

BOARD OF COUNTY COMMISSIONERS LEON COUNTY, FLORIDA

AGENDA

REGULAR MEETING

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

**Tuesday, May 26, 2015
3:00 P.M.**

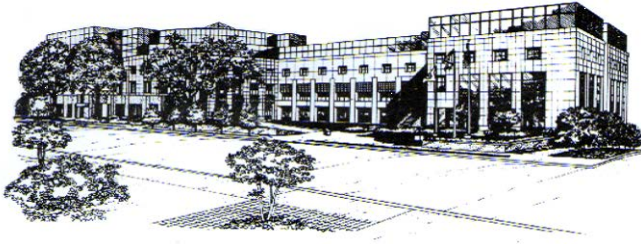
COUNTY COMMISSIONERS

Mary Ann Lindley, Chairman
At-Large

Jane Sauls
District 2

John Dailey
District 3

Bryan Desloge
District 4



Bill Proctor, Vice Chair
District 1

Kristin Dozier
District 5

Nick Maddox
At-Large

Vincent S. Long
County Administrator

Herbert W. A. Thiele
County Attorney

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

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

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

Board of County Commissioners

Leon County, Florida

Agenda

Regular Public Meeting

Tuesday, May 26, 2015, 3:00 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE

Vice-Chairman Bill Proctor

AWARDS AND PRESENTATIONS

- Proclamation Recognizing the Pilot Club's 50th Anniversary
(Commissioner John Dailey)
- Proclamation for Kim Dressel, Senior Assistant to the County Administrator, in Honor of her Retirement After 36 years of Dedicated Public Service to Leon County and its Citizens
(County Administrator Vincent Long)

CONSENT

1. Approval of Minutes: April 14, 2015 Regular Meeting; April 14, 2015 Joint City/County Transmittal Public Hearing on Comprehensive Plan Cycle 2015-1; and, April 28, 2015 Regular Meeting
(Clerk of the Court/Finance/Board Secretary)
2. Ratification of Commissioner Appointment to the Minority/Women, Small Business Enterprise Committee
(County Administrator/County Administration/Agenda Coordinator)
3. Approval of Payment of Bills and Vouchers Submitted for May 26, 2015, and Pre-Approval of Payment of Bills and Vouchers for the Period of May 27 through June 8, 2015
(County Administrator/Financial Stewardship/Office of Management & Budget)
4. Acceptance of the FY 2014/2015 Mid-Year Financial Report
(County Administrator/Office of Financial Stewardship/Office of Management & Budget)
5. Authorization to Transfer Surplus Leon County Vehicle to the Lake Jackson Volunteer Fire Department
(County Administrator/Office of Financial Stewardship/Public Works/Fleet Management)
6. Request to Schedule Two Public Hearings to Consider Proposed Revisions to the Leon County Land Development Code to Amend the Lake Protection Zoning District for June 9 and July 7, 2015 at 6:00 p.m.
(County Administrator/Development Support & Environmental Management/Development Services)
7. Request to Schedule Two Public Hearings to Consider Proposed Revisions to the Leon County Land Development Code to Amend the Rural Zoning District for June 9 and July 7, 2015 at 6:00 p.m.
(County Administrator/Development Support & Environmental Management/Development Services)

8. Request to Schedule Two Public Hearings to Consider a Proposed Ordinance to Amend the Stormwater Standard for the Lake Jackson Basin for June 9 and July 7, 2015 at 6:00 p.m.
(County Administrator/Development Support & Environmental Management/Environmental Services)

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

None.

CONSENT ITEMS PULLED FOR DISCUSSION

CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS

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

GENERAL BUSINESS

9. Acceptance of the 2015 Status Report on the Leon County Water Quality Monitoring Program
(County Administrator/Public Works/Engineering Services)
10. Acceptance of a Status Report on the Placement of Fire Hydrants on Current Water Systems in Unincorporated Areas of the County
(County Administrator/Office of Public Safety/Emergency Medical Services)
11. Approval of the Fourth Amendment to the Interlocal Agreement Regarding the Provision of Fire and Emergency Medical Services with the City of Tallahassee, and Adoption of the Fire Rescue Services Rate Study and the Related Rate Resolution
(County Administrator/County Attorney)
12. Consideration of Full Board Appointments to the Architectural Review Board
(County Administrator/County Administration/Agenda Coordinator)

SCHEDULED PUBLIC HEARINGS, 6:00 P.M.

13. Joint City/County Adoption Hearing on Cycle 2005-1 Comprehensive Plan Amendments
(County Administrator/PLACE/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

- Dove Pond Community Development District Proposed Budget Fiscal Year 2016

ADJOURN

*The next Regular Board of County Commissioners Meeting is scheduled for
Tuesday, June 9, 2015 at 3:00 p.m.*

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

2015

JANUARY

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PUBLIC NOTICE
2015 Tentative Schedule

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

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

<u>Month</u>	<u>Day</u>	<u>Time</u>	<u>Meeting Type</u>
May 2015	Monday 25	Offices Closed	MEMORIAL DAY
	Tuesday 26	3:00 p.m.	Regular Meeting
		6:00 p.m.	Joint City/County Adoption Hearing on Cycle 2005-1 Comprehensive Plan Amendments
	Thursday 28	9:30 – 11:30 a.m.	Community Redevelopment Agency City Commission Chambers
June 2015	Tuesday 9	3:00 p.m.	Regular Meeting
		6:00 p.m.	Second and Final Public Hearing to Adopt Proposed Revisions to the Bradfordville Chapter 163 Development Agreement
			<u>First of Two Public Hearings to Consider Proposed Revisions to the Leon County Land Development Code to Amend the Lake Protection Zoning District</u>
			<u>First of Two Public Hearings on Proposed Revisions to the Leon County Land Development Code to Amend the Rural Zoning District</u>
			<u>First of Two Public Hearings to Consider a Proposed Ordinance to Amend the Stormwater Standard for the Lake Jackson Basin</u>
	Tuesday 16- Friday 19	FAC Annual Conference & Educational Exposition	St. Johns County
	<u>Tuesday 23</u>	9:00 a.m. – 3:00 p.m.	FY 2015/2016 Budget Workshop
		3:00 p.m.	Regular Meeting
		<u>6:00 p.m.</u>	First and Only Public Hearing on the Refinancing of the Remaining Capital Improvement Revenue Bonds, Series 2005
			<u>First and Only Public Hearing for Adoption of Fire Rescue Services Non-ad Valorem Assessment Roll</u>
	Thursday 25	9:30 – 11:30 a.m.	CRA Meeting; City Commission Chambers
	Monday 29	1:00 p.m.	CRTPA Meeting; City Commission Chambers
		3:00 – 5:00 p.m.	IA Meeting; City Commission Chambers

<u>Month</u>	<u>Day</u>	<u>Time</u>	<u>Meeting Type</u>
July 2015	Friday 3	Offices Closed	JULY 4TH HOLIDAY OBSERVED
	<u>Tuesday 7</u>	9:00 a.m. – 3:00 p.m.	FY 2015/2016 Budget Workshop, if necessary
		3:00 p.m.	Regular Meeting
		<u>6:00 p.m.</u>	<u>Second and Final Public Hearing to Adopt Proposed Revisions to the Leon County Land Development Code to Amend the Lake Protection Zoning District</u>
			<u>Second and Final Public Hearing to Adopt Proposed Revisions to the Leon County Land Development Code to Amend the Rural Zoning District</u>
			<u>Second and Final Public Hearing to Adopt a Proposed Ordinance to Amend the Stormwater Standard for the Lake Jackson Basin</u>
	Thursday 9	9:30 – 11:30 a.m.	Community Redevelopment Agency City Commission Chambers
	<i>Friday 10– Monday 13</i>	<i>NACo Annual Conference</i>	<i>Mecklenburg County/Charlotte, North Carolina</i>
	Tuesday 21	No Meeting	BOARD RECESS
	<i>Wednesday 29</i>	<i>National Urban League Annual Conference</i>	<i>Fort Lauderdale Broward County</i>
August 2015	<i>Friday 14 – Sunday 16</i>	<i>Chamber of Commerce Annual Conference</i>	<i>Sandestin</i>
	Tuesday 11	No Meeting	BOARD RECESS
	Tuesday 25	No Meeting	BOARD RECESS
	Monday 31	1:00 p.m.	Capital Region Transportation Planning Agency City Commission Chambers
		5:00 – 8:00 p.m.	Intergovernmental Agency (IA) City Commission Chambers

