tallahassee, Florida 32301

32301-173799



From: jacnrg@aol.com
To: [CMP_PLN_AMND](#)
Cc: [Calhoun, Sherri](#)
Subject: 2018 Comp Plan Public Comment Submission
Date: Thursday, November 02, 2017 5:58:17 PM

- **Amendment:** PCM201801 Map
- **Name:** Jan Campbell
- **Address:** 9601 Miccosukee
- **City:** Tallahassee
- **State:** Florida
- **Zip:** 32309
- **Email Address:** jacnrg@aol.com
- **Comments:** Don't know which map applies, but do prefer more RURAL zoning, so efficient in-town building infill can be encouraged.

TALLAHASSEE FL 323

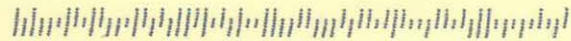
12 DEC 2017 PM 3:11



TALLAHASSEE-LEON COUNTY PLANNING DEPT
ATTN: COMPREHENSIVE PLANNING DIVISION
300 S ADAMS STREET
TALLAHASSEE, FL

32301

32301-173799



Tallahassee-Leon County Planning Department

ATTN: Comprehensive Planning Division

300 South Adams Street

Tallahassee, Florida 32301

Telephone: (850) 891-6400

Fax: (850) 891-6404

Amendment # PCM201804

I/We as owner(s) of property at this address: CAROL D. DENNING (SPRADLIN) wish the information below to be considered by the Local Planning Agency and the City/County Commissions:

WITH ALL THE CONSTRUCTION OF APARTMENTS FOR BOTH STUDENTS & ADULTS, COULD NOT AN AREA OF SINGLE FAMILY DWELLINGS

SIGNED:

Carol D Denning

BE LEFT TO
THRIVE & ENRICH
THEIR COMMUNITY
& NEIGHBORHOOD?
PLEASE REFUSE
THE AMENDMENT
REQUEST.

ATTN: Comprehensive Planning Division
300 South Adams Street
Tallahassee, Florida 32301

Attachment #11
Page 6 of 7

Telephone: (850) 891-6400

Fax: (850) 891-6404

Amendment # LMA201804

I/We as owner(s) of property at this address: 9601 McCoskey Rd #58 wish the information below
to be considered by the Local Planning Agency and the City/County Commissions:

I support the return to Rural Designation for the
above property.

SIGNED: _____

Jane Terrell

300 South
Tallahassee
Telephone: (850) 891-6400

Amendment

I/We as owner(s) of property at this address: 9601 M
to be considered by the Local Planning Agency and the

I support the return
above property.

SIGNED: Jane Terrell

RECEIVED

2017 DEC -7 A 9:29

TALLAHASSEE/LEON CO
PLANNING DEPARTMENT

9601 Mccoskey Rd #58
Tallahassee, FL 32309

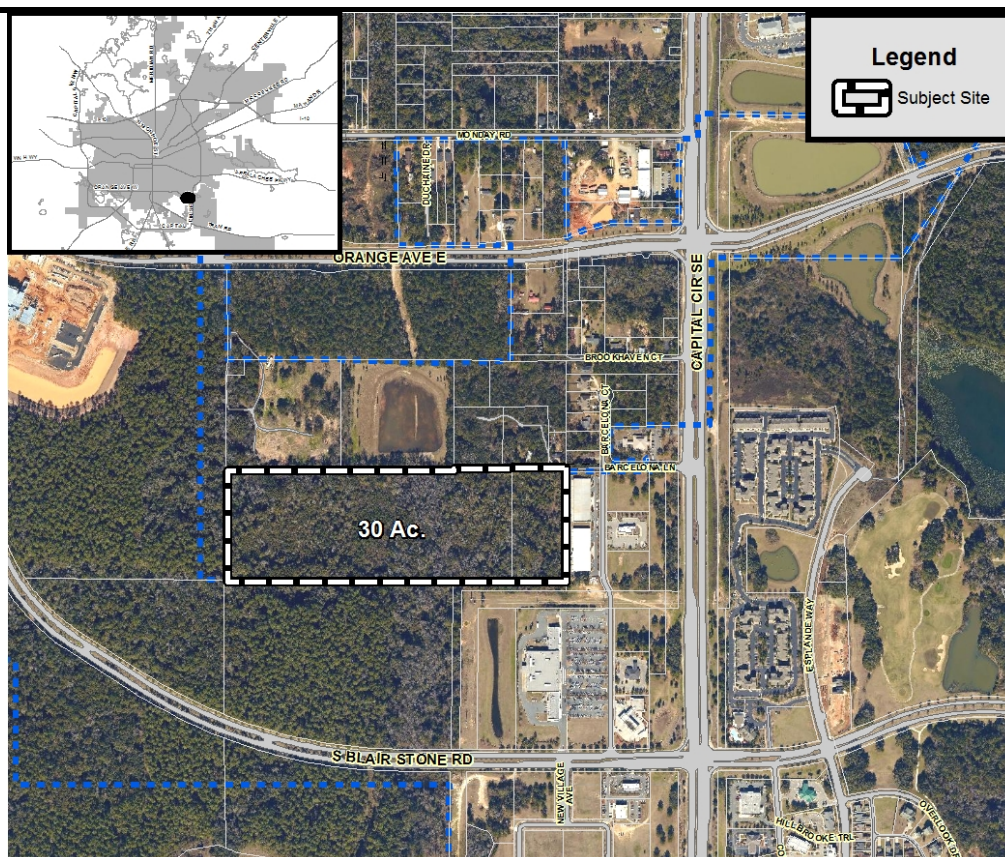
32301-173799



Comprehensive Planning Division
300 South Adams St.
Tallahassee, FL 32301

TALLAHASSEE FL 323
05 DEC 2017 PM 2 L





SUMMARY

Property Owners:	Property Location:	TLCPD Recommendation:
Mary Townsend	Barcelona Lane, off of Capital Circle Southeast, between Blair Stone Road and Orange Ave.	Approve
Applicant:		
Ricardo Hernandez and Martin Diaz-Yabor		
TLCPD Staff:	Current Future Land Use & Zoning:	LPA Recommendation:
Julie Christesen	<u>Future Land Uses:</u> Urban Residential 2 (UR-2), Suburban (SUB), Activity Center (AC) <u>Zoning:</u> Single- and Two-Family Residential District (R-3) and High Intensity Urban Activity Center District (AC)	Approve
Contact Information:	Proposed Future Land Use & Zoning:	
Julie.christesen@talgov.com (850) 891-6400	<u>Future Land Use:</u> Suburban (SUB) <u>Zoning:</u> Office Residential 2 (OR-2)	
Date: October 23, 2017	Updated: January 29, 2018	

A. REASON FOR REQUESTED CHANGE

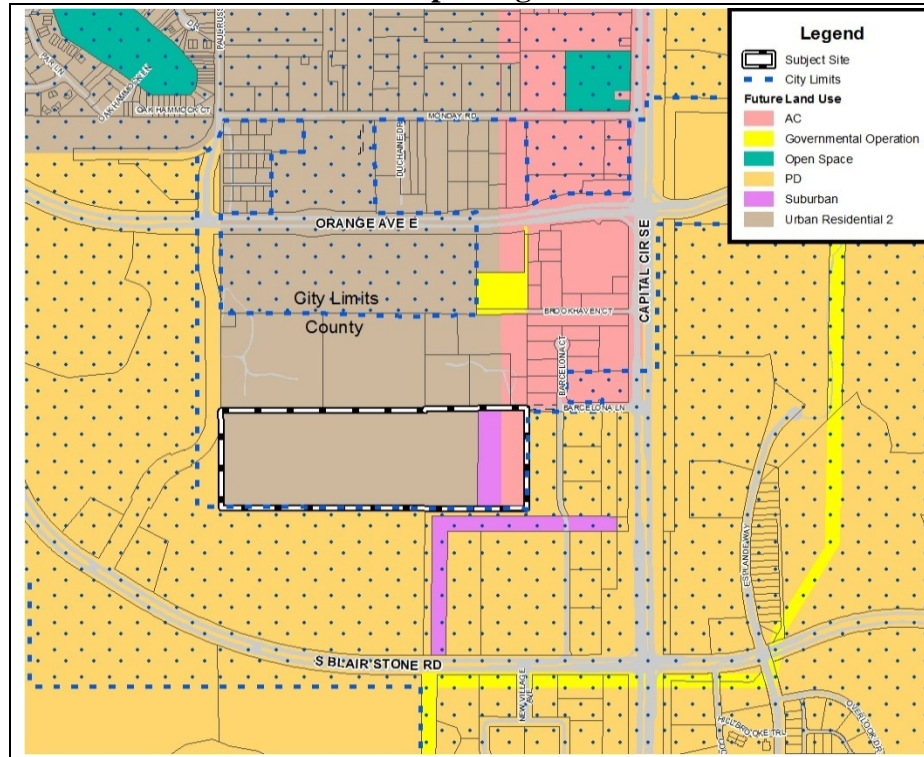
The applicant is requesting the proposed amendment in order to develop the 30-acre site as an office complex.

B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION

The subject site is currently designated Urban Residential 2 (UR-2), Suburban (SUB), and Activity Center (AC) on the Future Land Use Map (FLUM). The proposed amendment would change the FLUM designation of the site to Suburban (SUB).

The following maps illustrate the current and proposed FLUM designations for the subject site.

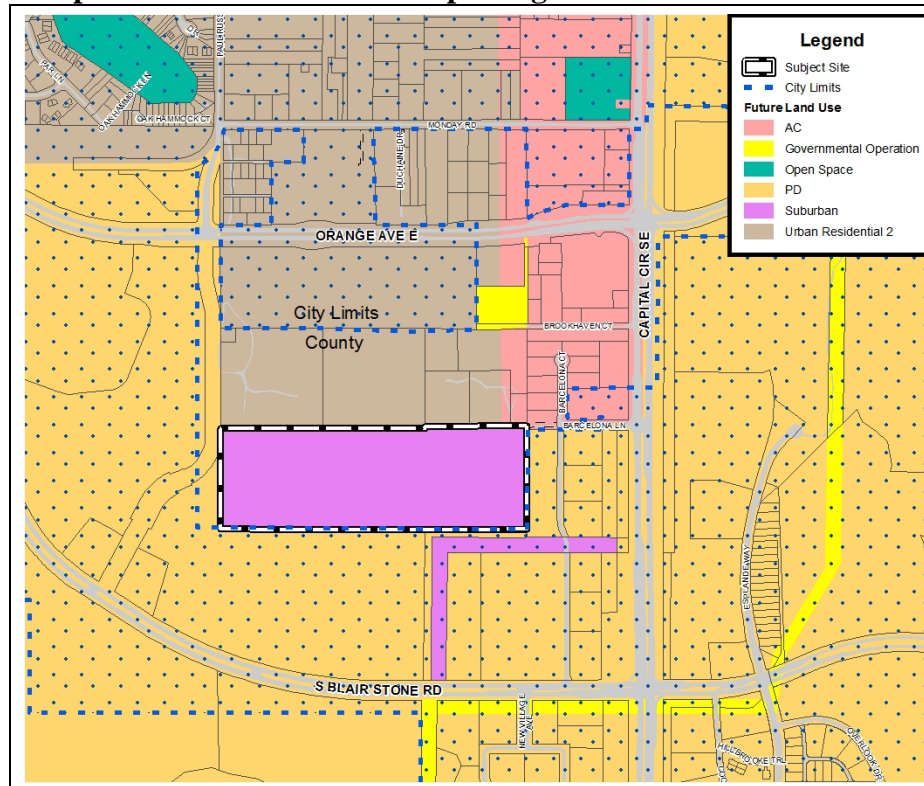
Current Future Land Use Map Designation



Current Designations

- **Urban Residential-2 (UR-2), Suburban (SUB), and Activity Center (AC)**

Proposed Future Land Use Map Designation



Proposed Designation

- **Suburban (SUB)**

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

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 proposed rezoning.

E. SUMMARY OF FINDINGS

Staff presents the following findings of fact:

1. The subject site is located within the Urban Services Area. Policy 1.1.1:[L] directs new development to areas within the Urban Services Area.
2. Policy 2.2.5 [L] states that the Suburban Land Use Category is intended to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Employment opportunities should be located near residential areas, if possible within walking distance. The proposed offices would be adjacent to a new, large apartment complex, single family housing, the new Tallahassee VA Health Care Center, and a Publix. The offices would be accessible to people traveling via Capital Circle SE, and is located in between two minor arterials, Blair Stone Road and Orange Avenue. Additionally, if a new access road is built the offices would presumable be accessible by Orange Avenue or Blair Stone Road.
3. Sec. 10-6.643 of the Tallahassee Land Development Code specifically states that the office Residential 2 (OR-2) district should be located within areas designated Bradfordville Mixed Use or Suburban on the Future Land Use Map of the Comprehensive Plan in areas where employment and residential uses are encouraged to locate in close proximity to each other. The proposed office development would provide employment opportunities for nearby residential uses.
4. The subject site currently lacks adequate roadway access to support traffic generated by an office development. Right-of-way is available on the western side of the subject site where roadway access can be constructed. Additionally, Policy 2.2.5: [L] states that, "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.”

STAFF ANALYSIS

History and Background

The applicant is under contract to purchase the subject site contingent on several factors, including the change of land use and zoning. The applicant’s interest in this property followed the announcement that several large State of Florida offices were planning to relocate from downtown Tallahassee and would need new office space. The subject site is in an area of interest identified for these new offices.

Current and Proposed Future Land Use Categories

Attachment #1 includes the complete comprehensive plan policies for the current and proposed future land use categories:

- Policy 2.2.5: [L]: Suburban (current and proposed for the entire subject site)
- Policy 2.2.9: [L]) Activity Center (current)
- Policy 2.2.24: [L]: Urban Residential 2 (current)

Urban Residential 2 (UR-2), Suburban (SUB), and Activity Center (AC) (Current)

Currently, the 30-acre subject site has three future land use designations: UR-2 (approximately 25 acres), SUB (approximately 2.5 acres), and AC (approximately 2.5 acres). Under these categories, the site could be developed up to 45 Dwelling Units (DU)/acre in some parts, and others would be limited to 20 DU/acre. The primary intent of the UR-2 land use category, which is to be applied only within the Urban Services Area, is to encourage a range of housing density (up to 20 DU/acre), thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of infrastructure. The SUB land use category is intended 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. The AC land use designation is designed for properties to function as urban activity centers by primarily providing for community wide or regional commercial activities located in proximity to multi-family housing and office employment centers. It is intended to provide large scale commercial activities to serve retail needs of large portions of the population.

The UR-2 land use designation does not allow for office or commercial development. Therefore, to develop offices on the site, the land use designation on the Future Land Use Map would need to be amended.

Suburban (Proposed)

The SUB designation is intended 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.