<u>Month</u>	<u>Day</u>	<u>Time</u>	<u>Meeting Type</u>
September 2015	Monday 7	Offices Closed	LABOR DAY HOLIDAY
	Tuesday 15	3:00 p.m.	Regular Meeting
		6:00 p.m.	First Public Hearing Regarding Tentative Millage Rates and Tentative Budgets for FY 2016
	<i>Wednesday 16 – Saturday 19</i>	<i>Congressional Black Caucus Annual Legislative Conference</i>	<i>Washington, D.C.</i>
	Monday 21	1:00 p.m.	CRTPA Meeting; City Commission Chambers
	<i>Wednesday 23 – Friday 25</i>	<i>FAC Policy Committee Conference and County Commissioner Workshops</i>	<i>St. Petersburg Pinellas County</i>
	Thursday 24	4:00 p.m.	CRA Meeting; City Commission Chambers
	<i>Sunday 27 – Wednesday 30</i>	<i>ICMA Annual Conference</i>	<i>Seattle/King County Washington</i>
	Tuesday 29	1:30 – 3:00 p.m.	Workshop on Update from the Council on Culture & Arts on the Implementation of the Cultural Plan
		3:00 p.m.	Regular Meeting
		6:00 p.m.	Second Public Hearing on Adoption of Millage Rates and Budgets for FY 2016
October 2015	<i>TBD</i>	<i>FAC Advanced County Commissioner Program</i>	<i>Part 1 of 3 Gainesville; Alachua County</i>
	Tuesday 13	3:00 p.m.	Regular Meeting
	Monday 19	9:00 a.m. – 1:00 p.m.	CRTPA Retreat; <i>Location to be determined</i>
	Tuesday 27	3:00 p.m.	Regular Meeting
	Thursday 29	9:30 – 11:30 a.m.	CRA Meeting; City Commission Chambers
November 2015	Wednesday 11	Offices Closed	VETERAN'S DAY OBSERVED
	Monday 16	1:00 p.m.	CRTPA Meeting; City Commission Chambers
	Tuesday 17	3:00 p.m.	Reorganization of the Board Regular Meeting
	<i>Wednesday 18- Friday 20</i>	<i>FAC Legislative Conference and Commissioner Workshops</i>	<i>Nassau County</i>
	Thursday 19	9:30 – 11:30 a.m.	CRA Meeting; City Commission Chambers
	Thursday 26	Offices Closed	THANKSGIVING DAY
	Friday 27	Offices Closed	FRIDAY AFTER THANKSGIVING DAY

<u>Month</u>	<u>Day</u>	<u>Time</u>	<u>Meeting Type</u>
December 2015	Monday 7	9:00 a.m. – 4:00 p.m.	Board Retreat
	Tuesday 8	3:00 p.m.	Regular Meeting
	Thursday 10	9:30 – 11:30 a.m.	Community Redevelopment Agency City Commission Chambers
	Tuesday 22	No Meeting	BOARD RECESS
	Friday 25	Offices Closed	CHRISTMAS DAY
January 2016	Friday 1	Offices Closed	NEW YEAR'S DAY

Citizen Committees, Boards, and Authorities 2015 Expirations and Vacancies

www.leoncountyfl.gov/committees/expire.asp

VACANCIES

Affordable Housing Advisory Committee

Board of County Commissioners (2 appointments)

A member who represents employers within the jurisdiction.

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

Human Services Grant Review Committee

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

Science Advisory Committee

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

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

EXPIRATIONS

MAY 31, 2015

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

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

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

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

JUNE 30, 2015

Adjustment and Appeals Board

Board of County Commissioners (1 appointment)

Tallahassee City Commission (1 appointment)

Architectural Review Board

Board of County Commissioners (3 appointments)

Planning Commission

Board of County Commissioners (1 appointment)

Tallahassee City Commission (2 appointments)

JULY 31, 2015

Educational Facilities Authority

Board of County Commissioners (3 appointments)

Enterprise Zone Agency Development (EZDA) Board of Commissioners

Board of County Commissioners (2 appointments)

Water Resources Committee

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

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

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

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

AUGUST 31, 2015

Code Enforcement Board

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

SEPTEMBER 30, 2015

Commission on the Status of Women and Girls

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

Council on Culture & Arts

Board of County Commissioners (4 appointments)

Housing Finance Authority (and CDBG Citizens Task Force)

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

Palmer Munroe Teen Center Board of Trustees

Board of County Commissioners (1 appointment)

OCTOBER 31, 2015

Canopy Roads Citizens Committee

Board of County Commissioners (2 appointment)

Tourist Development Council

Board of County Commissioners (1 appointment)

DECEMBER 31, 2015

Human Services Grants Review Committee

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

Joint City/County Bicycle Working Group

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

Library Advisory Board

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

**Leon County
Board of County Commissioners**


Notes for Agenda Item #1

Leon County Board of County Commissioners

Cover Sheet for Agenda #1

May 26, 2015

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Approval of Minutes: April 14, 2015 Regular Meeting; April 14, 2015 Joint City/County Comprehensive Plan Amendments Cycle 2015-1 Transmittal Public Hearing and April 28, 2015 Regular Meeting

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

Fiscal Impact:

This item has no fiscal impact to the County.

Staff Recommendation:

Option #1: Approve the minutes of the April 14, 2015 Regular Meeting; April 14, 2015 Joint City/County Comprehensive Plan Amendments Cycle 2015-1 Transmittal Public Hearing; and, April 28, 2015 Regular Meeting.

Attachments:

1. April 14, 2015 Regular Meeting.
2. April 14, 2015 Joint City/County Comprehensive Plan Amendments Cycle 2015-1 Transmittal Public Hearing.
3. April 28, 2015 Regular Meeting.

**BOARD OF COUNTY COMMISSIONERS
LEON COUNTY, FLORIDA
REGULAR MEETING
April 14, 2015**

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

The Invocation was provided by Inmam Rashad Mujahid of Masjid Al-Nahl Mosque. Commissioner Kristin Dozier then led the Pledge of Allegiance.

Awards and Presentations

- Vice-Chairman Bill Proctor presented a Proclamation congratulating the Godby High School Boys Basketball Team on winning the 4A State Championship. Coach Andrew Colville accepted the Proclamation and thanked Commissioner Proctor and the Board for the recognition.
- Chairman Mary Ann Lindley presented a Proclamation honoring and recognizing Coach Sue Semrau and the Florida State University Women's Basketball Team for its outstanding season and accomplishments. Coach Semrau thanked the Commission for its support.
- Chairman Mary Ann Lindley presented a Proclamation recognizing April 13 – 19, 2015 as "Telecommunications Week" in honor of the men and women of the Consolidated Dispatch Agency for their professionalism and diligence. Tim Lee, CDA Director, accepted the Proclamation on behalf of the public service dispatchers.
- Chairman Mary Ann Lindley presented a Proclamation Proclaiming April 2015 as "Arts Festival Month". Audra Pittman expressed her appreciation to the Board for its support of the arts.
- Commissioner John Dailey presented a Proclamation celebrating the 60th Anniversary of the Southern Scholarship Foundation. The proclamation was received by Mickey Moore, Executive Director.
- Chairman Mary Ann Lindley introduced Katrina Rolle, President and CEO of the United Way of the Big Bend. Ms. Rolle presented the Leon County Government Employee Campaign Award to County Administrator Vince Long.

Consent:

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

1. **Approval of Minutes: February 10, 2015 Cycle 2015-1 Comprehensive Plan Amendments Workshop; March 10, 2015 Cycle 2015-1 Joint City/County Comprehensive Plan Amendments Workshop; and, March 10, 2015 Regular Meeting**

The Board approved Option 1: Approve the minutes of the February 10, 2015 Cycle 2015-1 Comprehensive Plan Amendments Workshop; March 10, 2015 Cycle 2015-1 Joint City/County Comprehensive Plan Amendments Workshop; and, March 10, 2015 Regular Meeting

2. **Approval of an Interlocal Agreement Between Leon County and the City of Tallahassee for a Permit Enforcement and Tracking Systems Portal**

The Board approved Option 1: Approve the Interlocal Agreement between Leon County and the City of Tallahassee for a Permit Enforcement and Tracking Systems Portal.

3. Acceptance of a Conservation Easement from Burnette Thompson and Oleather Mack for the Thompson Limited Partition Subdivision

The Board approved Option 1: Approve and accept for recording a Conservation Easement from Burnette Thompson and Oleather Mack for the Thompson Limited Partition Subdivision.

4. Acceptance of Conservation Easements from Bannerman Crossings V, LLC and Bannerman Forest, LLC for the Bannerman Crossing South Side Commercial Project

The Board approved Option 1: Approve and accept for recording a Conservation Easement from Bannerman Crossing V, LLC and a Conservation Easement from Bannerman Forest, LLC for the Bannerman Crossing South Side Commercial project.