Allowed land uses within the Suburban Future Land Use Category shall be regulated by zoning districts which implement the intent of this category (in this case Office Residential-2), and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Suburban Future Land Use category.

Approximately 2.5 acres of the subject site is already designated SUB.

The proposed amendment would allow up to 20 dwelling units per acre on the entire subject site. This is the same maximum gross density currently allowed in the Urban Residential-2 (approximately 25 acres of the subject site) and the Suburban (approximately 2.5 acre of the subject site) Land Use categories. This would be a reduction in the allowable density on the 2.5 acres currently designated Activity Center, which allows up to 45 units per acre. The Suburban Land Use category, like the Activity Center Land Use category, allows non-residential development. The intensity of non-residential development is based on the Suburban Intensity Guidelines (Table 4) in Policy 2.2.5 (included as Attachment #1).

Consistency with Comprehensive Plan

The proposed amendment is consistent with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan.

Policy 1.1.1: [L] directs new development to areas within the Urban Services Area. The policy states, “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.” The subject site is located within the Urban Services Area.

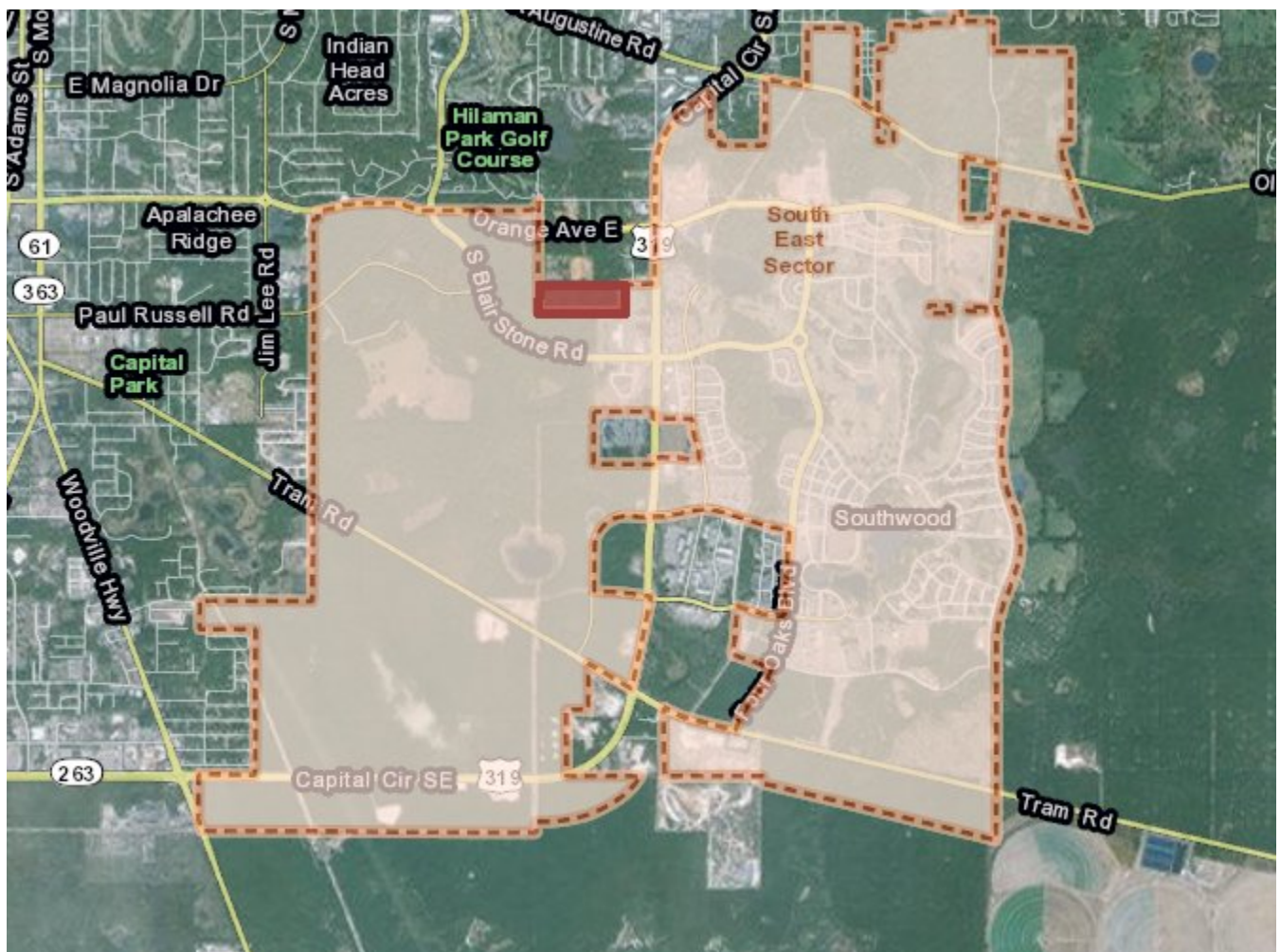
Policy 2.2.5: [L] implements the Suburban land use policy. The Suburban designation is intended to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. 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. 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.

As is the intention of the Suburban land use designation, the development of the subject site into offices may help 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. Property designated as Urban Residential-2 is located directly north of the subject site. This proximity to Urban Residential-2 is consistent with the Suburban Land Use category, which is intended to have convenient access to low to medium density

residential land uses. Buffering requirements between the land use designations as required by the land development code would be addressed during the site planning process.

Policy 2.2.24: [L] implements the Urban Residential-2 land use policy. 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.

As shown on the map below, the subject site is adjacent to the Southeast Sector Plan Area on three sides (west, east, and south). Objective 10.1: [L], the Southeast Sector 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.” While the subject site is not located within the Southeast Sector Plan Area, the proposed amendment and rezoning would allow development consistent with the intent of the adjacent area. The property to the north of the subject site is designated Urban Residential-2.



Zoning

Attachment #2 includes the zoning district charts for the current and proposed zoning districts:

- Section 10-6.637: R-3 Single- and Two-Family Residential District (current)
- Section 10-6.614: AC High Intensity Urban Activity Center District (current)
- Section 10-6.643: OR-2 Office Residential 2 (proposed)

Section 10-6.643: The subject site is proposed to be rezoned to the Office Residential-2 (OR-2) District, which is intended to be located within areas designated Bradfordville Mixed Use or Suburban on the Future Land Use Map of the Comprehensive Plan in areas where employment and residential uses are encouraged to locate in close proximity to each other. The provisions of this district are intended to promote urban density and intensity of residential and office uses and the mixing of permitted uses to promote the use of public transit and the efficient use of public infrastructure. This proposed rezoning is consistent with the surrounding zoning districts, which permit a mixture of uses.

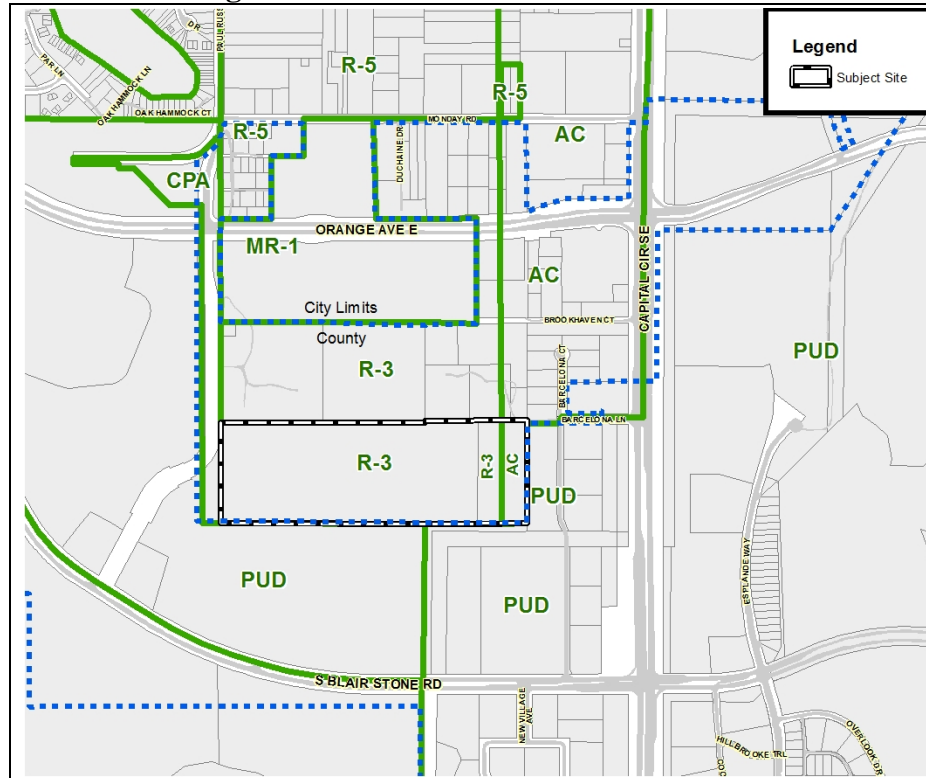
One of the principal uses of the OR-2 zoning category is non-medical offices and services, including business and government offices and services. The proposed development is consistent with this, as the applicant would like to develop the site with non-medical offices.

Directly to the North of the subject site is R-3 Single- and Two-Family Residential District zoning. Section 10-6.637 defines the R-3 District, which is intended to be located in areas designated Bradfordville Mixed Use, Urban Residential, Urban Residential-2, or Suburban on the FLUM of the Comprehensive Plan which contain or are anticipated to contain a wide range of single-family and two-family housing types. In addition to single-family attached and detached dwellings, two-family dwellings, and zero lot line single-family detached dwellings, permitted principal uses for the R-3 District include community facilities related to residential uses including religious facilities, police/fire stations, and elementary, middle, vocational, and exception student education schools; golf courses; passive and active recreation facilities.

If this amendment is approved, buffering requirements would be addressed according to the land development regulations during the site planning process.

The following maps illustrate the current and proposed zoning for the Subject Site.

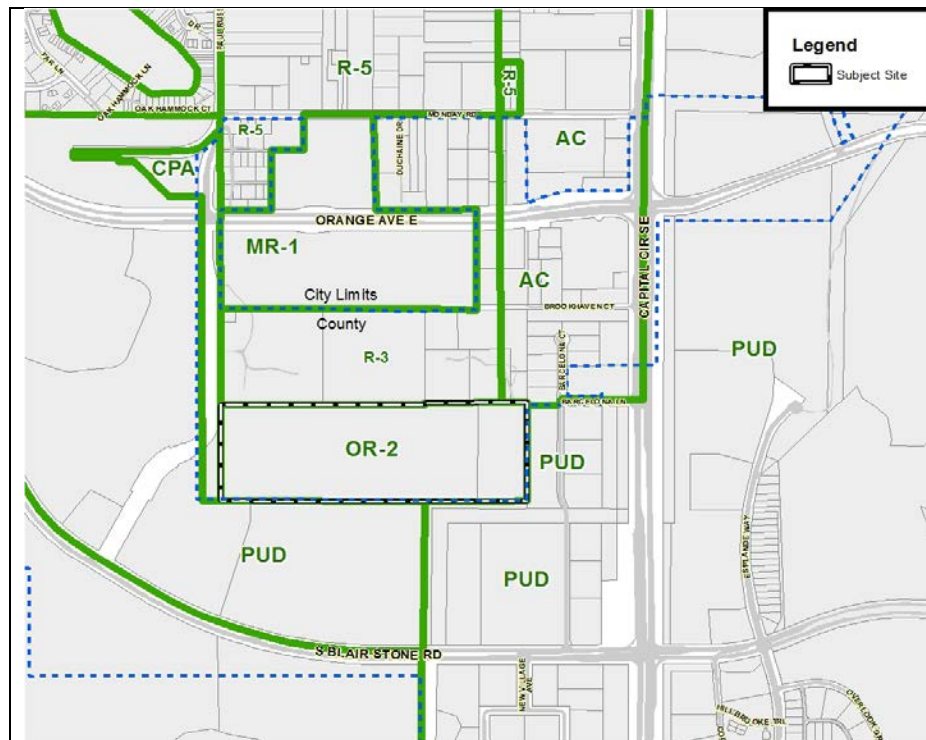
Current Zoning



Current District

- **Single and Two-Family Residential District (R-3) and High Intensity Urban Activity Center District (AC)**

Proposed Zoning



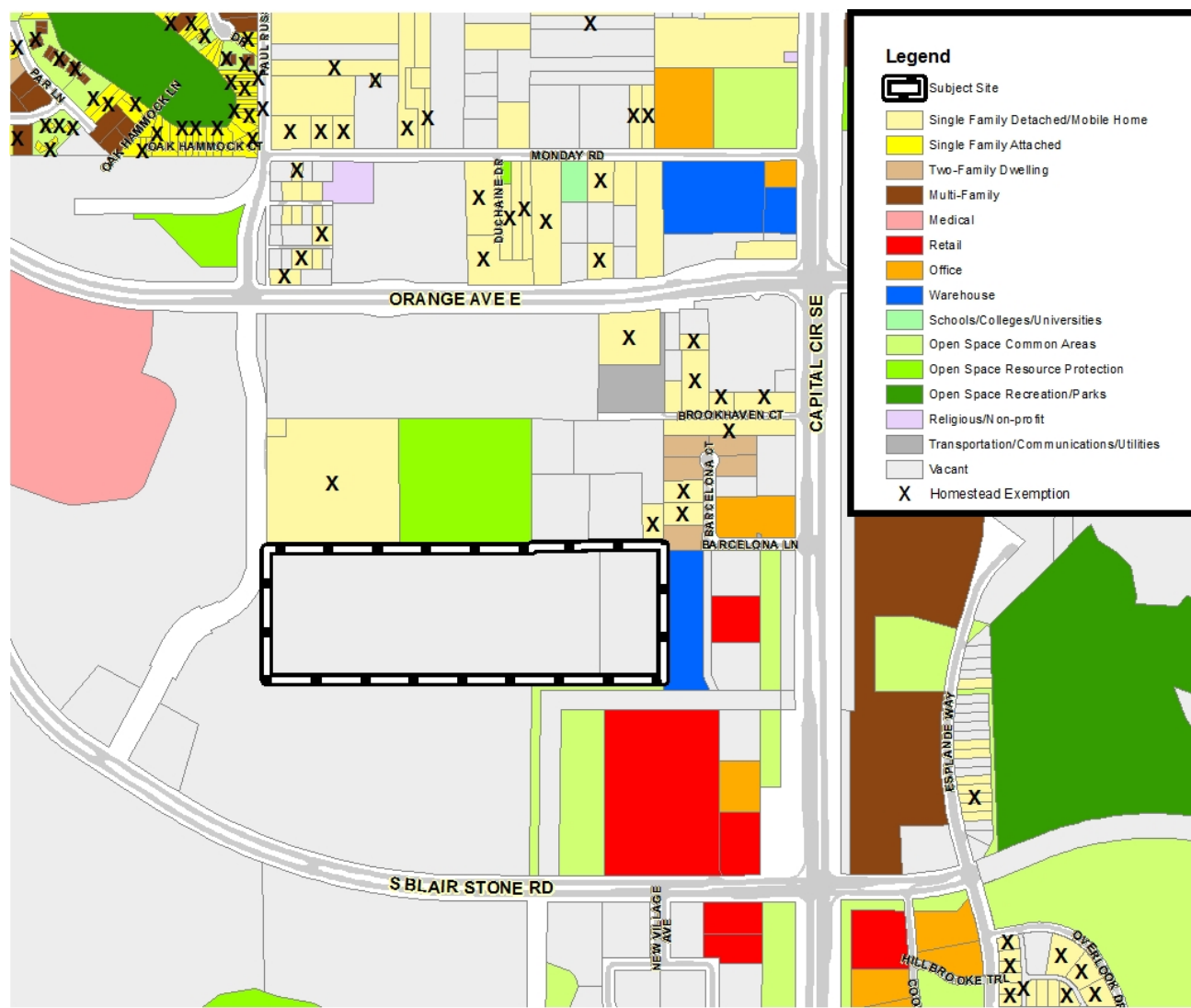
Proposed District

- **Office Residential 2 (OR-2)**

Existing Land Uses

This 30-acre site is currently undeveloped. Surrounding parcels are a mix of single family detached/mobile homes, retail, warehouse, open space resource protection, and vacant lots. In the time since the land use category of subject site was amended from Mixed Use to Urban Residential-2 in 2006, the area surrounding the subject site has seen additional growth and development. Most recently, the Tallahassee VA (Department of Veterans Affairs) Health Care Center was developed in 2016 within 1/3 mile of the subject site. The subject site is adjacent to a StorQuest Self-Storage, which had one warehouse built in 2008 and a second warehouse built in 2013. The site is also in close proximity to the Southwood Village Shopping Center (Publix Supermarket) built in 2003 and a Burger King built in 2009.