5. Approval of Payment of Bills and Voucher Submitted for April 14, 2015, and Pre-Approval of Payment of Bills and Vouchers for the Period of April 15 through April 27, 2015

The Board approved Option 1: Approve the payment of bills and vouchers submitted for April 14, 2015, and Pre-Approval of Payment of Bills and Vouchers for the Period of April 15 through April 27, 2015.

6. Approval of the Participation and License Agreements Between Leon County and the Program Participants for the Big Bend Scenic Byway Project

The Board approved Options 1 & 2: 1) Approve the Participation and License Agreement between Leon County and the ten program participants in the Big Bend Scenic Byway Project, and authorize the County Administrator to execute the Agreements, and 2) Authorize the County Administrator to execute any and all other documents, approved as to form by the County Attorney, as necessary to proceed to the Design/Build Request for Proposals phase of the Big Bend Scenic Byway Project.

7. Acceptance of Status Report for the Development of a Leon County Crisis Communications Plan

The Board approved Options 1 & 2: 1) Accept the status report for the development of Leon County Crisis Communication Plans, and 2) Authorize staff to continue progress towards the development of a Crisis Communications Plan for Leon County by use of the Countywide Continuing Supply Agreements for Video Production, Creative Design/Development, Print Production, and Strategic Public Relations and Marketing Communications Services.

8. Acceptance of Status Report on Wakulla Springs Overland Tour

The Board approved Option 1: Accept the status report on the Wakulla Springs Overland Tour.

9. Acceptance of the FY 2014-14 Status Report Regarding Leon County-Owned Real Estate

The Board approved Option 1: Accept the FY 2013-14 status report regarding Leon County-owned real estate.

10. Acceptance of a Status Report on the Comparison of Leon County's and the City of Tallahassee's Open Burn Ordinances

The Board approved Options 1 & 2: 1) Accept the status report on the comparison of Leon County's and the City of Tallahassee's open burn ordinances, and 2) Amend Section 18-142, Leon County Code of Laws, deferring the issue of burning yard waste to the State Statute.

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

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

General Business

11. Acknowledge Receipt of Report on the Consolidated Dispatch Intergovernmental Agency

County Administrator Long introduced the item. He stated that the item provides a report on a recent audit requested by the CDA Board and was performed by Bert Fletcher, City Auditor. He introduced Mr. Fletcher and Tim Lee, Consolidated Dispatch Agency (CDA) Director to address the Board. County Administrator Long thanked Mr. Fletcher and his staff for the professionalism in which the audit was conducted.

Mr. Fletcher provided an overview of the audit report findings. He indicated that the purpose of the audit was to provide an independent, fair, and objective assessment of the technology issues impacting the CDA, the related Motorola contract and the overall policies and procedures pertaining to emergency calls (priority one calls only). He stated that the audit identified areas for improvement and where enhancements were needed. He noted however, that actions are being taken to address such issues, under the guidance of Director Lee. Mr. Fletcher mentioned that audit recommendations for improvements and enhancements pertain to: (1) CDA technology; (2) implementation of the new TPD Records System; (3) contract execution and management; (4) maintenance payments; (5) CDA policies, processes, and staffing; (5) premises hazards; and 96) response time measurement.

CDA Director Lee, while acknowledging that the CDA had, in 2014, been impacted by a series of highly publicized events, assured the Board that actions are being taken to help rectify the issues raised in the audit. To this end, he shared that of the 12 recommendations contained in the audit, 10 have already been implemented. He assured the Board that the CDA will continue to be proactive in implementation of the remaining recommendations and reiterated his commitment to make the CDA a model for public safety dispatch agencies.

Commissioner Desloge thanked Mr. Lee for his and the CDA staff's hard work. He requested that an annual status report be provided.

Commissioner Dozier voiced appreciation to Mr. Lee for his leadership and Mr. Fletcher for the thoroughness of the audit. She mentioned the issues surrounding the Motorola contract and appreciated the recommendation to strengthen the contract in the future. She asked if the turnover rate could be attributed to the transition to the CDA or other factors. Mr. Lee agreed that changes to the work environment may have had an impact on the turnover rate. He shared that there is a concentrated effort to improve employee involvement and to create a positive work environment, which he submitted creates longevity. Mr. Fletcher added that an analysis of the turnover revealed that of the 29 people terminated, three had over 20 years of experience and 13 had one to three years of experience; thus, suggesting that the turnover was mostly by the younger, less experienced staff. Commissioner Dozier brought up that the City's Emergency Management Systems Department had not yet been incorporated into the CDA and encouraged discussion with the City on relocating the department. County Administrator Long stated that he would bring that discussion to the CDA Board.

Commissioner Proctor expressed his angst over the problems experienced with Motorola and discussed with Mr. Fletcher the problem of overpayments to Motorola. Mr. Fletcher responded that the overpayments were for maintenance and support and believes that Motorola is intending to make restitution to the City. Commissioner Proctor was also concerned that change orders were executed without documented approval by all parties, i.e., County and

Sheriff. Mr. Lee relayed that this issue has been rectified. Commissioner Proctor discussed with Mr. Lee his grave concerns that only 2% of premise hazards were opened and asked how three employees could have been terminated because a premise hazard was not opened when 98% of the time they are not accessed. He continued with his concerns about the “foot dragging” by Motorola in providing information to the CDA. He stated that he was distressed by the information provided in the report regarding Motorola and wondered if it was time to look at another company to provide the products and services needed at the CDA. Commissioner Proctor also commented that it appeared the involvement of the County and Sheriff’s Office was limited.

County Administrator Long assured Commissioner Proctor that the County has and continues to be very involved in the CDA. He stated that while there are shared responsibilities, it was decided that the City would manage the day to day aspects of the technology contract. County Administrator Long stated that the CDA’s objective from the very beginning was system stability. He emphasized that 1) there is no acceptable level of unplanned down time for the system and this has been made excruciatingly clear to Motorola, and 2) there is zero tolerance for lack of following premise hazard protocols. He conveyed that enhancements to premise hazard protocols have been made, such that now there is a total response that goes out so that all public safety personnel can hear, by way of a tonal alert that a premise hazard exists.

Commissioner Maddox moved, duly seconded by Commissioner Desloge, approval of Option 1: Acknowledge receipt of report on the Consolidate Dispatch Intergovernmental Agency.

Commissioner Dailey established with Mr. Lee that system updates and enhancements are tentatively planned to be in place in the fall of the year. He voiced concern about the 34% turnover rate and asserted that whatever needed to be done to help correct this he would support, including Board actions. He stated that he shared the frustrations expressed by Commissioner Proctor regarding the Motorola CAD system and was interested in looking at a breach of contract. He asserted that Motorola’s performance has been unacceptable and the timetable for the expected enhancements should be cut in half (from six months to three months). He too indicated a willingness to look at other vendors should the system problems not be resolved.

Chairman Lindley remarked that she was not at this time willing to make a decision on a change in vendor; however, requested a status report on Motorola’s progress and the turnover rate in six months.

Commissioner Maddox concurred with Commissioner Dailey regarding the unacceptable timeframe presented by Motorola for the system updates. He established with Mr. Lee that the CDA has been pushing Motorola to get the updates sooner rather than later. Mr. Lee agreed that it was unacceptable to have to wait six more months for a system that was supposed to have been convened in April and tested and implemented in July.

Commissioner Maddox amended his motion to include that should the Motorola updates not be resolved in three months’ time, an item would be brought to the Board to consider making a recommendation to the CDA that they consider a new provider.

Commissioner Dozier commented that it is hard to rush a technology change and while she shares the same concerns and frustrations with Motorola, she would be cautious in her decision moving forward.

The motion, as amended, carried 6-1 (Commissioner Proctor in opposition).

Mr. Fletcher shared that a follow-up on the issues and recommendation would be conducted in six months and the subsequent report would be provided to the Board.

12. Consideration of Options Regarding the Natural Bridge Road Bridge Replacement Project

County Administrator Long introduced the item. He recalled the Board had in February 2013 approved an agreement with the Department of Transportation (DOT) for the construction of the Natural Bridge Road Bridge replacement. He stated that construction was scheduled to begin in March of this year and would have required closure of the bridge for five months. At the February 10, 2015 Board meeting, citizens raised concerns about the proposed 21-mile detour route, and among other things, limited access to emergency services and the Board voted to send a letter to DOT requesting consideration of the issues. In March the County received correspondence from DOT responding to the concerns raised. DOT also notified the County that work had been suspended on the project and offered three options for the Board's consideration (which are detailed in the Board's agenda item). He stated that the three options were discussed in the agenda item. County Administrator Long relayed that should the project proceed he would work with the County Administrators' in both Jefferson and Wakulla counties to implement an enhanced emergency response plan.