Existing Land Use Map



Infrastructure Analysis

Water/Sewer

The subject site currently has a sewer easement on the larger parcel, 3109206360000, which could potentially tie into the smaller parcel, 310920639000. Alternatively, the sewer could be extended from Barcelona Court to the smaller parcel (310920639000). Water is available to both parcels through Barcelona Lane.

Schools

The Subject Area is zoned for Conley Elementary School, Fairview Middle School, and Rickards High School. According to the Leon County School Board, the proposed amendment would have no negative impact to Leon County Schools. A new School Impact Analysis will be submitted once the site plan for the site is determined.

Roadway Network

Currently, the only entrance to the subject site is through Barcelona Lane, a local road, located off of Capital Circle SE, a principle arterial road. Barcelona Lane is partly maintained by the City, partly maintained by the County, and partly privately maintained. There is an easement to the west of the larger parcel for the future extension of Paul Russell Road, which could potentially be developed into an access road that could connect Orange Avenue to Blair Stone Road. Orange Avenue and Blair Stone Road are both classified as minor arterials. At this time, current access road conditions would not allow development of the site. The applicant is aware of this access limitation and has coordinated with City of Tallahassee Public Infrastructure and Leon County Public Works Departments. The applicant would be responsible for providing access to the site and would work concurrently with site plan development and approval to provide access to the site. The applicant's acknowledgement of access responsibility is included as Attachment #3.

The subject site is located outside of the Multimodal Transportation District (MMTD) and any future development may be subject to transportation concurrency. Transportation concurrency will be addressed at site plan submission.

Pedestrian and Bicycle Network

The site is not immediately accessible via sidewalks, trails, bike lanes, or shared lanes. However, Barcelona Lane does connect to Capital Circle SE, which has sidewalks and bike lanes. Additionally, if access was provided to connect with Blair Stone Road or Orange Ave, both of those roads have sidewalks and bike lanes.

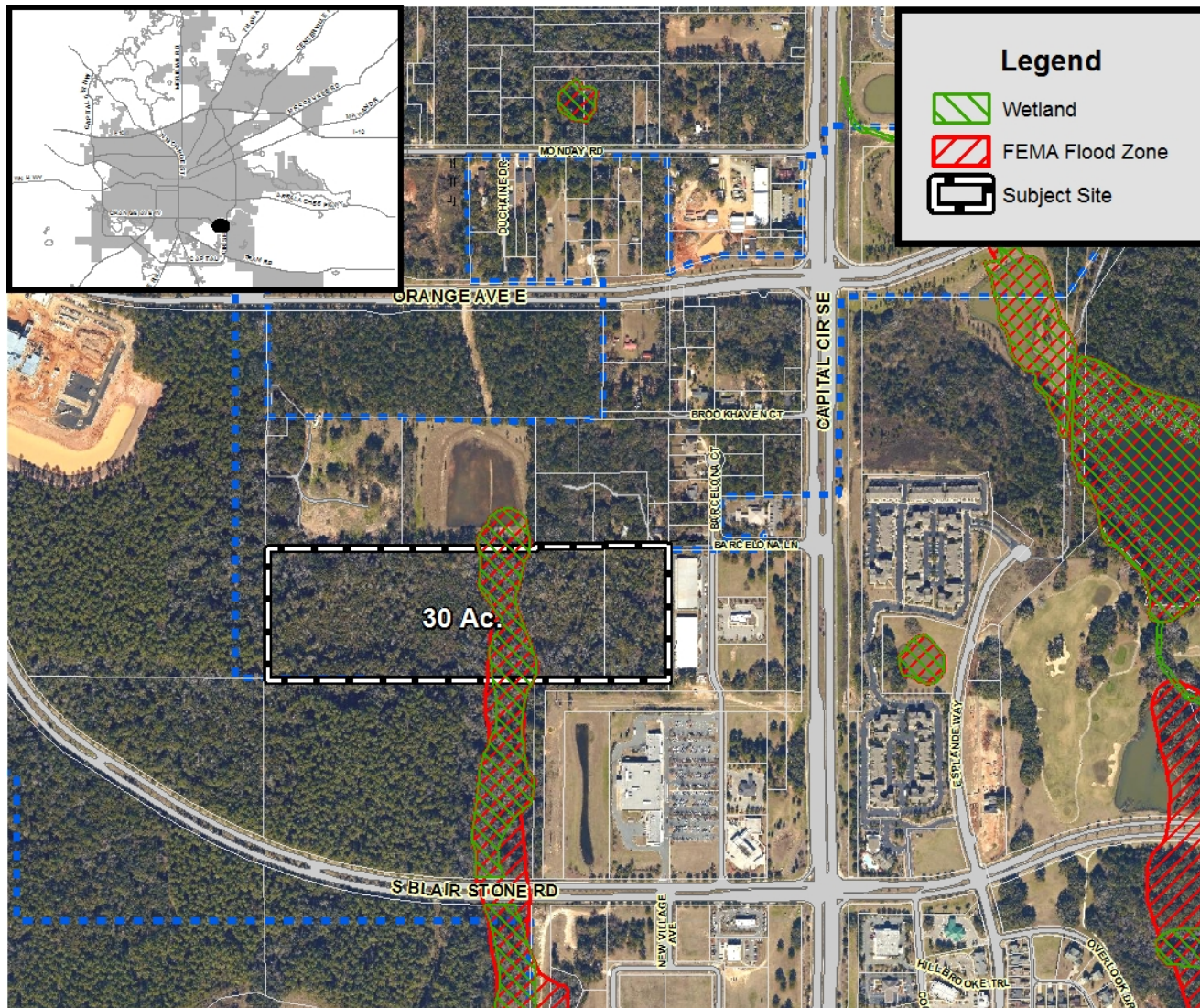
Transit Network

This site is peripherally served by the Southwood Weekday Bus Route. This route runs Monday – Friday from 6:20 am – 7:00 pm and comes every 40 minutes. It stops at the C.K. Steele plaza, the Koger Center, and the Southwood Town Center.

Environmental Analysis

The subject site is currently considered Agricultural Properties by the Property Appraiser and Tax Collector, and is undeveloped. The site is located within the Woodville Recharge Drainage basin, more particularly the Tram Road Closed Basin, as shown on the map below.

Of significance, there are areas of floodplain and wetlands which bifurcate the site, and a terrain grade signature of a potential Karst feature (sinkhole) is located at the northwest corner. In addition to the above, consideration of surface runoff/drainage obligation shall be highlighted, along with the appropriate drainage easement to the benefit of upstream properties to avoid creating “drainage” land locked tracts.



F. PUBLIC OUTREACH AND NOTIFICATION

An initial mailing was sent to 39 property owners within 1,000 feet of Subject Site.

Public Outreach		Date	Details
X	Mail Notification of Proposed Changes	October 23, 2017	Notices Mailed to Property Owners within 1000 feet
X	Notice of Proposed Land Use Change and Rezoning	October 19, 2017	Two signs providing details of proposed land use and zoning changes posted on subject site
X	First Public Open House	November 16, 2017	5:30 PM, Second Floor, Frenchtown Renaissance Center
X	Staff Reports Available Online	December 20, 2017	Email Subscription Notice sent to all users of service

Public Open House - November 16, 2017: 14 citizens attended the first open house to discuss the 2018 Cycle amendments. Of the 14 attendees, five were present to discuss this amendment. They were concerned about how a change in land use and zoning on this property, adjacent to theirs, would increase their taxes.

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 2018 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	November 7, 2017	3:00 PM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	January 2, 2018	6:00 PM, Second Floor, Frenchtown Renaissance Center
X	Joint City-County Commission Workshop	January 23, 2018	1:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	February 27, 2018	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	April 10, 2018	6:00 PM, Fifth Floor, Leon County Courthouse

Local Planning Agency Public Hearing - December 5, 2017: Due to a Blueprint Intergovernmental Agency (IA) meeting being scheduled for the same afternoon, the members of the Local Planning Agency voted to continue the Public Hearing to the January 2, 2018 Local Planning Agency meeting.

Local Planning Agency Public Hearing – January 2, 2018: The Local Planning Agency supported staff's recommendation of approval based upon consistency with the Comprehensive Plan and findings of fact outlined in this staff report.

Joint City-County Commission Workshop – January 23, 2018: The City and County Commission both raised concerns about access to the site and expressed that there would need to be a new primary access because Barcelona Lane was not an appropriate access. In response to these concerns, the applicant provided a letter to Planning Staff explaining that the main access road will be the Paul Russell Road extension and that the new road will be presented in the site plan approval process.

H. ATTACHMENTS

- Attachment #1: Comprehensive Plan policies 2.2.24: [L] Urban Residential 2 (UR-2), Policy 2.2.5: [L] Suburban (SUB), and Policy 2.2.9: [L] Activity Center (AC)
- Attachment #2: Land Development Code sections 10-6.637 Single- and Two-Family Residential District (R-3), section 10-6.614 High Intensity Urban Activity Center District (AC), and section 10-6.6.43 Office Residential 2 (OR-2)
- Attachment #3: Email from the applicant regarding roadway access to the site



2018 Comprehensive Plan Amendment Cycle
LMA201805
Barcelona Offices

Attachment #1

Comprehensive Plan Policies

- Policies 2.2.24: [L] Urban Residential 2 (UR-2),
- Policy 2.2.5: [L] Suburban (SUB),
- Policy 2.2.9: [L] Activity Center (AC)

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	Percent-age 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 st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools	8 to 20 UNITS/ ACRE	20,000 SQ FT/ACRE ⁽⁶⁾	
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)	35-50%
Suburban Corridor	Residential, Office, Commercial, Recreation, Light & Heavy Infrastructure & Community Service	Up to 16 UNITS/ ACRE	Up to 25,000 SQ FT/ACRE (8)	
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	5-10%
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)	

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.



2018 Comprehensive Plan Amendment Cycle
LMA201805
Barcelona Offices

Attachment #2

Land Development Code Sections

- Section 10-6.637 Single- and Two-Family Residential District (R-3)
- Section 10-6.614 High Intensity Urban Activity Center District (AC)
- Section 10-6.6.43 Office Residential 2 (OR-2)

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									
	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
Use Category	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 Dwelings	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.).

Sec. 10-6.614. High Intensity Urban Activity Center District

(a) *Purpose and Intent.* The purpose and intent of high-intensity urban activity center district is to establish an urban activity center providing for community wide or regional commercial activities located in proximity to multi-family housing and office employment centers. This district is intended to provide large-scale commercial activities to serve the retail market of region as well as the community. The intense commercial of this district promotes the efficiency of the transportation system through consolidation of trips and discouragement of the unabated sprawl of commercial activities. Planned, integrated development is required to promote synergy between the different allowable land uses. An integrated pedestrian and bicycle access system shall be provided to afford safe and accessible foot and bike travel between the land uses. The district is intended to facilitate efficient traffic flow by allowing only land uses developed with comprehensively planned access, egress, and internal circulation systems. The district will also allow residential development of complimentary intensity of sixteen (16) to forty-five (45) dwelling units per gross acre.

(b) *Allowable Uses.* For the purpose of this article, the following land use types are allowable in this zoning district and are controlled by the Land Use Development Standards of this article, the Comprehensive Plan and Schedules of Permitted Uses.

- (1) Minor Commercial
- (2) Neighborhood Commercial
- (3) Community Commercial
- (4) Regional Commercial
- (5) Highway Commercial
- (6) Minor Office
- (7) Major Office
- (8) Office Park
- (9) Medium Density Residential
- (10) High Density Residential
- (11) Passive Recreation
- (12) Active Recreation
- (13) Community Services
- (14) Light Infrastructure
- (15) Postsecondary
- (16) Light Industrial--Minor

(c) *List of Permitted Uses.* See Schedules of Permitted Uses, section 10-1207(a). 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.

(d) *Development Standards.* All proposed development shall meet the commercial site location standards (section 10-922); buffer zone standards (section 10-923); the parking and loading requirements (division 7); and the land use development criteria as specified in section 10-1207.