Speakers:

- The following individuals appeared before the Board to express their concerns regarding the bridge closure and suggested the County continue to provide access by keeping the current bridge open while a new bridge is built beside it.
 - Lenora Adams, 1381 Fanlew Road, Monticello
 - Sissy Taylor-Maloy, 1674 Fanlew Road, Monticello
 - Noah Maloy, Jr., 1674 Fanlew Road, Monticello
 - Mark Gerrell, 208 Jim French Road
 - Jim Gerrell, 2916 Lewiswood Lane
 - Melanie Gerrel-Perez, 200 Jim French Road

Chairman Lindley stated that she has understanding of the inconveniences of living rural as she grew up 35 miles from the nearest conveniences. She mentioned that the Board has to balance many factors, i.e., fiscal impact and liability of the old bridge remaining. She noted that the County has attempted, without success, to engage Wakulla and Jefferson Counties to help offset some of the fiscal impact of the cost of a temporary bridge.

Commissioner Proctor moved, duly seconded by Commissioner Sauls, approval of Option 1, as amended: Request the Florida Department of Transportation continue with the Natural Bridge Road Bridge project as currently designed, and leave the current bridge in place to be used as a temporary bridge during construction.

The Board requested Tony Park, Public Works Director, address the feasibility of the bridge remaining during construction. Mr. Park stated that any additional work would be to the south side of the bridge and would require a new design, right of way acquisition and permitting; which is estimated to cost over \$2 million. He added that DOT has invested \$3 million for the new bridge.

Commissioner Maddox reaffirmed with Mr. Park the cost of redesign to the County and that decisions regarding the bridge, or potential for a temporary bridge, were made by the state. Commissioner Maddox expressed his regret for the disruption to the families that would be impacted by the construction. He asked County Administrator Long to ensure the emergency response plan would be in effect for the five months and asked that the proposed plan be distributed prior to construction. Mr. Long indicated that the plan would be shared with the Board.

Commissioner Maddox offered a substitute motion, which was duly seconded by Commissioner Desloge, for approval of Option 1: Request the Florida Department of Transportation continues with the Natural Bridge Road Bridge project as currently designed.

Commissioner Dozier conveyed that this is a very difficult decision and the County has tried to find ways to address this situation. She acknowledged that a lot of the citizen comments were “fair” and submitted that there was a lot of compassion to the families on the Board. She had hoped that surrounding counties would have agreed to help mitigate the \$2 million for a temporary bridge. Commissioner Dozier stated that she would support the substitute motion with full compassion for the situation.

Commissioner Desloge offered that the worst possible scenario would be for the new bridge to not be constructed and the current bridge to collapse, leaving residents and public safety vehicles with no access. He asserted that the County needed to take advantage of state funds to replace the bridge.

Commissioner Desloge requested the motion include a request to DOT to accelerate the project as much as possible. The amendment was accepted by Commissioner Maddox.

Chairman Lindley also encouraged DOT to expedite the construction.

Commissioner Sauls reaffirmed with Mr. Parks that the bridge was built in 1938 and needed to be replaced.

Commissioner Dailey established with County Attorney Thiele that the Administrative Hearing challenging the permits issued by Northwest Florida Water Management District and DOT is scheduled for June 3rd and that progress on the project has been suspended until that time. He ascertained that the right of way south of the existing bridge is owned by the Mormon Church and asked if there has been any communication with them regarding use of the property for a temporary bridge. Upon learning from Mr. Park that they have not been approached, Commissioner Dailey stated that he was very comfortable postponing a decision on the matter until all options for a temporary bridge had been considered.

Commissioner Dozier stated that she felt sure that if there had been a viable solution that didn't cost multiple millions of dollars to redesign and met DOT standards, staff would have brought that option to the Board for consideration.

The substitution motion, as amended carried 4-3 (Commissioners Dailey, Proctor and Sauls in opposition).

Chairman Lindley recessed the Board for its dinner break at 5:13 p.m. and announced that it would reconvene at 6:00 to conduct the Joint City/County Transmittal Public Hearing.

8:06 p.m. Upon conclusion of the Joint City/County Transmittal Public Hearing the following items were discussed by the Board.

13. Approval of Agreement Awarding Bid to Gaskin Contractors in the Amount of \$435,332, Plus Bid Alternates, for Construction of the Okeeheepkee Prairie Park

Commissioner Desloge moved, duly seconded by Commissioner Sauls, approval of Option 1: Approve the Agreement awarding bid to Gaskin Contractors in the amount of \$435,332, plus the bid alternates, for construction of the Okeeheepkee Prairie Park, and authorize the County Administrator to execute. The motion carried 5-0. (Commissioners Maddox and Proctor out of Chambers).

14. **Request to Schedule the First and Only Public hearing on the Refinancing of the Capital Improvement Revenue Bond, Series 2005 and Proceed with a Request for Proposal for the Refinancing of the Remaining Capital Improvement Bonds, Series 2005 for Tuesday, June 23, 2015 at 6:00 p.m.**

Commissioner Dozier moved, duly seconded by Commissioner Dailey, approval of Options 1 & 2: 1) Authorize the county's financial advisory to issue a Bank Loan Request for Proposal for the purpose of refunding the remaining Capital Improvement Revenue Bonds, Series 2005, and 2) Schedule the first and only Public Hearing regarding the refinancing of the Capital Improvement Revenue Bond, Series 2005 for Tuesday, June 23, 2015 at 6:00 p.m. The motion carried 6-0 (Commissioner Proctor out of Chambers).

15. **Consideration of Full Board Appointments to the CareerSource Capital Region, Tallahassee Sports Council, and Tourism Development Council**

Commissioner Maddox moved, duly seconded by Commissioner Desloge, approval of Option 2: Reappointment of Leslie Smith and Andrew Wilcox to the Tallahassee Sports Council for terms of three years. The motion carried 6-0 (Commissioner Proctor out of Chambers).

Commissioner Dozier moved, duly seconded by Commissioner Maddox, moved approval of Options 1 & 3: 1) Appointment of Brandon Wienke to the Career Source Capital Region Board of Directors for a term of three years; and 3) Appointment of Sam McKay to the Tourism Development Council to fill an unexpired term (2017). The motion carried 7-0.

SCHEDULED PUBLIC HEARINGS, 6:00 P.M.

16. **Joint City/County Transmittal Public Hearing on 2015-1 Comprehensive Plan Amendment Cycle**

The City and County Commissions met in joint session in the County Commission Chambers.

Attending: County Commission: Chairman Mary Ann Lindley and Commissioners Bill Proctor, Kristin Dozier, Bryan Desloge, John Dailey, Nick Maddox and Jane Sauls.

City Commission: Commissioner Gill Ziffer, Nancy Miller and Curtis Richardson. Mayor Andrew Gillum and Commissioner Scott Maddox were absent. Also attending were County Attorney Herb Thiele, Deputy City Attorney Linda Hudson, and Board Secretary Rebecca Vause.

Call to Order:

Chairman Lindley called the Joint City/County Transmittal Hearing on Cycle 2015-1 Comprehensive Plan Amendments to order at 6:03 p.m.

Introductory Comments by Staff:

Barry Wilcox, Division Manager, Comprehensive Planning and Urban Design, Barry introduced the 2015-1 comprehensive plan amendments. He stated that there were four amendments to be considered by the Commissions'.

Consent Agenda:

The following Consent Agenda was presented to the Joint Commissions for approval. Chairman Lindley confirmed there were no speakers on the amendment.

- PCT150103: DRI Thresholds for the Urban Central Business District

Staff Recommendation: Approve Amendment PCT150103

On behalf of the County: *Commissioner Maddox moved, duly seconded by Commissioner Sauls, to approve Consent item PCT150103, DRI Thresholds for the Urban Central Business District. The motion carried 7-0.*

On behalf of the City: *Commissioner Miller moved, duly seconded by Commissioner Richardson, to approve Consent item PCT150103, DRI Thresholds for the Urban Central Business District. The motion carried 3-0 (Mayor Gillum and Commissioner Maddox absent).*

Discussion Items:

- **PCM150101: TALCOR Midtown**

Mr. Wilcox introduced and provided an overview of the proposed amendment.

Staff Recommendation: Expand the proposed future proposed land use changes to include all the parcels along Gwen Street, Harper Street, and selected parcels along Payne Street and Pine Street in the vicinity of the subject site and approve Urban Residential for the Future Land Use Designation with R-4 as the implementing zoning district (Revised February 20, 2015).

On March 3, 2015 the Local Planning Agency recommended denial (4-3) of the proposed amendment based on the lack of existing policies addressing affordable housing and the absence of a sector plan guiding residential development in the Midtown area. Staff recommendation for approval of the expanded area remains.

Commissioner Richardson wanted to ensure that the integrity of the neighborhood was maintained as there are a number of older homes (that are not owned by Talcor) and residents who may not wish to move. Mr. Wilcox explained that the proposed redevelopments would benefit all property owners and assured Commissioner Richardson that no property owner would be displaced by the amendment. Commissioner Richardson ascertained that there was sufficient infrastructure, i.e., water/sewer capacity, transportation, and roads in place to accommodate the increased density. He acknowledged that while there was concern initially about stormwater, staff feel that there are capacity improvements that can be made to accommodate the additional run off that may be created by redevelopment.

Commissioner Desloge pointed out that remaining property owners would see an improvement in their property value.

In response to inquiry from Commissioner Miller, Mr. Wilcox reaffirmed that the proposed amendment would bring those properties that are currently out of compliance, into compliance and allow homes to be rebuilt or the property to be redeveloped.

The following individuals appeared and provided comment on the proposed amendment:

- Nancy Muller, 1527 Payne Street
- Tim O'Rourke, 1569 Payne Street
- Neil Fleckenstein, 757 Hunter Street
- Ed Murray and Tom O'Steen, representing the applicant, were available for questions

Commissioner Proctor received clarification on the proposed rezoning designation. He discussed with Mr. Wilcox his concerns that gentrification would negatively impact affordable housing available in the area and that increased density could negatively impact the already congested intersection of Thomasville Road, Meridian Road and Seventh Avenue.

Commissioner Dozier stressed the need for more consistency in how to achieve urban infill and redevelopment and hopes this is addressed in staff's review of the comprehensive plan.

Commissioner Richardson agreed that actions such as this set the tone for future redevelopment in the community and voiced his support for the City to provide resources through its housing rehabilitation program to assist those individuals in gentrification of their residences.

On behalf of the County: *Commissioner Dozier moved, duly seconded by Commissioner Desloge, to approve staff recommendation on privately initiated Map Amendment PCM150101, Talcot Midtown. The motion carried 7-0.*

On behalf of the City: *Commissioner Richardson moved, duly seconded by Commissioner Miller, to approve staff recommendation on privately initiated Map Amendment PCM150101, Talcot Midtown. The motion carried 3-0 (Mayor Gillum and Commissioner Maddox absent).*

Commissioner Miller mentioned that the issue of neighborhood planning is worthy of discussion. She also thought it important to note that the description of the proposed land use category encourages the development of a range of housing densities and types which promotes infill development.

Commissioner Ziffer advised that he lives in the vicinity of the area reflected in the proposed amendment; however, was advised by staff that he should vote on the amendment.

- **PCT150104: Sustainable Development in Lake Protection**

Mr. Wilcox introduced and provided an overview of the proposed amendment.

Staff Recommendation: Approve Amendment PCT150104

Staff Revision: Revise Special Conditions section, item #3 to include the sentence: "To encourage redevelopment in the Lake Protection category, a partial credit may be applied toward existing impervious surface on previously developed sites."

Mr. Wilcox noted that staff was also recommending the deletion of policy 2.2.10 and 2.2.18; however, 2.2.18 would be replaced with new language.

Commissioner Miller voiced her concerns about the process by which the proposed policy deletion was presented and asked staff to not do this again without some forewarning.

The following speakers appeared and provided comment on the proposed amendment:

- George Lewis, 203 N. Gadsden Street (written comment submitted for the record)
- Wilson Wright, 2628 Lucerne Drive
- Glen Mayne, 900 Mill Branch Road
- Robert Walsh, 3006 South Shore Circle
- Alan Niedoroda, 6000 Miller Landing Cove
- Walt Dartland, 2086 Wildridge Drive
- Becky Subrahmanyam, 1257 Cornerstone Lane (written comment submitted for the record)
- C.B. Subrahmanyam, 1257 Cornerstone Lane (written material submitted for the record)
- Pam Hall, 5051 Quail Valley Road
- Neil Fleckenstein, 13093 Henry Beadel Drive

Commissioner Miller asked staff to address the non-conformity issue raised by Mr. Lewis and other speakers as she was concerned that homes (or businesses) that may be damaged by more than 50% couldn't be rebuilt. Staff assured Commissioner Miller that those properties grandfathered would not be affected by the new stormwater standard.

Commissioner Dozier commented that decisions made in the past regarding land development, cannot be tackled with only stormwater compliance. She suggested the County be very thoughtful in its current review of the land use component of the comprehensive plan.

Commissioner Maddox referenced comments offered by Dr. Hall regarding sustainability, in which she suggested that the vision statement of the Comprehensive Plan include the following three elements of sustainability: environmental; fiscal and social justice. Commissioner Maddox voiced support for her request and asked that consideration be given to the suggestion.

Commissioner Dailey stated that while he supported the proposed amendment, he was also comfortable postponing to another cycle the proposed deletion of 2.1.10. He mentioned a need for sustainable commercial growth along 27 North and that redevelopment along that corridor should be encouraged. Commissioner Dailey pointed out that while the County has jurisdiction over the shoreline of Lake Jackson; the state maintains control over the water body. He conveyed that the Friends of Lake Jackson initiated a meeting with Senator Bill Montford and the Department of Environmental Protection regarding the conditions of the lake and learned that unfortunately state monies are not available to fund a management plan for the lake. He asserted that the County, City, Friends of Lake Jackson and other supporters work together to encourage the State to fund the management plan, or that jurisdiction of the lake be turned over to the County.

Commissioner Miller established with staff that policies 2.2.10 and 2.2.18 would be deleted and 2.2.18 would be replaced with the new language for the lake protection category.

On behalf of the County: *Commissioner Dozier moved, duly seconded by Commissioner Maddox, to approve staff's recommendation on Text Amendment PCT150104, Sustainable Development in Lake Protection. The motion carried 7-0.*

Commissioner Richardson recalled the popularity of the lake in years past and suggested that the County and City make funding to restore the lake a top legislative priority next year.

On behalf of the City: *Commissioner Richardson moved, duly seconded by Commissioner Ziffer to approve staff's recommendation on Text Amendment PCT150104, Sustainable Development in Lake Protection. The motion carried 2-1 (Commissioner Miller in opposition and Mayor Gillum and Commissioner Maddox absent).*

Commissioner Ziffer stated that the County and City needed to move rapidly if the intent is to pursue funding for a management plan for Lake Jackson from the state during the next legislative session.

Commissioner Dailey shared that Amendment 1 funding is being looked at as a possible funding source for the lake. He added that portions of Lake Jackson have been designated "blue trails" or paddling trails and as such are an official part of the Greenway Master Plan, which was approved as an Amendment 1 project.

Commissioner Ziffer recommended that Commissioner Miller and Dailey be designated to work together on this. Commissioners Miller and Dailey agreed.

- PCT150105 Commercial Uses in the Rural Future Land Use Category

Mr. Wilcox introduced and provided an overview of the proposed amendment.