SECTION 10-6.614 HIGH INTENSITY URBAN ACTIVITY CENTERS DISTRICT
ALLOWABLE USES; APPROPRIATE PERMIT LEVEL AND APPLICABLE DEVELOPMENT AND LOCATIONAL
STANDARDS

P PERMITTED USE
R RESTRICTED USE
S SPECIAL EXCEPTION

SIC CODE	NAME OF USE	DEVELOPMENT AND LOCATIONAL STANDARDS													
		MC	NC	CC	RC	HC	MO	MJO	OP	MR	HR	AR	CS	LI	MI
	RESIDENTIAL														
	Dwelling, Multiple-Family									P	P				
	RETAIL TRADE														
521	Lumber and other building materials	P	P	P	P	P									
523	Paint, glass, and wallpaper stores	P	P	P	P	P									
525	Hardware stores	P	P	P	P	P									
526	Retail nurseries and garden stores	P	P	P	P	P									
527	Mobile home dealers	P	P	P	P	P									
531	Department stores	P	P	P	P	P									
533	Variety stores	P	P	P	P	P									
539	Misc. general merchandise stores	P	P	P	P	P									
541	Grocery stores	P	P	P	P	P									
542	Meat and fish markets	P	P	P	P	P									
543	Fruit and vegetable markets	P	P	P	P	P									
544	Candy, nut and confectionery stores	P	P	P	P	P									
545	Dairy products stores	P	P	P	P	P									
546	Retail bakeries	P	P	P	P	P									
551	New and used car dealers	P	P	P	P	P									
553	Auto and home supply stores	P	P	P	P	P									
554	Gasoline service stations	P	P	P	P	P									
555	Boat dealers	P	P	P	P	P									
556	Recreational vehicle dealers	P	P	P	P	P									
557	Motorcycle dealers	P	P	P	P	P									
56	Apparel and accessory stores	P	P	P	P	P									
571	Furniture and home furnishings stores	P	P	P	P	P									
572	Household appliance stores	P	P	P	P	P									

LEGEND	
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OP	= OFFICE PARK
MR	= MEDIUM DENSITY RESIDENTIAL
HR	= HIGH DENSITY RESIDENTIAL
AR	= ACTIVE RECREATION
CS	= COMMUNITY SERVICES
LI	= LIGHT INFRASTRUCTURE
MI	= MINOR LIGHT INDUSTRIAL

SECTION 10-6.614- HIGH INTENSITY URBAN ACTIVITY CENTERS DISTRICT
ALLOWABLE USES; APPROPRIATE PERMIT LEVEL AND APPLICABLE DEVELOPMENT AND LOCATIONAL
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		MC	NC	CC	RC	HC	MO	MJO	OP	MR	HR	AR	CS	LI	MI
573	Radio, television, & computer stores	P	P	P	P	P									
5736	Musical instrument stores	P	P	P	P	P									
581	Eating and drinking places	P	P	P	P	P									
591	Drug stores and proprietary stores	P	P	P	P	P									
592	Liquor stores	P	P	P	P	P									
593	Used merchandise stores	P	P	P	P	P									
5941	Sporting goods and bicycle shops	P	P	P	P	P									
5942	Book stores	P	P	P	P	P									
5943	Stationery stores	P	P	P	P	P									
5944	Jewelry stores	P	P	P	P	P									
5945	Hobby, toy, and game shops	P	P	P	P	P									
5946	Camera & photographic supply stores	P	P	P	P	P									
5947	Gift, novelty, and souvenir shops	P	P	P	P	P									
5948	Luggage and leather goods stores	P	P	P	P	P									
5949	Sewing, needlework, and piece goods	P	P	P	P	P									
5961	Catalog and mail-order houses	P	P	P	P	P									
5992	Florists	P	P	P	P	P									
5993	Tobacco stores and stands	P	P	P	P	P									
5994	News dealers and newsstands	P	P	P	P	P									
5995	Optical goods stores	P	P	P	P	P									
5999	Miscellaneous retail stores, nec	P	P	P	P	P									
	FINANCE, INSURANCE,														
	AND REAL ESTATE														
601	Central reserve depositories	P	P	P	P	P	P	P	P						
602	Commercial banks	P	P	P	P	P	P	P	P						
603	Savings institutions	P	P	P	P	P	P	P	P						

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SECTION 10-6.614 - HIGH INTENSITY URBAN ACTIVITY CENTERS DISTRICT
ALLOWABLE USES; APPROPRIATE PERMIT LEVEL AND APPLICABLE DEVELOPMENT AND LOCATIONAL
STANDARDS

P PERMITTED USE
R RESTRICTED USE
S SPECIAL EXCEPTION

SIC CODE	NAME OF USE	DEVELOPMENT AND LOCATIONAL STANDARDS													
		MC	NC	CC	RC	HC	MO	MJO	OP	MR	HR	AR	CS	LI	MI
606	Credit unions	P	P	P	P	P	P	P	P						
611	Federal & federal sponsored credit	P	P	P	P	P	P	P	P						
614	Personal credit institutions	P	P	P	P	P	P	P	P						
616	Mortgage bankers and brokers	P	P	P	P	P	P	P	P						
62	Security and commodity brokers	P	P	P	P	P	P	P	P						
64	Insurance agents, brokers, & service	P	P	P	P	P	P	P	P						
65	Real estate	P	P	P	P	P	P	P	P						
654	Title abstract offices	P	P	P	P	P	P	P	P						
	SERVICES														
701	Hotels and motels	P	P	P	P	P			P						
702	Rooming and boarding houses; dorms	P	P	P	P	P									
721	Laundry, cleaning, & garment services	P	P	P	P	P									
7215	Coin-operated laundries and cleaning	P	P	P	P	P									
723	Beauty shops	P	P	P	P	P									
724	Barber shops	P	P	P	P	P									
725	Shoe repair and shoeshine parlors	P	P	P	P	P									
726	Funeral service and crematories	P	P	P	P	P									
7299	Miscellaneous personal services	P	P	P	P	P									
7311	Advertising agencies	P	P	P	P	P	P	P	P						
732	Credit reporting and collection	P	P	P	P	P	P	P	P						
7334	Photocopying & duplicating services	P	P	P	P	P	P	P	P						
7335	Commercial photography	P	P	P	P	P	P	P	P						
7336	Commercial art and graphic design	P	P	P	P	P	P	P	P						
7353	Heavy construction equipment rental	P	P	P	P	P	P	P	P						
7359	Equipment rental & leasing, nec	P	P	P	P	P	P	P	P						
7361	Employment agencies	P	P	P	P	P	P	P	P						
737	Computer and data processing services	P	P	P	P	P	P	P	P						

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SECTION 10-6.614 - HIGH INTENSITY URBAN ACTIVITY CENTERS DISTRICT
ALLOWABLE USES; APPROPRIATE PERMIT LEVEL AND APPLICABLE DEVELOPMENT AND LOCATIONAL
STANDARDS

P PERMITTED USE

R RESTRICTED USE

S SPECIAL EXCEPTION

SIC CODE	NAME OF USE	DEVELOPMENT AND LOCATIONAL STANDARDS													
		MC	NC	CC	RC	HC	MO	MJO	OP	MR	HR	AR	CS	LI	MI
742	Veterinarians	P	P	P		P									
751	Automotive rentals, no drivers	P	P	P	P	P									
752	Automobile parking	P	P	P	P	P									
753	Automotive repair shops	P	P	P	P	P									
754	Automotive services, except repair	P	P	P	P	P									
762	Electrical repair shops	P	P	P	P	P									
763	Watch, clock, and jewelry repair	P	P	P	P	P									
764	Reupholstery and furniture repair	P	P	P	P	P									
783	Motion picture theaters	P	P	P	P	P									
784	Video tape rental	P	P	P	P	P									
791	Dance studios, schools, and halls	P	P	P	P	P									
793	Bowling centers	P	P	P	P	P									
794	Commercial sports	P	P	P	P	P									
7991	Physical fitness facilities	P	P	P	P	P									
7992	Public golf courses	P	P	P	P	P									
7993	Coin-operated amusement devices	P	P	P	P	P									
7996	Amusement parks	P	P	P	P	P									
7997	Membership sports & recreation clubs	P	P	P	P	P									
801	Offices & clinics of Medical doctors					P	P	P							
802	Offices and clinics of dentists					P	P	P							
804	Offices of other health practitioners					P	P	P							
805	Nursing and personal care facilities					P	P	P		P					
806	Hospitals					P	P	P				P			
807	Medical and dental laboratories					P	P	P				P			
808	Home health care services					P	P	P				P			
81	Legal services					P	P	P							
821	Elementary and secondary schools												S		
823	Libraries - Less than 7500 sq. ft.	P	P	P	P	P	P	P		P					

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SECTION 10-6.614 - HIGH INTENSITY URBAN ACTIVITY CENTERS DISTRICTALLOWABLE USES;
APPROPRIATE PERMIT LEVEL AND APPLICABLE DEVELOPMENT AND LOCATIONAL STANDARDS

P PERMITTED USE

R RESTRICTED USE

S SPECIAL EXCEPTION

SIC CODE	NAME OF USE	DEVELOPMENT AND LOCATIONAL STANDARDS													
		MC	NC	CC	RC	HC	MO	MJO	OP	MR	HR	AR	CS	LI	MI
823	Libraries												S		
824	Vocational schools												S		
835	Day care services	P	P	P	P				P						
836	Residential care	P	P	P	P				P						
841	Museums and art galleries			P	P							P			
842	Botanical and zoological gardens											P			
864	Civic and social associations			P	P										
866	Religious organizations	P	P	P	P	P	P	P	P						
871	Engineering & architectural services						P	P	P						
872	Accounting, auditing, & bookkeeping						P	P	P						
873	Research and testing services						P	P	P						
874	Management and public relations						P	P	P						
	PUBLIC ADMINISTRATION														
91	Executive, legislative, and general						P	P	P				P		
921	Courts						P	P	P				P		
922	Public order and safety												P		
9221	Police protection												P		
9224	Fire protection												P		
	RECREATION														
	Hiking & Nature Trails											P			
	Picnicking											P			
	Canoe Trails											P			
	Bicycle Trails											P			
	Horseback Riding Trails											P			
	Tot Lots											P			
	Court Sports											P			
	Field Sports											P			
	Boat Landings											P			
	Archaeological Historical Sites											S			

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HIGH INTENSITY URBAN ACTIVITY CENTER
MAXIMUM ALLOWABLE FLOOR AREA
SECTION 10-6.614

COMMERCIAL LAND USE TYPE	ACTIVITY CENTER
MINOR*	
Total Location	80,000
Single Site or Quadrant	20,000
Single Structure	20,000
NEIGHBORHOOD**	
Total Location	400,000
Single Site or Quadrant	400,000
Single Structure	400,000
COMMUNITY	
Total Location	800,000
Single Site or Quadrant	800,000
Single Structure	800,000
REGIONAL	
Total Location	4,000,000
Single Site or Quadrant	4,000,000
Single Structure	4,000,000

*Maximum of 10,000 gross square feet, if located on a local street.

**Only one neighborhood commercial site (quadrant) will be permitted at the intersection of a major collector and arterial road. The maximum allowable commercial development permitted at the neighborhood commercial area located at the intersection of two major collectors is 50,000 sq. ft. g.s.l.a.

SECTION 10.6.614
MINIMUM DEVELOPMENT STANDARDS
HIGH INTENSITY ACTIVITY CENTER

	MEDIUM OR HIGH DENSITY RESIDENTIAL, COMMERCIAL, OFFICE	INDUSTRIAL LIGHT	COMMUNITY SERVICES; ACTIVE RECREATION; PUBLIC, PRIMARY AND SECONDARY SCHOOLS
MINIMUM SETBACKS			
Front Yard			
Building	20	20	20
Parking	20	20	20
Corner Yard			
Building	20	20	20
Parking	20	20	20
Side Yard			
Building	5	10	5
Parking	5	10	5
Rear Yard			
Building	20	20	20
Parking	10	10	10
Adjoining Lower Intensity			
Zoning District			
Building	50	50	--
Parking	20	20	--
MAXIMUM % IMPERVIOUS			
SURFACE AREA*	75	60	75
HEIGHTS			
Max. at Bldg. Envelope			
Perimeter	40	40	50
Addl. Height/Addl.			
Zoning Setback	4'/1'	2'/1'	4'/1'
Total Height	120	120	120

*May utilize fee in lieu provision of EMA/EMO.

Section 10-6.643. OR-2 Office Residential district.

1. District Intent				PERMITTED USES							
				2. Principal Uses				3. Accessory Uses			
<p>The OR-2 district is intended to be located within areas designated Bradfordville Mixed Use or Suburban on the Future Land Use Map of the Comprehensive Plan in areas where employment and residential uses are encouraged to locate in close proximity to each other. The provisions of this district are intended to promote urban density and intensity of residential and office uses and the mixing of permitted uses to promote the use of public transit and the efficient use of public infrastructure. Off-street parking facilities in the OR-2 district shall be located and designed to promote convenient access to pedestrian and mass transit facilities. A variety of housing types, compatible non-retail activities of moderate intensity, retail commercial activities (limited to the ground floor), and certain community and recreational facilities related to office or residential uses are permitted in the OR-2 district. The maximum gross density allowed for new residential development in the OR-2 district is 16 dwelling units per acre, while the minimum gross density allowed is 8 dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum densities.</p> <p>In order to implement the business park development pattern, a minimum of 10 acres is required with at least 3 types of uses which shall include office and commercial.</p>				<p>(1) Banks and other financial institutions. (2) Broadcasting studios. (3) Community facilities related to office or residential facilities, including libraries, religious facilities, police/fire stations, and elementary and middle schools and vocational schools. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations. (4) Day care centers. (5) Golf courses. (6) Hotels and motels, including bed and breakfast inns. (7) Medical and dental offices and services, laboratories, and clinics. (8) Multiple-family dwellings. (9) Non-medical offices and services, including business and government offices and services. (10) Nursing homes and other residential care facilities. (11) Off-street parking facilities.</p>				<p>(12) Passive and active recreational facilities. (13) Personal services. (14) Retail drug store with drive thrus (only allowed in a business park development) (15) Retail food and grocery (only allowed in a business park development) (16) Single-family attached dwellings. (17) Single-family detached dwellings. (18) Social, fraternal, and recreational clubs and lodges, including assembly halls. (19) Stand alone restaurants without drive thrus (only allowed in a business park development) (20) Studios for photography, music, art, dance, drama, and voice. (21) Two-family dwellings. (22) Veterinary services, including veterinary hospitals. (23) Zero-lot line single-family detached dwellings. (24) Any use permitted in the C-1 district (and is not listed in uses 1-20 above), provided that the use is on the first floor of a multi-story building containing office and/or residential uses on any of the floors above the first floor.</p>		<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Administrator or designee.</p>	
DEVELOPMENT STANDARDS											
		4. Minimum Lot or Site Size		5. Minimum Building Setbacks				6. Maximum Building Restrictions			
Use Category		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	15 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	
Two-Family Dwellings		8,500 square feet	70 feet	100 feet	15 feet	same as single-family above	15 feet	25 feet	not applicable	3 stories	
Single-Family Attached Dwellings		1,600 s.f. min.; avg. of 2,000 square feet	16 feet	none	15 feet	none	15 feet	25 feet	not applicable	3 stories	
Development Standards Continued on Page 2 of 2											

DEVELOPMENT STANDARDS									
Multiple-Family Dwellings	10,000 square feet	80 feet	100 feet	15 feet	15 feet on each side	25 feet	10 feet	not applicable	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
Any Permitted Principal Non-Residential Use	12,000 square feet	60 feet	100 feet	15 feet	15 feet on each side	25 feet	10 feet	20,000 square feet of gross building floor area per acre	3 stories
Commercial Uses (Only Allowed in Business Park Development)	12,000 square feet	60 feet	100 feet	15 feet	15 feet on each side	25 feet	10 feet	20,000 square feet of gross building floor area per acre; Individual buildings may not exceed 15,000 gross square feet	3 stories
7. Additional Criteria and Restrictions for Business Park Development: Commercial uses shall not exceed 25% of the total square feet of the development.									

- 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.).



2018 Comprehensive Plan Amendment Cycle
LMA201805
Barcelona Offices

Attachment #3

Email from the applicant regarding roadway access to the site

From: [Christesen, Julie](#)
To: [White, Artie](#)
Subject: Fwd: 30 acres lot - Barcelona LN
Date: Tuesday, November 28, 2017 2:01:28 PM
Attachments: [image001.png](#)
[image001.png](#)

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From: Ricardo Hernandez <rihernanp@gmail.com>
Sent: Wednesday, November 8, 2017 4:15 PM
Subject: Re: 30 acres lot - Barcelona LN
To: Christesen, Julie <julie.christesen@talgov.com>
Cc: White, Artie <artie.white@talgov.com>

Julie

I got the road plans. I am responsible of building the road and I will do so if I can build office. I can choose if the access will be via Orange Ave or Blair Stone Rd. I was told that the road proposal and final plans is a process that can be done parallel to the site plan approval process. I am aware that access via Barcelona LN is not an option but I would like to know if building the new access road will give me the option to build offices under OR-2.

Sincerely
Ricardo

On Wed, Nov 8, 2017 at 4:01 PM, Christesen, Julie <Julie.Christesen@talgov.com> wrote:

Hi Ricardo –

That's great – I heard from DSEM that it was in the review process as well.

There isn't a way to connect via conference call to the Public Open House, and unfortunately I am not available at all the week of the 20, as I'll be out of the office. I'm happy to speak with you via phone call at any time before that week, though. Were you able to work with the City about the roadway? I think, as the access is currently only Barcelona Lane, you won't be able to construct offices in OR-2 (but we'll know more details once we see the PUV).

Thanks,

Julie

Julie Conn Christesen, AICP

Senior Planner

Tallahassee-Leon County Planning Dept.

Comprehensive Planning & Urban Design

850.891.6433 • Julie.Christesen@talgov.com



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

From: Ricardo Hernandez [mailto:rihernanp@gmail.com]

Sent: Wednesday, November 08, 2017 2:39 PM

To: Christesen, Julie <Julie.Christesen@talgov.com>; White, Artie <Artie.White@talgov.com>

Subject: 30 acres lot - Barcelona LN

Julie / Artie

I hope you are doing well.

I am still waiting to get the PUV report. I was told that Shawna is reviewing it and I should get it soon.

I have one question. Is there any change I can connect via conference call or video to the Nov 16 Workshop?. Unfortunately I can not be there because I have a planned trip to Tallahassee on Nov 20 and 21. Also let me know how is your time availability on Nov 20. I can meet with you any time in the afternoon.

--

Sincerely

Ricardo

--

Sincerely
Ricardo

Citizens Comments

LMA201805

Barcelona Offices

Received as of February 8, 2018

From: [Christesen, Julie](#)
To: [White, Artie](#)
Subject: Fw: Public Open House
Date: Friday, December 08, 2017 8:35:48 AM
Attachments: [image001.png](#)
[Tallahassee Planning Committee 111617.docx](#)

From: Christesen, Julie
Sent: Monday, November 27, 2017 9:37 AM
To: Calhoun, Sherri
Subject: FW: Public Open House

Comments for amendment LMA201805

From: Mary A [mailto:maryash1020@gmail.com]
Sent: Sunday, November 19, 2017 4:04 PM
To: Christesen, Julie <Julie.Christesen@talgov.com>
Subject: Re: Public Open House

Hello Julie,
Please find attached a copy of my concerns from the Public Open House Hearing November 16th, 2017, in Tallahassee, Florida. Please include with other comments associated with the Barcelona Office (LMA201805) proposed amendment to be disseminated to the decision-making Commissioners.

Thank you for your attention to this matter.

Mary R. Ash
(954) 675-3911

"Nurture your mind with great thoughts."

Benjamin Disraeli

On Wed, Nov 15, 2017 at 2:21 PM, Mary A <maryash1020@gmail.com> wrote:

Okay, thank you Julie.

On Nov 15, 2017 2:15 PM, "Christesen, Julie" <Julie.Christesen@talgov.com> wrote:

Mary,

It might be easier and create more of a record if you e-mailed it to me or submitted it through the website. However, you're welcome to give it to us at the meeting if you'd rather.

Julie

From: Mary A [mailto:maryash1020@gmail.com]
Sent: Wednesday, November 15, 2017 2:13 PM
To: Christesen, Julie <Julie.Christesen@talgov.com>
Subject: RE: Public Open House

Okay. Will I be able to submit the page I will be speaking from to the Planning Staff during the meeting?

On Nov 15, 2017 1:13 PM, "Christesen, Julie" <Julie.Christesen@talgov.com> wrote:

Hi Mary,

Planning Staff will put a general summary of input received at the Public Open House into our staff reports that are provided to the Commissioners. Additionally, any comments provided to us via e-mail, through the website, or mailed or faxed, regarding any of the amendments, will be included as an attachment to the staff report provided to the Commissioners.

Thanks,

Julie Conn Christesen, AICP

Senior Planner

Tallahassee-Leon County Planning Dept.

Comprehensive Planning & Urban Design

850.891.6433 • Julie.Christesen@talgov.com

Description: JUST-PLN



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

From: Mary A [mailto:maryash1020@gmail.com]
Sent: Wednesday, November 15, 2017 1:09 PM
To: Christesen, Julie <Julie.Christesen@talgov.com>
Subject: RE: Public Open House

So how will the concerns of the residents be disseminated to the Commissioners and those involved in the decision-making process?

On Nov 15, 2017 12:52 PM, "Christesen, Julie" <Julie.Christesen@talgov.com> wrote:

You're welcome. The public open houses are not recorded.

From: Mary A [mailto:maryash1020@gmail.com]

Sent: Wednesday, November 15, 2017 12:43 PM

To: Christesen, Julie <Julie.Christesen@talgov.com>

Subject: Re: Public Open House

Thanks Julie,

Will the session be recorded?

On Nov 15, 2017 11:46 AM, "Christesen, Julie" <Julie.Christesen@talgov.com> wrote:

Hi Mary,

The Local Planning Commission will not be in attendance at the Public Open House. You'll be speaking to Planning Department Staff.

Thank you,

Julie Conn Christesen, AICP

Senior Planner

Tallahassee-Leon County Planning Dept.

Comprehensive Planning & Urban Design

[850.891.6433](tel:850.891.6433) • Julie.Christesen@talgov.com

Description: JUST-PLN



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

Good evening, I am Mary R. Ash, speaking on the behalf of my mother, Rosella Hall Ash and other family members.

To The Tallahassee Planning Dept. Staff:

The land or real estate we are defending is our heritage, my 90 year old mother, Rosella Hall Ash and my 88 year old, Aunt Willie Lee Hall Alexander's birthright, and, who are stilling living today. My Aunt Katie Mae Hall Elias, and my Aunt Emma Lee Hall DeNeal are now deceased, however, they have passed on their portion of inheritance, from their mother, Inez Thompson Hall, to their descendants. So as you can see, we are defending much more than a piece of land. Our very heritage could be at stake, or even threaten with high property taxes which will impose a hardship on those on a fixed income.

By no means are we trying to stand in the way of progress, it's inevitable, or certain to happen. As we look around us, we see change and progress already in effect. However, we the Hall Family, the land owners, are asking that the zoning laws do not change from residential use to commercial use, at this time.

I believe this request is a reasonable and fair one, in that, there has been no dialogue between the petitioner and the surrounding residents, in particular, those who own land. If the current zoning laws are changed from residential to commercial use, the surrounding undeveloped land will (1) increase in value, causing property taxes to increase and escalate, imposing a hardship on those who are on a fixed income, as well as, the hard-working citizen. (2) the surrounding undeveloped land will inhabit a great amount of wildlife, such as snakes, bears, possums, rabbits, raccoons, wildcats, etc. and (3) with increased wildlife migrating to the undeveloped land, where currently, young children and adults live, livelihoods would be threaten, and endangered.

What we are asking, now that we are faced with an imposition, is additional time to have dialogue with the petitioners, the surrounding residents, and with family members to discuss the best and fair outcome for all. In addition, time is needed

to strategize and implement a plan, should property taxes increase beyond necessary provisions.

Attachment #13
Page 6 of 6

As stated earlier, change is inevitable, it's bound to happen, but it should be met with excitement and enthusiasm, not opposition. After all, this country is a democracy, not a dictatorship. Meaning, ruling in favor of changing the land use from residential to commercial at this time, is coercing the surrounding residents into hardships or forcing us to give up our inheritance by default, not by choice.

In reviewing the application submitted by Mr. Ricardo Hernandez, on behalf of the Townsend Mary D Trust, no effort has been made to reach out to the surrounding residents or land owners regarding the purpose of changing the land use from residential to commercial, other than filing an application to do so. All things have been considered in the application, except one thing, the hardship or heavy taxation that will be placed on the nearby land owners, once their projects are under construction and fully developed.

Upon my research and preparation for this meeting, I found out that my family is already paying almost 6 times as much, in property taxes, for almost 10 acres vs 30 acres of the Townsend Mary D Trust, although, Mrs. Townsend's land is under a special category. So my questions to the Tallahassee Planning Dept. is what provisions, supplements, programs or relief is there to assist land owners in paying their taxes, when they are increased, due to nearby development and projects? (Pause, wait for answer). Do you have information or council available to advise land owners of alternatives to reduce property taxes, due to surrounding or future developments?

In conclusion, we are asking all those involved with the decision-making process to take into consideration our request NOT TO CHANGE THE LAND USE FROM RESIDENTIAL TO COMMERCIAL, and to put yourselves in our shoes, would you want your property taxes to increase drastically before a strategy or plan is put into place to save your inheritance or land?

Thank you for allowing us to voice our concerns.



2018 Comprehensive Plan Amendment Cycle
PCT201801
Research and Innovation and
Industry and Mining Land Uses

SUMMARY		
Applicant:	Proposed Change	TLCPD Recommendation:
Tallahassee-Leon County Planning Department	Adoption of new <i>Research and Innovation</i> and <i>Industry and Mining</i> Land Use categories	Approve
TLCPD Staff:	Comprehensive Plan Element	LPA Recommendation:
Artie White	Land Use Element	Approve
Contact Information:	Policy Number(s)	
Artie.White@Talgov.com (850) 891-6400	Policy 2.2.27	
Date: November 13, 2017	Updated: February 8, 2018	

A. SUMMARY:

The proposed amendment would update the Land Use Element of the Tallahassee-Leon County Comprehensive Plan to include a *Research and Innovation* Land Use category and an *Industry and Mining* Land Use category. The proposed *Research and Innovation* land use category addresses research and development uses and innovation districts. The proposed *Industry and Mining* Land Use category addresses light industrial uses, mining uses, and heavy industrial uses. The proposed land use categories set guidelines for the development of implementing zoning districts.

B. STAFF RECOMMENDATION:

Approve.

C. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

Find the proposed text amendment consistent with the adopted Goals, Objectives, and Policies in the Comprehensive Plan and recommend approval.

D. PROPOSED POLICY CHANGE:

See Attachment #1 (Proposed Land Uses) and Attachment #2 (proposed text amendments for internal consistency).

E. APPLICANT'S REASON FOR THE AMENDMENT:

The proposed amendment is intended to acknowledge changes and technological advances in the fields of research and development, advanced manufacturing, and industrial and light industrial operations. The proposed amendment also provides guidance for the development of land development regulations that address the compatibility of these uses with other uses in the community.

F. STAFF ANALYSIS

History and Background

The preliminary concept for the proposed land use categories arose through the effort to update the Land Use Element of the Comprehensive Plan. During the public outreach for this effort, themes that were discussed included the need for high paying jobs, the need for economic diversification, and the need to address compatibility of different uses more effectively.

During this time, the Office of Economic Vitality prepared Manufacturing Development Program ordinances for consideration by the City Commission and Board of County Commissioners. The Planning Department and Office of Economic Vitality began discussing how manufacturing can be promoted and encouraged in appropriate locations.

Additionally, the Leon County Development Support and Environmental Services Department requested assistance from the Planning Department on how to address legal, non-conforming mines permitted in unincorporated Leon County. Because of this request, the proposed amendment was initiated in advance of other Land Use Element Update amendments.

If approved, the Planning Department will work closely with the City of Tallahassee Growth Management Department and the Leon County Development Support and Environmental Services Department on updates to the Land Development Regulations to implement the new land use categories.

Previous Commission Consideration

The initiation of the proposed amendment is consistent with the direction from the City Commission and Board of County Commissioners to align the land use and development plan with established community priorities, beginning with a comprehensive assessment and revision of the Land Use Element. This direction is included in Leon County's FY2017-2021 Strategic Plan as a Quality of Life 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)

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	November 7, 2017	3:00 PM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	February 6, 2018	6:00 PM, Second Floor, Frenchtown Renaissance Center
X	Joint City-County Commission Workshop	January 23, 2018	1:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	February 27, 2018	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	April 10, 2018	6:00 PM, Fifth Floor, Leon County Courthouse

Public Open House – November 16, 2017: 14 citizens attended the first open house to discuss the 2018 Cycle amendments. Of the 14 attendees, none were present to discuss this amendment. There were no questions or comments on this proposed amendment.

Science Advisory Committee – December 1, 2017: Staff presented the proposed Research and Industry Land Use Category to the Science Advisory Committee and requested input and feedback. The Committee discussed the amendment and was generally in support of the proposed amendment, but took no formal vote on the item.

Water Resources Committee – December 4, 2017: Staff presented the proposed Research and Industry Land Use Category to the Water Resources Committee and answered questions regarding the proposed amendment.

Local Planning Agency Public Hearing – December 5, 2017: Due to a Blueprint Intergovernmental Agency (IA) meeting being scheduled for the same afternoon, the members of the Local Planning Agency voted to continue the Public Hearing to the January 2, 2018 Local Planning Agency meeting.

Local Planning Agency Public Hearing – January 2, 2018: Local Planning Agency voted to continue the Public Hearing to the February 6, 2018 Local Planning Agency meeting to provide staff additional time to further refine the density and intensity standards for the proposed land use category.