Staff Recommendation: Approve Amendment PCT150105

The following speakers appeared in support of the proposed amendment and thanked Commissioners' and staff for their hard work and protection of the rural environment:

- Jeff Blair, 9143 Stargate Way, President, Keep It Rural Coalition
- Georgia Ackerman, 8794 Megans Lane
- Jerrie Lindsey, 8765 NWK Way
- Mike Rychlik, 9601-68 Miccosukee Road
- Thelma Crump, 8848 Miccosukee Road
- Neil Fleckenstein, 13093 Henry Beadel Drive
- Pam Hall, 5051 Quail Valley Road

On behalf of the County: *Commissioner Maddox moved, duly seconded by Commissioner Dailey, to approve staff recommendation on Text Amendment PCT150105, Commercial Uses in Rural Future Land Use Category, as amended. Change the word "uses" to "activities" in the Non-residential portion of Allowable Uses, Densities, and Intensities Section of the amendment. The new sentence now reads "Non-residential uses functionally related to and directly in support of agricultural, silvicultural, and other natural resource based ~~uses~~ activities, including ecotourism activities, may be permitted at a maximum intensity of 2,000 sq ft. per gross acre. of the amendment to reflect a wording change to Land Use Element Policy 2.2.1[L] Rural, Category: Allowable Uses, Densities, and Intensities and sub-heading Non-residential." **The motion carried 7-0.***

On behalf of the City: *Commissioner Miller moved, duly seconded by Commissioner Richardson, to approve staff recommendation on Text Amendment PCT150105, Commercial Uses in Rural Future Land Use Category, as amended. Change the word "uses" to "activities" in the Non-residential portion of Allowable Uses, Densities, and Intensities Section of the amendment. The new sentence now reads "Non-residential uses functionally related to and directly in support of agricultural, silvicultural, and other natural resource based ~~uses~~ activities, including ecotourism activities, may be permitted at a maximum intensity of 2,000 sq ft. per gross acre. of the amendment to reflect a wording change to Land Use Element Policy 2.2.1[L] Rural, Category: Allowable Uses, Densities, and Intensities and sub-heading Non-residential." **The motion carried 3-0 (Mayor Gillum and Commissioner Maddox absent).***

Action to Transmit Amendments:

On behalf of the County: *Commissioner Dailey moved, duly seconded by Commissioner Desloge, to transmit the Cycle 2015-1 Comprehensive Plan Amendments to the state land planning agency for review, as required by Florida Statute. The motion carried 7-0.*

On behalf of the City: *Commissioner Miller moved, duly seconded by Commissioner Richardson, to transmit the Cycle 2015-1 Comprehensive Plan Amendments to the state land planning agency for review, as required by Florida Statute. The motion carried 3-0.*

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

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

Comments/Discussion Items

County Attorney Thiele:

- No items.

County Administrator Long:

- Announced that Commissioner Kristin Dozier was selected by the U.S. Department of Commerce's Economic Development Administration and International Trade Administration to represent Leon County in the third Americas Competitiveness Exchange on Innovation and Entrepreneurship.

Commissioner Discussion Items

Commissioner Sauls:

- No items.

Commissioner Desloge:

- *Commissioner Desloge moved, duly seconded by Commissioner Dozier, to approve a Proclamation designating May 2015 as national Bike Month to be presented at the April 28, 2015 meeting. The motion carried 7-0.*
- *Commissioner Desloge moved, duly seconded by Commissioner Maddox, to approve a Proclamation designating May 2-10, 2015 as National Travel & Tourism Week in Leon County. The motion carried 7-0.*

Commissioner Maddox:

- Congratulated Commissioner Dozier on her well-deserved appointment.
- Announced that his oldest daughter celebrated her birthday yesterday.
- Expressed condolences to the Azaro family on the passing of their son Alex.

Commissioner Dozier:

- *Commissioner Dozier moved, duly seconded by Commissioner Dailey, to approve travel expenses for her travel to attend the Americas Competitiveness Exchange from April 19 – 25, 2015. The motion carried 7-0.*
- Congratulated Word of South organizers for a phenomenal event despite the rain over the week-end.
- Mentioned that the Avett Brothers concert was a success and heard many positive comments from individuals at the event.

Commissioner Dailey:

- Commented that the concert which was held the Friday night prior to the Springtime Tallahassee festivities was a huge success and an incredible way to kick off the Springtime Tallahassee week-end. He remarked that 15,000-16,000 people were estimated to be in the downtown area for the concert and the County's investment was well-spent.
- Shared that he recently toured the "Spring House", the only property designed by Frank Lloyd Wright in all of Florida and of which is located in District 3 off Okeehoopkee Road. He encouraged all to visit the site. He mentioned that the Spring House Institute is in the process of raising funds to preserve the property. He suggested that the home was a local jewel and would fit into the planned redevelopment for a gateway at the I-10 and Monroe Street area.
 - *Commissioner Dailey moved, duly seconded by Commissioner Desloge, to provide signage for the Spring House. The motion carried 7-0.*

Vice-Chairman Proctor:

- Mentioned the recent grand opening of the Comprehensive Emergency Services Center and commented what a significant asset it would be to the community.
- Shared that he and Commissioner Desloge had attended the opening of the new ball field at Miccosukee Community Park and remarked on the Trent McElroy statute dedication.
- Stated that he had participated in the dedication of a historic marker at the former home of Coach Jake Gaither.
 - *Commissioner Maddox moved, duly seconded by Commissioner Desloge, to approve a Proclamation for the opening of the Jake Gaither House and Museum to be presented to the new homeowner at the April 28th Board meeting. The motion carried 7-0.*
- Requested staff consider the Bethel by the Lake Church facility as a potential the site for the next Board Retreat.

Chairman Lindley:

- On behalf of Chairman Lindley: *Commissioner Maddox moved, duly seconded by Commissioner Desloge, to approve a Proclamation for National Public Works Week, to be presented at the April 28, 2015 meeting. The motion carried 7-0.*

Receipt and File:

- Capital Regional Community Development District – Record of Proceedings for the February 12, 2015 meeting.
- 2015-171 Florida Agricultural and Mechanical University – Financial Audit may be viewed at www.myflorida.com/audgen
- 2015-172 Florida State University – Financial Audit may be viewed at www.myflorida.com/audgen
- 2015-177 Leon County District School Board – Financial and Federal Single Audit may be viewed at www.myflorida.com/audgen

Adjourn:

There being no further business to come before the Board, the meeting was adjourned at 8:27 p.m.

LEON COUNTY, FLORIDA

ATTEST:

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

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

**Transmittal Hearing
Comprehensive Plan Amendment Cycle 2015-1
Leon County Board of Commissioners &
Tallahassee City Commission
April 14, 2015
Leon County Courthouse**

The City and County Commissions met in joint session in the County Commission Chambers.

Attending: County Commission: Chairman Mary Ann Lindley and Commissioners Bill Proctor, Kristin Dozier, Bryan Desloge, John Dailey, Nick Maddox and Jane Sauls.

City Commission: Commissioner Gill Ziffer, Nancy Miller and Curtis Richardson. Mayor Andrew Gillum and Commissioner Scott Maddox were absent. Also attending were County Attorney Herb Thiele, Deputy City Attorney Linda Hudson, and Board Secretary Rebecca Vause.

Call to Order:

Chairman Lindley called the Joint City/County Transmittal Hearing on Cycle 2015-1 Comprehensive Plan Amendments to order at 6:03 p.m.

Introductory Comments by Staff:

Barry Wilcox, Division Manager, Comprehensive Planning and Urban Design, Barry introduced the 2015-1 comprehensive plan amendments. He stated that there were four amendments to be considered by the Commissions'.

Consent Agenda:

The following Consent Agenda was presented to the Joint Commissions for approval. Chairman Lindley confirmed there were no speakers on the amendment.

- PCT150103: DRI Thresholds for the Urban Central Business District

Staff Recommendation: Approve Amendment PCT150103

On behalf of the County: *Commissioner Maddox moved, duly seconded by Commissioner Sauls, to approve Consent item PCT150103, DRI Thresholds for the Urban Central Business District. The motion carried 7-0.*

On behalf of the City: *Commissioner Miller moved, duly seconded by Commissioner Richardson, to approve Consent item PCT150103, DRI Thresholds for the Urban Central Business District. The motion carried 3-0 (Mayor Gillum and Commissioner Maddox absent).*

Discussion Items:

- **PCM150101: TALCOR Midtown**

Mr. Wilcox introduced and provided an overview of the proposed amendment.

Staff Recommendation: Expand the proposed future proposed land use changes to include all the parcels along Gwen Street, Harper Street, and selected parcels along Payne Street and Pine Street in the vicinity of the subject site and approve Urban Residential for the Future Land Use Designation with R-4 as the implementing zoning district (Revised February 20, 2015).

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Commissioner Richardson wanted to ensure that the integrity of the neighborhood was maintained as there are a number of older homes (that are not owned by Talcor) and residents who may not wish to move. Mr. Wilcox explained that the proposed redevelopments would benefit all property owners and assured Commissioner Richardson that no property owner would be displaced by the amendment. Commissioner Richardson ascertained that there was sufficient infrastructure, i.e., water/sewer capacity, transportation, and roads in place to accommodate the increased density. He acknowledged that while there was concern initially about stormwater, staff feel that there are capacity improvements that can be made to accommodate the additional run off that may be created by redevelopment.

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Commissioner Miller mentioned that the issue of neighborhood planning is worthy of discussion. She also thought it important to note that the description of the proposed land use category encourages the development of a range of housing densities and types which promotes infill development.

Commissioner Ziffer advised that he lives in the vicinity of the area reflected in the proposed amendment; however, was advised by staff that he should vote on the amendment.

- **PCT150104: Sustainable Development in Lake Protection**

Mr. Wilcox introduced and provided an overview of the proposed amendment.