Joint City-County Commission Workshop – January 23, 2018: During the workshop, the Board of County Commissioners and the City Commission provided feedback on the proposed Research and Innovation Land Use category that separating the research and innovation uses from the industrial and mining uses may be more appropriate than including them under one land use category. Feedback was also given to ensure that the proposed amendment maintain consistency with local ordinances that ban hydraulic fracturing (fracking). Based on this direction, the Research and Innovation Land Use category was separated into two proposed land use categories: Research and Innovation and Industry and Mining.

Local Planning Agency Public Hearing – January 2, 2018: The Local Planning Agency supported staff's recommendation of approval based upon consistency with the Comprehensive Plan and findings of fact outlined in this staff report.

F. CONCLUSION:

Based on the above analysis, Planning Department staff recommends approval of the amendment request for the following reasons:

- Consistency Comprehensive Plan policies
- Consistency with previous City or County Commission actions
- Consistency with Planning Department projects, initiatives, etc.

H. ATTACHMENTS:

Attachment #1: Proposed land use categories

Attachment #2: Proposed text amendments to provide internal consistency with the proposed land use categories


2018 Comprehensive Plan Amendment Cycle

PCT201801

 Research and Innovation and
 Industry and Mining Land Uses

Attachment #1: Proposed Land Uses
Research and Innovation Land Use
INTENT

Districts that support research and innovation are key components of an economic development strategy for the City of Tallahassee and Leon County. Maintaining lands used for research and innovation and expanding these uses in appropriate areas are necessary for job creation, flexibility to adapt to changing economic trends, and economic diversification essential for the community's future.

The intent of the Research and Innovation Land Use category is to recognize the variety of uses that occur in these districts and to facilitate the location of jobs relative to the homes of people who can provide critical talent in skilled trades.

Research and Innovation uses should be encouraged in areas with access to transit, bicycle, and pedestrian facilities. Because of the need for infrastructure and public services, the Research and Innovation Land Use shall only apply to areas located within the Urban Services Area.

ALLOWABLE USES, DENSITIES, AND INTENSITIES

The Research and Innovation Land Use category accommodates a variety of uses that may have similar demands on public infrastructure. Research and Development and Innovation District uses are allowable in the Research and Innovation Land Use.

1. Research and Development – Research and Development uses shall be permitted at a maximum intensity of 45,000 square feet of gross building floor area per acre. Mixed use Research and Development projects may include commercial, office (other than the research and development uses), and residential uses. These ancillary uses may not exceed 40% of the total gross square footage of a Research and Development project.

2. Innovation District – Innovation Districts may include up to 45,000 square feet of gross building floor area per acre. The mixture of uses shall emphasize the technological and collaborative nature of these districts by including in the buildable square footage up to

80% in Innovation District, Research and Development, or compatible Light Industrial uses, up to 40% residential uses, and up to 40% in other non-residential support uses. Design standards detailed in the land development code shall provide for the protection of adjacent non-research and innovation properties by arranging the residential uses and non-research and innovation uses as a buffer or transition to adjacent properties.

SPECIAL CONDITIONS

The following special conditions shall apply to the Research and Innovation Future 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 Research and Innovation Land Use.
2. Site plans must demonstrate the protection of adjacent non-research and innovation properties through development standards outlined in the land development codes.
3. A plan for vehicular access to and from the site addressing delivery trucks and specialized equipment must be submitted with site plans and must demonstrate compatibility with adjacent land uses.

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 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-science and industry 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.

GLOSSARY

Research and Development: Research and Development uses shall have minimal offsite impacts and include facilities for developing technologies related to the physical and life sciences. Facilities may include laboratories, wet laboratories, classrooms, commercialization centers, coworking spaces, makerspaces, craftsman studios, proof of concept centers, and related facilities. Active and passive recreation, open space, hotels, restaurants, and limited retail and residential are allowed as ancillary uses to support the collaborative nature of research and development centers.

Light Industrial: Light Industrial uses typically constrain potentially offensive impacts onsite, either through complete enclosure or a combination of enclosure and screening. Light Industrial uses shall 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. Ancillary commercial uses designed to serve adjacent workers may be permitted. Light Industrial uses are not dependent upon direct access to rail facilities for off-loading and on-loading. Mixed Use Industrial sites allow light industrial uses supported by training facilities, offices, restaurants, small scale commercial storefronts, factory tours, retail, ancillary residential and/or open space uses.

Mining: Mining uses have the potential for substantial offsite impacts and alterations to the land structure on and around the mining site. Mining uses shall include the mining and quarrying of sand, gravel, clay, limestone, ceramic, and refractory minerals. Mining uses do not include hydraulic fracturing. Mining uses typically depend on a transportation system that can support large and heavy trucks.

Hydraulic Fracturing: The process by which fractures are created by pumping fluids at high pressure into target rock formations to stimulate the flow of natural gas or oil, increasing the volumes that can be recovered.

Heavy Industrial: Heavy industrial uses have or may have substantial offsite impacts, such as noise, vibrations, smoke, dust and particulate matter, and noxious or odorous gases. Heavy industrial uses typically depend on access to Strategic Intermodal System (SIS) facilities, rail facilities, or airport facilities.

Commercialization Centers: Facilities designed to further develop technologies through research partnerships, assistance with patents, and support for delivering products to the market through licensing and the creation of companies.

Coworking Spaces: Shared workplaces or offices that facilitate the social gathering of a group of people who are still working independently. Unlike in a typical office, those utilizing coworking spaces are usually not employed by the same organization. Coworking spaces are often attractive to work-at-home professionals, independent contractors, or people who travel frequently.

Makerspaces: Collaborative work spaces with tools available for the purposes of enabling people to design, prototype and create manufactured works that typically would not be possible to create with the resources available to individuals working alone. Makerspaces are intended to provide access to equipment, community, and education. Makerspaces often have a variety of equipment, such as 3D printers, laser cutters, CNC (Computer Numerical Control) machines, soldering irons, or sewing machines.

Proof of Concept Centers: Facilities designed to provide services related to financial capital, business support, and university research to promote the adoption and further development of programs that aid technologies through phases between patenting and the creation of marketable products.

Wet Laboratories: Laboratories where chemicals, drugs, or other materials are handled in liquid solutions or volatile phases, requiring direct ventilation and specialized piped utilities (typically water and various gases).

Innovation Districts: Geographic areas that are physically compact, walkable, and transit-accessible where educational institutions, university-affiliated research and development facilities, and/or technology-focused companies cluster and connect with startup companies, business incubators, and business accelerators. Innovation Districts are mixed-use areas that provide housing, office, and retail in addition to the educational and business uses.

Startup Company: An entrepreneurial venture that is typically a newly emerged, fast-growing business that aims to meet a marketplace need by developing a viable business model around an innovative product, service, process or a platform.

Business Incubator: Organizations that helps new and startup companies develop by providing services such as management training or office space, and are often a good path to capital from investors.

Business Accelerator: An organization that offers a range of support services and funding opportunities for startup businesses, including capital and investment, mentorship, office space and supply chain resources.

Compatibility: A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.



2018 Comprehensive Plan Amendment Cycle

PCT201801

Research and Innovation and
Industry and Mining Land Uses

Attachment #2

Additional Text Amendments for Internal Consistency

Policy 1.4.15: [L] (EFF. 8/17/92)

Waive access standards for heavy industrial land uses within the Heavy Industrial Future Land Use category and Industry and Mining Future Land Use category. This will be done in conjunction with adopting a policy which waives local and minor collector access standards for all planned industrial and commercial development.

Policy 2.1.1: [L] (REV. EFF. 6/28/95; REV. EFF. 7/26/06)

Protect existing residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the residential environment. Comprehensive Plan provisions and Land Development Regulations to accomplish this shall include, but are not limited to:

e) ~~Preclusion of future heavy industrial adjoining any residential area~~ Prevention or mitigation of off-site impacts from Industry and Mining uses.

Policy 2.2.3: [L]

RESIDENTIAL PRESERVATION (EFF. 7/16/90; REV. EFF. 7/26/06; REV. EFF. 4/10/09)

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 and provide screening, buffering, or 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 expanding or redeveloping~~ light industrial uses adjoining residential preservation areas 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~~ 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 2.2.5: [L]

SUBURBAN (EFF. 3/14/07)

Suburban Intensity Guidelines (EFF. 3/14/07; REV. EFF. 7/14/14)

Table 4: Suburban Intensity Guidelines

~~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)~~

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, and 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.

Policy 2.2.7: [L]

HEAVY INDUSTRIAL (EFF. 12/10/91; REV. EFF. 7/26/06;
RENUMBERED 3/14/07)

Contains industrial uses which have or may have substantial offsite impacts. These areas have locational criteria more stringent than residential or commercial. Off-site impacts require extensive buffering and/or relative distance from other land uses. Ancillary commercial uses designed to serve adjacent workers may be permitted. Other commercial and residential land uses are prohibited due to the encroachment factor. No additional property shall be designated with the Heavy Industrial Land Use category. Amendments to the Future Land Use Map adopted for the purposes of developing heavy industrial uses shall be designated with the Industry and Mining Land Use category.

Policy 2.2.26: [L]

Land Use Development Matrix

(Note: The Land Use Development Matrix does not apply to Bradfordville Mixed Use, Suburban, Research and Innovation, Industry and Mining, Urban Residential 2, Village Mixed Use, Planned Development, Central Core, Central Urban, University Transition, and Woodville Rural Community.)

Policy 4.1.3: [L] (REV. EFF. 12/23/96; REV. EFF. 3/14/07)

~~The following limitations shall apply to industrial development.~~

Industrial development shall be located in such a manner as to prohibit industrial traffic through predominantly residential areas. Land Development Regulations shall address access standards for Industry and Mining uses to protect predominantly residential areas from traffic impacts traffic generated by industrial development. ~~At a minimum, the following limitations shall apply:~~

- ~~a) No future heavy industrial uses shall be allowed to adjoin existing low density and medium density residential uses.~~
- ~~b) Future light and heavy industrial uses will be prohibited on local and minor collector streets providing primary access to residential development.~~

Policy 4.1.4: [L] (EFF. 7/16/90)

Environmental impacts, infrastructure availability, transportation and land use compatibility criteria, as pictorially depicted on the matrix, shall be major factors in reviewing and approving ~~heavy industrial land use and intensity~~ Industry and Mining Land Uses.

Policy 5.2.2: [L] (EFF. 12/7/99)

~~By 2001,~~ Land development regulations shall establish the maximum allowable dimension of water distribution pipelines necessary to support urban intensity development. Water distribution pipelines that do not exceed this dimension shall be considered public facilities, necessary to support urban development, and allowed within all land use categories. New water distribution pipelines in excess of the established dimension limit for public facilities shall be considered as industrial uses and shall be required to be located within the industrial future Government Operational or Industry and Mining land use category.

Glossary

~~HEAVY INDUSTRIAL: (EFF. 7/16/90) The use of land for the manufacture of material or products from extracted or raw material; the extraction of mineral resources, except water; processing of wood to lumber or wood pulp, or wood pulp to paper; any refinement or distillation of petroleum resources, and conversion or smelting of ores to metals. Also, Heavy Industrial Use shall include any manufacturing, distribution, wholesaling or storage of any raw material or product—finished or unfinished—which is characterized by one or more of the following: 1) Producing impacts detectable off-site from smoke, dust, dispersion of particulate matter, noxious or odorous gases, or any other pollution of the air; 2) Producing water pollution detectable off-site, including thermal pollution; 3) The storage, manufacture, processing or distribution of any radioactive waste, explosive, or flammable materials; 4) The creation of noise or vibration not compatible with residential, agricultural, or commercial activities. 5) Any use generating or storing over 1000 KG/MO hazardous waste.~~

Heavy Industrial Uses have considerable impacts upon infrastructure and utilities. Heavy Industrial Uses require access and facilities for truck and/or rail delivery and pickup. Loading and off loading is frequently accomplished by truck or rail, seldom by automobile. Demand for water and electricity is typically heavy.

LIGHT INDUSTRIAL: (EFF. 7/16/90) The use of land for the finishing of products composed of previously manufactured component parts; and any manufacturing, storage, or distribution of products unlikely to cause any of the following objectionable impacts to be detected off site: odor, noise, fumes or dispersion of waste, or radiation. Light Industrial uses are not dependent upon direct access to rail facilities for off loading and on-loading. Light Industrial uses typically contain potentially offensive impacts onsite either through complete enclosure or a combination of enclosure and screening. **MINOR:** One activity on a less than 10 acre site. **PARK:** One activity on a greater than 10 acre site or 2 or more activities on one site.



2018 Comprehensive Plan Amendment Cycle
PCT201802
Regional Mobility Plan Maps

SUMMARY		
Applicant:	Proposed Change	TLCPD Recommendation:
Tallahassee-Leon County Planning Department	Update Adopted Cost Feasible Plan Maps	Approve
TLCPD Staff:	Comprehensive Plan Element	LPA Recommendation:
Julie Christesen	Mobility Element	Approve
Contact Information:	Policy Number(s)	
Julie.christesen@talgov.com 850-891-6433	Maps 28-41 in the Mobility Element	
Date: October 4, 2017	Updated: February 8, 2018	

A. SUMMARY:

The Mobility Element of the Tallahassee-Leon County Comprehensive Plan includes maps depicting projects from the Cost Feasible Plan section of the Regional Mobility Plan (also known as the Long Range Transportation Plan). The Regional Mobility Plan is updated every five years. This proposed amendment would replace the maps from the 2035 Regional Mobility Plan with maps and project lists from the 2040 Regional Mobility Plan.

This is a regular update conducted approximately every five (5) years.

B. STAFF RECOMMENDATION:

Approve.

B. LOCAL PLANNING AGENCY RECOMMENDATION:

Approve.

C. PROPOSED POLICY CHANGE:

See Attachment #1.

D. APPLICANT'S REASON FOR THE AMENDMENT:

The proposed changes are staff-initiated to ensure consistency between the Tallahassee-Leon County Comprehensive Plan and the adopted 2040 Regional Mobility Plan (Long Range Transportation Plan). This is a regular update conducted approximately every five (5) years.

E. STAFF ANALYSIS

History and Background

The Cost Feasible Plan maps from the 2035 Regional Mobility Plan were adopted into the Tallahassee-Leon County Comprehensive Plan during the 2011 Comprehensive Plan Amendment Cycle. The Capital Region Transportation Planning Agency (CRTPA) Board adopted the 2040 Regional Mobility Plan on November 16, 2015. The proposed amendment would replace the 2035 Regional Mobility Plan maps with a 2040 Regional Mobility Plan map and project lists.

Previous Commission Consideration

- The Cost Feasible Plan Maps from the Regional Mobility Plan were last updated in the Mobility Element during the 2011 cycle.
- The Capital Region Transportation Planning Agency (CRTPA) Board adopted the 2040 Regional Mobility Plan on November 16, 2015.

F. 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 2016 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	November 7, 2017	3:00 PM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	January 2, 2018	6:00 PM, Second Floor, Frenchtown Renaissance Center
X	Joint City-County Commission Workshop	January 23, 2018	1:00 PM, Fifth Floor, Leon County Courthouse
X	Joint City-County Transmittal Public Hearing	February 27, 2018	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	April 10, 2018	6:00 PM, Fifth Floor, Leon County Courthouse

Public Open House - November 16, 2017: 14 citizens attended the first open house to discuss the 2018 Cycle amendments. Of the 14 attendees, none were present to discuss this amendment. There were no questions or comments on this proposed amendment.

Local Planning Agency Public Hearing - December 5, 2017: Due to a Blueprint Intergovernmental Agency (IA) meeting being scheduled for the same afternoon, the members of the Local Planning Agency voted to continue the Public Hearing to the January 2, 2018 Local Planning Agency meeting.

Local Planning Agency Public Hearing – January 2, 2018: The Local Planning Agency supported staff's recommendation of approval based upon consistency with the Comprehensive Plan and findings of fact outlined in this staff report.

G. CONCLUSION:

Based on the above analysis, Planning Department staff recommends approval of the amendment request for the following reasons:

1. This amendment will ensure consistency between the Tallahassee-Leon County Comprehensive Plan and the adopted 2040 Regional Mobility Plan (also known as the Long Range Transportation Plan).
2. Updating the Mobility Element with the 2040 Regional Mobility Plan Cost Feasible Map and project lists is consistent with Goal 1 [M], Motorized, Bicycle, and Pedestrian Circulation, as these projects aid in establishing and maintaining the transportation system laid out in the goal, which states:

Goal 1: [M] Motorized, Bicycle, and Pedestrian Circulation. Establish and maintain a safe, convenient, energy efficient, and environmentally sound automobile, transit, bicycle and pedestrian transportation system, capable of moving people of all ages and abilities as well as goods.

3. Updating the Mobility Element with the 2040 Regional Mobility Plan Cost Feasible Map and project lists is consistent with Policy 1.4.7 [M], Energy Efficiency District Network and Connectivity, which states:

Energy efficiency districts shall have a dense, interconnected network of local and collector streets, sidewalks, bike lanes, and shared-use paths in accordance with the following:

1. The street, bicycle, and pedestrian network shall be comprised of a system of interconnected and direct routes with a connectivity index of 50 or more polygons per square mile;
2. For areas with a connectivity index below 50, the missing links in the network shall be identified and eliminated where feasible through the development and capital improvement process;
3. Prioritization of connectivity projects shall recognize the importance of areas with high concentrations of pedestrian activity and of areas where connections

are needed to ensure easy access between transportation modes, with particular attention to bicycle and pedestrian access to schools, transit stops and regional greenway or trail systems.

4. Direct bicycle and pedestrian connections shall be provided within and between residential areas and

4. Updating the Mobility Elements with the 2040 Regional Mobility Plan Cost Feasible Map and project lists is consistent with Policy 1.6.3: [M], which states:

Future right-of-way needs for selected transportation corridors designated for improvement in the Tallahassee-Leon County Comprehensive Plan are generally depicted in the table below and in the Future Right-of-Way Needs Map and the Long Range Transportation Plan.

5. The proposed amendment will assist the City and County in meeting and maintaining established level of service standards, accommodating planned future growth, and will help assure the continued development of a safe, efficient and sustainable transportation system for the citizens of Tallahassee and Leon County.

H. ATTACHMENTS:

Attachment #1: Cost Feasible Plan map and project tables from the adopted 2040 Regional Mobility Plan.



2018 Comprehensive Plan Amendment Cycle
PCT201802
Regional Mobility Plan Maps

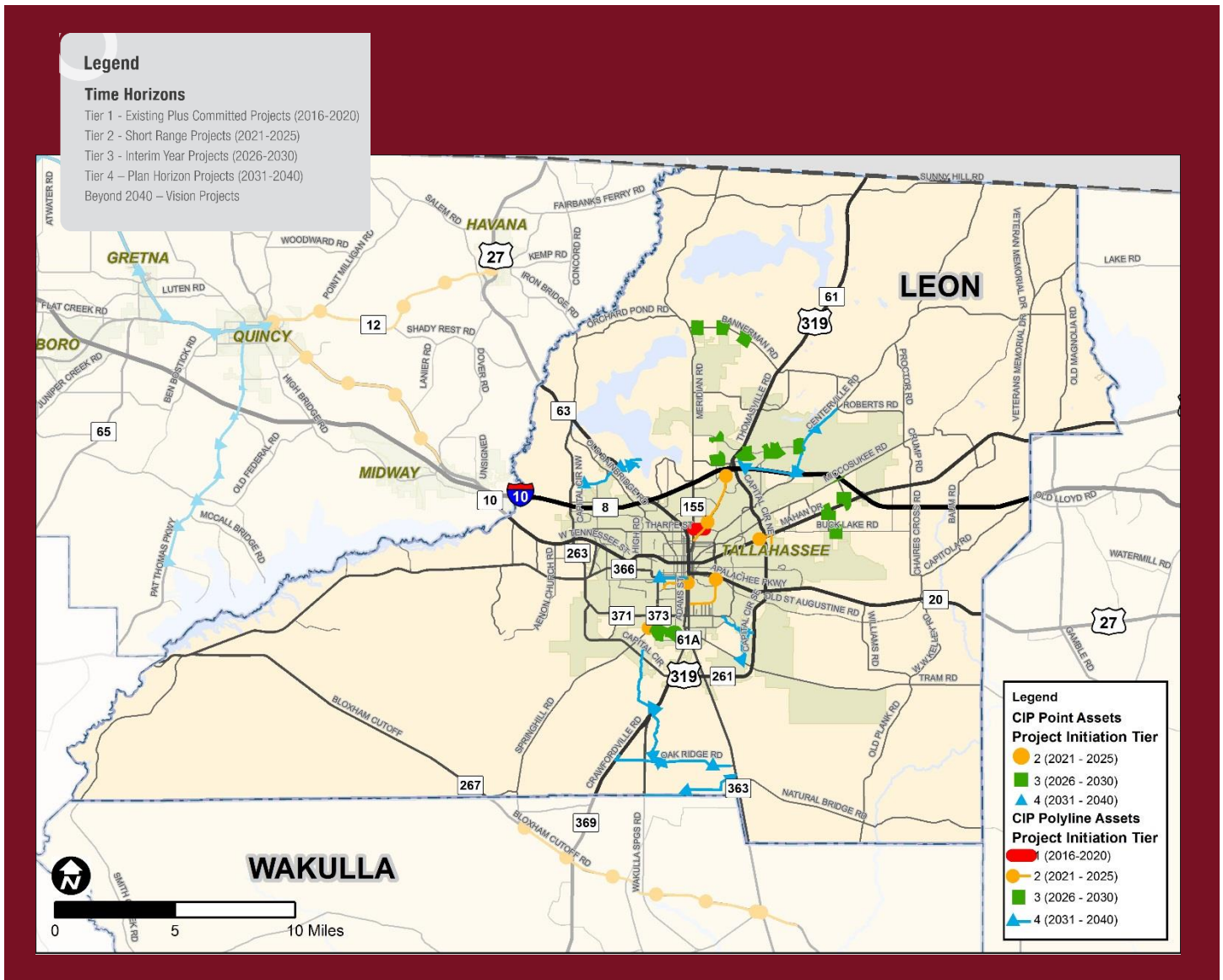
Attachment #1

Remove the following figures from the Mobility Element:

- Map 28: Adopted Cost Feasible Plan, CRTPA Regional Mobility Plan
- Map 29: Adopted Cost Feasible Plan, Bike and Pedestrian Projects
- Map 30: Adopted Cost Feasible Plan, Bike Lanes and Sidewalk Projects
- Map 31: Adopted Cost Feasible Plan, Bike Lane Projects
- Map 32: Adopted Cost Feasible Plan, Bike Route Projects
- Map 33: Adopted Cost Feasible Plan, Bus Rapid Transit Projects
- Map 34: Adopted Cost Feasible Plan, Bus Service Projects
- Map 35: Adopted Cost Feasible Plan, Bus Transfer Center Projects
- Map 36: Adopted Cost Feasible Plan, Express Bus Projects
- Map 37: Adopted Cost Feasible Plan, Median Projects
- Map 38: Adopted Cost Feasible Plan, Shared-Use Path Projects
- Map 39: Adopted Cost Feasible Plan, Sidewalk Projects
- Map 40: Adopted Cost Feasible Plan, Intersection Projects
- Map 41: Adopted Cost Feasible Plan, Other Public Projects

Replace the removed figures with the Cost Feasible Plan map and project tables from the adopted 2040 Regional Mobility Plan.

Leon County Cost Feasible Plan



Leon County Cost Feasible Plan (Roadway)

ID	Project Name	Strategy	Tier 1	Tier 2	Tier 3	Tier 4	Total Cost
75	Thomasville Rd, Meridian Rd, and 7th Ave Intersection*	Intersection		BP	BP		\$ 22,347,900
138	Mahan Dr and Capital Circle Northeast Flyover	Intersection		CRTPA	CRTPA		\$ 46,558,125
397	Lake Bradford Rd to Madison St Connection	New Road			CRTPA		\$ 24,964,940
407	DeSoto Park Dr Extension	New Road			CRTPA		\$ 2,102,100
369	Welaunee Blvd Extension*	New Road		BP	BP		\$ 73,607,361
1571	Welaunee Blvd Extension*	New Road		BP	BP		\$ 29,442,669
137	Welaunee Blvd/I-10 Interchange	New Interchange		CRTPA	CRTPA		\$ 46,558,125
1527	Woodville Hwy/Natural Bridge Rd Roundabout	Roundabout		CRTPA			\$ 828,900
179	Bannerman Rd*	Widen Road		BP	BP		\$ 42,171,150
181	Tharpe St*	Widen Road		BP	BP		\$ 51,391,893
1026	Woodville Hwy*	Widen Road	CRTPA	CRTPA	CRTPA		\$ 42,171,150
1142	Orange Ave	Widen Road				CRTPA	\$ 96,276,383
1365	West Side Student Corridor Gateway (Pensacola St)*	Widen Road		BP		BP	\$ 29,680,572
1554	Orange Ave*	Widen Road		CRTPA	CRTPA		\$ 29,366,796
382	Capital Circle Southwest*	Widen Road	CRTPA	CRTPA	CRTPA		\$ 64,074,515
1513	Capital Circle Southwest*	Widen Road		CRTPA		CRTPA	\$90,012,108
383	Lake Bradford Rd/Springhill Rd*	Widen Road		BP	BP		\$ 81,546,384
Total (17)							\$733,101,071

* = Blueprint (BP) project

Leon County Cost Feasible Plan (Bicycle/Pedestrian)

ID	Project Name	Strategy	Tier 1	Tier 2	Tier 3	Tier 4	Total Cost
136	St Marks Trail Connection to Orange Ave	Bike Intersection		CRTPA			\$ 165,780
422	Glenview Dr	Sidewalk	CRTPA	CRTPA			\$ 534,340
1556	Magnolia Dr	Sidewalk		CRTPA	CRTPA		\$ 811,053
444	Lake Jackson Mounds State Park Trail	Shared Use Path				CRTPA	\$ 3,178,430
447	Capital Cascades Trail*	Shared Use Path		BP			\$ 978,716
454	Goose Pond Trail*	Shared Use Path		BP			\$ 954,156
456	Capital Cascades Trail*	Shared Use Path		BP			\$ 2,447,404
527	Thomasville Rd Trail*	Shared Use Path		BP			\$ 5,142,864
462	Buck Lake Trail	Shared Use Path			BP		\$ 3,018,730
514	Segment 5A Trail (Killearn Greenway)*	Shared Use Path			BP		\$ 1,255,540
525	Timberlane Trail*	Shared Use Path			BP		\$ 1,174,030
180	Bannerman Road Trail*	Shared Use Path			BP		\$ 2,541,110
465	Dr. Charles Billings Greenway*	Shared Use Path			BP		\$ 1,860,430
473	Segment 5A Trail (Killearn Greenway)*	Shared Use Path			BP		\$ 1,335,620
470	Centerville Rd Trail*	Shared Use Path				BP	\$ 4,160,192
474	Southwest Sector Greenway*	Shared Use Path				BP	\$ 3,923,403
476	Segment 5B Trail (I-10 Greenway)*	Shared Use Path				BP	\$ 3,566,399
516	Pine Flats Trail*	Shared Use Path				BP	\$ 7,792,163
518	Oak Ridge Trail*	Shared Use Path				BP	\$ 6,161,965
1374	Lake Jackson Connection*	Shared Use Path				BP	\$ 1,382,481
1440	Gaines St	Shared Use Path				CRTPA	\$ 1,488,125
Total (21)							\$57,760,255

* = Blueprint (BP) project

Leon County Cost Feasible Plan (Transit)

ID	Project Name	Tier 1	Tier 2	Tier 3	Tier 4	Total Cost
3026	Bus Stop Upgrades	StarMetro	StarMetro	StarMetro		\$ 5,303,397
3027	Connection Centers	StarMetro	StarMetro	StarMetro		\$ 3,637,301
3028	Real-Time Bus Location Software	StarMetro				\$ 80,000
3029	Mobile Trip Planner	StarMetro				\$ 27,000
3030	Variable Message Signs	StarMetro				\$ 38,000
3031	Automatic Passenger Counters	StarMetro				\$ 194,000
3032	Stop Annunciation	StarMetro				\$ 349,000
3051	CNG Facility	StarMetro				\$ 4,244,000
3033	Transit Signal Prioritization	StarMetro				\$ 859,000
3034	Fixed-Route Buses	StarMetro	StarMetro	StarMetro		\$ 39,156,351
3035	Demand Response Vans	StarMetro	StarMetro	StarMetro		\$ 3,682,731
3036	Operations and Maintenance Facility		StarMetro	StarMetro		\$ 13,456,456
3037	BRT Infrastructure (including TVMs)				StarMetro	\$ 23,063,200
3038	Park-and-Ride Lots				StarMetro	\$ 8,007,094
3039	Articulated Vehicles				StarMetro	\$ 6,956,118
3040	C.K. Steele Plaza Renovations		StarMetro	StarMetro		\$ 44,441,939
3041	Fareboxes		StarMetro	StarMetro		\$ 2,480,990
3042	Fare Payment Application	StarMetro				\$ 212,000
3047	Expansion Fixed-Route Vehicles			StarMetro		\$ 21,670,280
3048	Spare Fixed-Route Expansion Vehicles				StarMetro	\$ 5,313,170
3049	Expansion Cutaway Vehicles				StarMetro	\$ 3,187,538
3050	Spare Cutaway Expansion Vehicles				StarMetro	\$ 868,832
Total (22)						\$189,228,397

Adoption and Transmittal Public Hearings on the 2018 Cycle Comprehensive Plan Amendments

Additional Status Report

February 27, 2018

To: Honorable Chairman and Members of the Board of County Commissioners
Mayor and City Commissioners

From: Vincent S. Long, County Administrator
Reese Goad, Interim City Manager

Title: Status Report on the Land Use Element Update

Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator Benjamin Pingree, Director, Planning, Land Management, and Community Enhancement (PLACE) Cherie Bryant, Director, Tallahassee-Leon County Planning Department
Lead Staff/ Project Team:	Artie White, Administrator – Comprehensive Planning

Statement of Issue:

This item provides a status report on the Comprehensive Plan Land Use Element Update.