Staff Recommendation: Approve Amendment PCT150104

Staff Revision: Revise Special Conditions section, item #3 to include the sentence: “To encourage redevelopment in the Lake Protection category, a partial credit may be applied toward existing impervious surface on previously developed sites.”

Mr. Wilcox noted that staff was also recommending the deletion of policy 2.2.10 and 2.2.18; however, 2.2.18 would be replaced with new language.

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- Pam Hall, 5051 Quail Valley Road
- Neil Fleckenstein, 13093 Henry Beadel Drive

Commissioner Miller asked staff to address the non-conformity issue raised by Mr. Lewis and other speakers as she was concerned that homes (or businesses) that may be damaged by more than 50% couldn't be rebuilt. Staff assured Commissioner Miller that those properties grandfathered would not be affected by the new stormwater standard.

Commissioner Dozier commented that decisions made in the past regarding land development, cannot be tackled with only stormwater compliance. She suggested the County be very thoughtful in its current review of the land use component of the comprehensive plan.

Commissioner Maddox referenced comments offered by Dr. Hall regarding sustainability, in which she suggested that the vision statement of the Comprehensive Plan include the following three elements of sustainability: environmental; fiscal and social justice. Commissioner Maddox voiced support for her request and asked that consideration be given to the suggestion.

Commissioner Dailey stated that while he supported the proposed amendment, he was also comfortable postponing to another cycle the proposed deletion of 2.1.10. He mentioned a need for sustainable commercial growth along 27 North and that redevelopment along that corridor should be encouraged. Commissioner Dailey pointed out that while the County has jurisdiction over the shoreline of Lake Jackson; the state maintains control over the water body. He conveyed that the Friends of Lake Jackson initiated a meeting with Senator Bill Montford and the Department of Environmental Protection regarding the conditions of the lake and learned that unfortunately state monies are not available to fund a management plan for the lake. He asserted that the County, City, Friends of Lake Jackson and other supporters work together to encourage the State to fund the management plan, or that jurisdiction of the lake be turned over to the County.

Commissioner Miller established with staff that policies 2.2.10 and 2.2.18 would be deleted and 2.2.18 would be replaced with the new language for the lake protection category.

On behalf of the County: *Commissioner Dozier moved, duly seconded by Commissioner Maddox, to approve staff's recommendation on Text Amendment PCT150104, Sustainable Development in Lake Protection. The motion carried 7-0.*

Commissioner Richardson recalled the popularity of the lake in years past and suggested that the County and City make funding to restore the lake a top legislative priority next year.

On behalf of the City: *Commissioner Richardson moved, duly seconded by Commissioner Ziffer to approve staff's recommendation on Text Amendment PCT150104, Sustainable Development in Lake Protection. The motion carried 2-1 (Commissioner Miller in opposition and Mayor Gillum and Commissioner Maddox absent).*

Commissioner Ziffer stated that the County and City needed to move rapidly if the intent is to pursue funding for a management plan for Lake Jackson from the state during the next legislative session.

Commissioner Dailey shared that Amendment 1 funding is being looked at as a possible funding source for the lake. He added that portions of Lake Jackson have been designated "blue trails" or paddling trails and as such are an official part of the Greenway Master Plan, which was approved as an Amendment 1 project.

Commissioner Ziffer recommended that Commissioner Miller and Dailey be designated to work together on this. Commissioners Miller and Dailey agreed.

- PCT150105 Commercial Uses in the Rural Future Land Use Category

Mr. Wilcox introduced and provided an overview of the proposed amendment.

Staff Recommendation: Approve Amendment PCT150105

The following speakers appeared in support of the proposed amendment and thanked Commissioners' and staff for their hard work and protection of the rural environment:

- Jeff Blair, 9143 Stargate Way, President, Keep It Rural Coalition
- Georgia Ackerman, 8794 Megans Lane
- Jerrie Lindsey, 8765 NWK Way
- Mike Rychlik, 9601-68 Miccosukee Road
- Thelma Crump, 8848 Miccosukee Road
- Neil Fleckenstein, 13093 Henry Beadel Drive
- Pam Hall, 5051 Quail Valley Road

On behalf of the County: *Commissioner Maddox moved, duly seconded by Commissioner Dailey, to approve staff recommendation on Text Amendment PCT150105, Commercial Uses in Rural Future Land Use Category, as amended. Change the word "uses" to "activities" in the Non-residential portion of Allowable Uses, Densities, and Intensities Section of the amendment. The new sentence now reads "Non-residential uses functionally related to and directly in support of agricultural, silvicultural, and other natural resource based ~~uses~~ activities, including ecotourism activities, may be permitted at a maximum intensity of 2,000 sq ft. per gross acre. of the amendment to reflect a wording change to Land Use Element Policy 2.2.1[L] Rural, Category: Allowable Uses, Densities, and Intensities and sub-heading Non-residential." **The motion carried 7-0.***

On behalf of the City: *Commissioner Miller moved, duly seconded by Commissioner Richardson, to approve staff recommendation on Text Amendment PCT150105, Commercial Uses in Rural Future Land Use Category, as amended. Change the word "uses" to "activities" in the Non-residential portion of Allowable Uses, Densities, and Intensities Section of the amendment. The new sentence now reads "Non-residential uses functionally related to and directly in support of agricultural, silvicultural, and other natural resource based ~~uses~~ activities, including ecotourism activities, may be permitted at a maximum intensity of 2,000 sq ft. per gross acre. of the amendment to reflect a wording change to Land Use Element Policy 2.2.1[L] Rural, Category: Allowable Uses, Densities, and Intensities and sub-heading Non-residential." **The motion carried 3-0 (Mayor Gillum and Commissioner Maddox absent).***

Action to Transmit Amendments:

On behalf of the County: *Commissioner Dailey moved, duly seconded by Commissioner Desloge, to transmit the Cycle 2015-1 Comprehensive Plan Amendments to the state land planning agency for review, as required by Florida Statute. The motion carried 7-0.*

On behalf of the City: *Commissioner Miller moved, duly seconded by Commissioner Richardson, to transmit the Cycle 2015-1 Comprehensive Plan Amendments to the state land planning agency for review, as required by Florida Statute. The motion carried 3-0.*

LEON COUNTY, FLORIDA

ATTEST:

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

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

DRAFT

**BOARD OF COUNTY COMMISSIONERS
LEON COUNTY, FLORIDA
REGULAR MEETING
April 28, 2015**

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

Opening remarks was provided by Peter D. A. Wood, Secular Student Alliance at the Florida State University. Chairman Lindley then led the Pledge of Allegiance.

Awards and Presentations

- Commissioner Kristen Dozier, dressed as Princess Leia, was joined at the podium by the County's Relay for Life Team. She praised the team's fundraising efforts as they have raised \$5,600 thus far. She announced that the event would be held on May 1st at Lawton Chiles High School.
- Vice-Chairman Bill Proctor presented a Proclamation recognizing the FAMU DRS Girls Basketball Team on winning their third state championship. Coach Cromartie and members of the team appeared to accept the honor.
- Vice Chairman Bill Proctor presented a Proclamation to Cornelius and Reché Jones for their restoration and preservation of the home of the legendary FAMU Coach Alonzo "Jake" Gaither. He mentioned that a historic marker now stands as a memorial to Coach Gaither. Mr. Jones expressed appreciation to the Board for the recognition.
- Commissioner Bryan Desloge presented a Proclamation designating May 2015 as "Bladder Cancer Awareness Month". The Proclamation was accepted by Carla Dean, President of the Bladder Cancer Foundation of Florida, Inc.
- Commissioner Bryan Desloge presented a Proclamation of support for the *Stepping Up Initiative*, a Call to Action to reduce the number of people with mental illness in county jails.
- Former County Commissioner Cliff Thael and wife Georgjean presented a framed portrait of Governor LeRoy Collins, taken in 1990 at Dog Island by Bill Adair, to the LeRoy Collins Leon County Public Library. The portrait will become a permanent part of the "LeRoy Collins' Legacy: The Politics of Constructive Change and Leadership" exhibit housed at the Main Library. Cay Hohmeister, Library Services Director, accepted the gift on behalf of the County and Library. The Board expressed appreciation for the generous donation.
- Virgie Bowen from the Florida Department of Transportation (FDOT) District 3 provided on update of the Florida Transportation Plan (FTP) and the Strategic Intermodal System (SIS) Policy Plan. She stated that the FTP is Florida's long range transportation plan and provides 20+ year goals for transportation planning and implementation statewide. Additionally, the FTP sets the stage for the future of all air, space, water, rail , road, bicycle and pedestrian transportation and is used by DOT and other transportation partners. She remarked that the SIS Policy Plan establishes policies to guide discussions about designations and funding for the state's largest and most strategic transportation facilities. These facilities are the primary means for moving people and freight within Florida as well as to other states and nations. The SIS is Florida's highest statewide priority for transportation capacity improvements.