Fiscal Impact:

This item has no fiscal impact to the County.

Staff Recommendation:

Option #5: Accept the Status Report on the Land Use Element Update (option as reflected in the main agenda item).

Title: Acceptance of the Status Report on the Land Use Element Update
February 27, 2018
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Report and Discussion

Background:

The Tallahassee-Leon County Planning Department is currently updating the Land Use and Mobility Elements of the Comprehensive Plan. This update is intended to reflect community values. This status report includes the input received from the public that will serve as the basis for draft Land Use and Mobility Goals.

This effort is consistent with direction from the Board of County Commissioners and City Commission to align the land use and development plan with established community priorities, beginning with a comprehensive assessment and revision of the Land Use Element. This effort is also consistent with Leon County's FY2017-2021 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.*

Analysis:

The Summary of Input on Community Values for the Comprehensive Plan Land Use Element Update was provided to the Board on January 27, 2018. Following this status report to the Board, Planning Department staff worked with the Local Planning Agency (LPA) through a series of workshops to develop draft Land Use and Mobility Goals. The LPA accepted the draft goals on February 12, 2018.

The draft Land Use and Mobility Goals may be revised as draft objectives and policies are developed, and as additional legal review is completed. The following draft goals are intended to serve as the basis for future public involvement and the development of objectives and policies.

Draft Goal 1 - 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 areas, environmentally sensitive features and water resources) when making land use and transportation decisions.

Title: Acceptance of the Status Report on the Land Use Element Update
February 27, 2018
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- 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

Draft Goal 2 – 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.
- Access to educational and training facilities.
- Connections 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.

Draft Goal 3 – Places Where People Want to Live, Work, and Play

Our community will maintain and build places where people want to live, work and play to:

- Provide diverse and expanded lifestyle choices.
- 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.

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February 27, 2018
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- Plan for reduction of urban sprawl while focusing on revitalization efforts to mitigate sprawl.
- Reduce infrastructure costs while recognizing the overall importance of resulting financial viability/sustainability.
- 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 are diverse in use and population.
 - Communities that are mutually designed for pedestrians, transit, bikes and cars.
 - Places that are 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.

Draft Goal 4 – Greater Housing Diversity

Our community will strive for greater diversity of the housing stock 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 principles that offer greater flexibility for people in different stages of life and with different abilities to include:
 - 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.

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Draft Goal 5 – 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.

Next Steps

Based on the draft Land Use and Mobility Goals, the next steps for the Land Use Element Update include:

1. Public engagement to gain input for the development of draft objectives and policies.
2. Development of draft objectives and policies.
3. Workshopping of draft objectives and policies with the Local Planning Agency.

Option:

Option #5: Accept the Status Report on the Land Use Element Update (option as reflected in the main agenda item).

Recommendation:

Option #5

**Leon County
Board of County Commissioners**


Notes for Agenda Item #19

Leon County Board of County Commissioners

Agenda Item #19

February 27, 2018

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: First and Only Public Hearing on a Proposed Ordinance Amending the Official Zoning Map to Change the Zoning Classification from the Urban Fringe (UF) District to the Light Industrial (M-1) Zoning District

Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator Benjamin H. Pingree, Director, PLACE Cherie Bryant, Planning Manager
Lead Staff/ Project Team:	Artie White, Administrator of Comprehensive Planning Stephen Hodges, Senior Planner

Statement of Issue:

This proposed rezoning implements Comprehensive Plan map amendment LMA201802, which is proposed for adoption on February 27, 2018. The rezoning requests a change to the Official Zoning Map from the Urban Fringe Zoning District to the Light Industrial (M-1) Zoning District.

Fiscal Impact:

This item has no fiscal impact to the County.

Staff Recommendation:

Option #1: Conduct the first and only public hearing and adopt the proposed ordinance amending the Official Zoning Map to Change the Zoning Classification from the Urban Fringe (UF) District to the Light Industrial (M-1) Zoning District (Attachment #1).

Report and Discussion

Background:

This proposed rezoning implements a proposed Future Land Use Map (FLUM) amendment to change the land use designation for three parcels totaling approximately 3.8 acres in an area previously used for sand mining and the processing of construction materials located west of Capital Circle SE and south of Tram Road. The land use change would be from Urban Fringe (UF) to Suburban, and would also include a small additional area contiguous to the subject area that is currently designated as Urban Fringe. The proposed land use change and rezoning are intended to position the subject site for future redevelopment. The applicant is Charles Hubbard, serving as the agent for the property owner, Frank Williams.

The proposed land use amendment was presented to the Board at a workshop on January 23, 2018. The public hearing for the adoption of the proposed land use amendment is scheduled for February 27, 2018, prior to this proposed rezoning. The proposed rezoning ordinance and location map are included as Attachment #1.

Analysis:

The subject area consists of three parcels: Parcel ID# 3121206100000, 3121206520000, and 312120653000. They are closely located to each other, but are not contiguous. The total acreage of the subject area is approximately 3.8 acres, according to records maintained by the Leon County Property Appraiser.

The subject area is located inside the Urban Service area and is south of Tram Road and west of Capital Circle. This area has been subject to sand mining since at least 1990, based on aerial photographs, and the pits have likely been filled with construction debris and capped with topsoil. The subject site is currently being used for the storage and processing of construction materials, including the stockpiling of soils and other construction debris and the recycling of concrete rubble. There are no known active mining permits at this time.

The subject area and the properties to its north, east, and south, including a similarly-sized area on the east side of Capital Circle SE, are within the unincorporated area of Leon County, but are mostly surrounded by the City of Tallahassee. This general area could be developed or redeveloped in the coming years, given its location near Southwood and along Capital Circle SE.

Title: First and Only Public Hearing on a Proposed Ordinance Amending the Official Zoning Map to Change the Zoning Classification from the Urban Fringe (UF) District to the Light Industrial (M-1) Zoning District

February 27, 2018

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Options:

1. Conduct the first and only public hearing and adopt the proposed ordinance amending the Official Zoning Map to Change the Zoning Classification from the Urban Fringe (UF) Zoning District to the Light Industrial (M-1) Zoning District (Attachment #1).
2. Conduct the first and only public hearing and do not adopt the proposed ordinance amending the Official Zoning Map to Change the Zoning Classification from the Urban Fringe (UF) Zoning District to the Light Industrial (M-1) Zoning District.
3. Board Direction.

Recommendation:

Option #1.

Attachment:

1. Ordinance/Location Map

LEON COUNTY ORDINANCE NO. ____

AN ORDINANCE AMENDING LEON COUNTY ORDINANCE NO. 92-11 TO PROVIDE FOR A CHANGE IN ZONE CLASSIFICATION FROM THE URBAN FRINGE ZONING DISTRICT TO THE LIGHT INDUSTRIAL ZONING DISTRICT IN LEON COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
LEON COUNTY, FLORIDA:

SECTION 1. On February 27, 2018, the County Commission approved an Ordinance which adopted Comprehensive Amendment #LMA201802. To implement plan amendment #LMA201802, the property which is the subject of that amendment as shown in Exhibit A attached hereto, must be rezoned. Accordingly, the part or area of Leon County and the same as indicated in Exhibit A is hereby changed from Urban Fringe (UF) and hereby designated and established as Light Industrial District (M-1) on the official zoning map of Leon County as adopted and established by the Leon County Commission. The official zoning map as adopted in Leon County Ordinance No. 92-11 is hereby amended as it pertains to Exhibit A.

PRZ170003: From Urban Fringe (UF) to Light Industrial District (M-1)

LEGAL DESCRIPTION:

Commence at the Southwest corner of Section 21, Township 1 South, Range 1 East, Leon County, Florida, and run thence North 1600.00 feet, thence East 660.00 feet to a concrete monument marking the POINT OF BEGINNING. From said POINT OF BEGINNING continue east 216.00 feet to a concrete monument; thence South 00 degrees 09 minutes 44 seconds West 208.88 feet to a concrete monument, thence West 218.38 feet to an iron pin, thence North 00 degrees 48 minutes 54 seconds East 208.9 feet to the POINT OF BEGINNING; containing 1.04 acres, more or less.

Commence at a St. Joe Paper Company concrete monument 90.0 feet North and 660.0 feet East of the Southwest corner of Section 21, Township 1 South, Range 1 East, Leon County, Florida, thence run North 00 degrees 03 minutes 10 seconds West 992.59 feet to an iron pin marking the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 03 minutes 10 seconds West 281.50 feet to a concrete monument; thence North 89 degrees 56 minutes 50 seconds East 154.74 feet; thence South 00 degrees 03 minutes 10 seconds East 281.50 feet; thence South 89 degrees 56 minutes 50 seconds West 154.74 feet to the POINT OF BEGINNING; containing 1.0 acre, more or less.

THE ABOVE DESCRIBED PROPERTY IS LOCATED IN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 EAST, LEON COUNTY, FLORIDA.

(See Exhibit A)

SECTION 2. All Ordinance or parts of Ordinance in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, except to the extent of any conflicts with the Tallahassee-Leon County 2030 Comprehensive Plan as amended which provisions shall prevail over any parts of this ordinance which are inconsistent, either in whole or in part, with the said Comprehensive Plan.

SECTION 3. If any word, phrase, clause, section or portion of this Ordinance shall be held invalid or unconstitutional by a court of competent jurisdiction, such portion or words shall be deemed a separate and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 4. The effective date of this ordinance shall be the effective date of comprehensive plan amendment LMA201802.

DULY PASSED AND ADOPTED by the Board of County Commissioners of
Leon County, Florida, on this _____ day of _____, 2018.

LEON COUNTY, FLORIDA

Nick Maddox, Chairman
Board of County Commissioners

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

By: _____

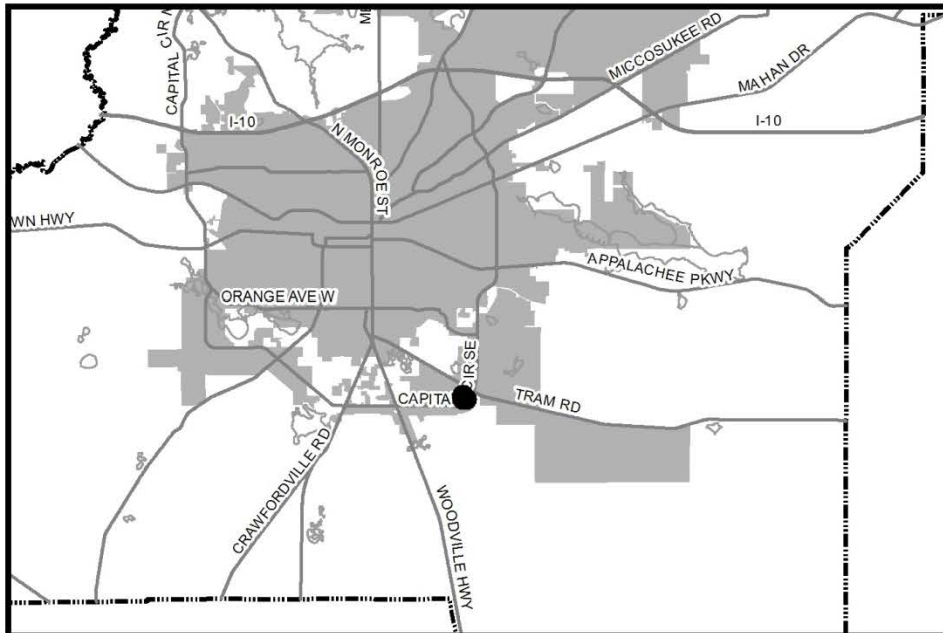
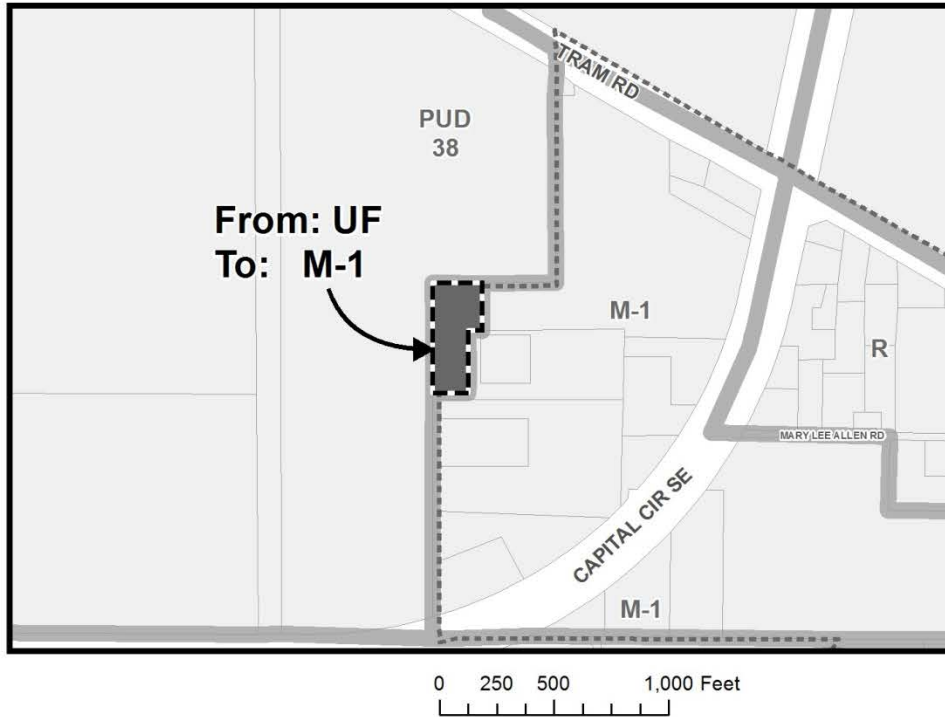
APPROVED AS TO FORM:
County Attorney's Office
Leon County, Florida

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

Exhibit A

Capital Circle Southeast Rezoning

LRZ170003



GENERAL LOCATION MAP