Consent:

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

1. Ratification of Commissioner Appointment to the Science Advisory Committee

The Board approved Option 1: Ratify Commissioner Sauls' appointment of Edward Gartner to the Science Advisory Committee.

2. Approval to Extend Membership Terms for the Tallahassee/Leon County Commission on the Status of Women and Girls

The Board approved Option 1: Approve the extension of the membership terms for the Tallahassee/Leon County Commission on the Status of Women and Girls to coincide with the City's and County's fiscal year (October 1 – September 30).

3. Approval of a Request to Remain the Southern Portion of "Merry Robin Road" to "Blue Boar Court"

The Board approved Option 1: Approve the request to rename the southern portion of "Merry Robin Road" to "Blue Boar Court."

4. Request to Schedule Two Public Hearings to Consider Proposed Revisions to the Bradfordville Chapter 163 Development Agreement for May 12 and June 9, 2015 at 6:00 p.m.

The Board approved Option 1: Schedule two required Public Hearings to consider proposed revisions to the Bradfordville Chapter 163 Development Agreement for May 12 and June 9, 2015 at 6:00 p.m.

5. Acceptance of a Declaration of Covenants and Restrictions from Leon County for the Fred George Basin Greenway Park

The Board approved Option 1: Approve and accept for recording a Declaration of Covenants and Restrictions from Leon County for the Fred George Basin Greenway Park.

6. Acceptance of a Conservation Easement from Proctor Road Farms LLC for the Proctor Road Horse Farms

The Board approved Option 1: Approve and accept for recording a Conservation Easement from Proctor Road Farms LLC for the Proctor Road Horse Farms.

7. Approval of Payment of Bills and Voucher Submitted for April 28, 2015, and Pre-Approval of Payment of Bills and Vouchers for the Period of April 29 through May 11, 2015

The Board approved Option 1: Approve the payment of bills and vouchers submitted for April 28, 2015, and Pre-Approval of Payment of Bills and Vouchers for the Period of April 29 through May 11, 2015.

8. Approval of an Off System Project Maintenance Agreement with the Florida Department of Transportation

The Board approved Option 1: Approve an Off System Project Maintenance Agreement with the Florida Department of Transportation, and authorize the County Administrator to execute.

9. Approval of a Construction Agreement with CSX Transportation, Inc. for the Construction of Pedestrian Crossings at Gearhart and Fred George Roads

The Board approved Option 1: Approve the Construction Agreement with CSX Transportation, Inc. for the construction of pedestrian crossings at Gearhart and Fred George Roads, and authorize the County Administrator to execute.

10. Approval of the proposed First Amended and Restated Grant Funding Agreement Between Leon County and the Council on Culture & Arts FY 2015

The Board approved Option 1: Approve the proposed First Amended and Restated Grant Funding Agreement between Leon County and the Council on Culture & Arts FY 2015, and authorize the County Administrator to execute.

11. Authorization to Submit an Application for the U.S. Department of Transportation's National Infrastructure Investments Grant (TIGER VII) for the Southside Connectivity Completion Project

The Board approved Option 1: Authorize the submittal of a joint County-City application for the Southside Connectivity Completion Project for the U.S. Department of Transportation's National Infrastructure Investments Grant.

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

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

General Business

NONE.

SCHEDULED PUBLIC HEARINGS, 6:00 P.M.

NONE.

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

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

Comments/Discussion Items

County Attorney Thiele:

- No items.

County Administrator Long:

- Thanked the Board for a productive Budget Workshop and the early guidance.
- Asked Ken Morris, Assistant County Administrator, to update the Board on the one-year anniversary of the opening of the Domi Station.
 - Mr. Morris announced that a one year anniversary celebration would be held on Thursday, June 4th at 6:00 p.m. He stated that Domi is home to 40 companies that have collected more than \$3.4 million in investment funding from a variety of sources to further these startup businesses and ideas. Additionally, 18 full-time positions have been created with an average wage of \$40,000.

Commissioner Discussion Items

Commissioner Sauls:

- No items.

Commissioner Desloge:

- No items.

Commissioner Maddox:

- No items.

Commissioner Dozier:

- Expressed thanks to the County Relay for Life teams and the funds they have raised.
- *Commissioner Dozier moved, duly seconded by Commissioner Maddox, a request for a Proclamation designating May as “National Historic Preservation Month”. The Proclamation will be presented at an outside event on May 19th. The motion carried 7-0.*

Commissioner Dailey:

- No items.

Vice-Chairman Proctor:

- *Commissioner Proctor moved, duly seconded by Commissioner Maddox, approval for a Resolution recognizing the 150th anniversary of Bethel AME Church. The motion carried 7-0.*
- *Commissioner Proctor moved, duly seconded by Commissioner Maddox, approval for a Proclamation honoring and recognizing the contributions of Rick Kearney to the Leon County community. The motion carried 7-0.*
- Requested an update on the Summer Youth Program.
 - Shington Lamy, Assistant to the County Administrator for Intergovernmental and Community Initiatives, responded that the County began accepting applications for the program on April 30th and the closing date for submittal is Friday, May 1st. He shared that more than 1,800 applications have been received for 75 available slots.
 - Commissioner Proctor thanked the Board for its continued commitment to enhance students work experience.

Chairman Lindley:

- On behalf of Chairman Lindley: *Commissioner Maddox moved, duly seconded by Commissioner Dozier, approval for a Proclamation designating May 17-23, 2015 as EMS Week. Approved without Objection.*
- On behalf of Chairman Lindley: *Commissioner Maddox moved, duly seconded by Commissioner Dozier, approval for a Proclamation for the Florida African American Heritage Preservation Network event. The motion carried 7-0.*

Receipt and File:

- Capital Region Community Development District – Record of Proceedings for the March 12, 2015 Meeting

Adjourn:

There being no further business to come before the Board, the meeting was adjourned at 3:57 p.m.

LEON COUNTY, FLORIDA

ATTEST:

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

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

DRAFT

**Leon County
Board of County Commissioners**


Notes for Agenda Item #2

Leon County Board of County Commissioners

Cover Sheet for Agenda #2

May 26, 2015

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Ratification of Commissioners' Appointments to the Minority/Women and Small Business Enterprise Committee

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

Fiscal Impact:

This item has no fiscal impact to the County.

Staff Recommendation:

Option #1: Ratify Commissioner Lindley's reappointment of Michelle Wyrick to the Minority/Women and Small Business Enterprise Committee for a term of two years.

Option #2: Ratify Commissioner Maddox's reappointment of Brian Boulware to the Minority/Women and Small Business Enterprise Committee for a term of two years.

Report and Discussion

Background:

At its August 23, 2011 meeting, the Board approved the revised process for Advisory Committee appointments by having a Consent item prepared for individual Commissioner appointments.

Analysis:

Minority/Women and Small Business Enterprise Committee

Purpose: The MWSBE Committee reviews the M/WSBE Program (Attachment #1).

Composition: The MWSBE Committee consists of seven members, with each Commissioner having one appointment. Members serve two-year terms, with four terms expiring on January 31 and three terms expiring on May 31.

Vacancies: The terms of Brian Boulware (Commissioner Maddox) and Michelle Wyrick (Commissioner Lindley) expire May 31, 2015. Mr. Boulware and Ms. Wyrick are interested in reappointment and are eligible to serve.

Table 1. M/WSBE Committee

Term Expiration	Eligible Applicant	Recommended Action
Michelle Wyrick	Michelle Wyrick	Commissioner Lindley reappoints Ms. Wyrick.
Brian Boulware	Brian Boulware	Commissioner Maddox reappoints Mr. Boulware.

Options:

1. Ratify Commissioner Lindley's reappointment of Michelle Wyrick to the Minority/Women and Small Business Enterprise Committee for a term of two years.
2. Ratify Commissioner Maddox's reappointment of Brian Boulware to the Minority/Women and Small Business Enterprise Committee for a term of two years.
3. Board direction.

Recommendation:

Options #1 and #2.

Attachments:

1. Eligibility and Criteria – Minority/Women and Small Business Enterprise Committee

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

Responsibility:

Reviews M/WSBE Program.

Created By:

Created by the BCC in 1987.

Appointments:

7 - Each Commissioner appoints one member.

Terms:

2 years. Expiration: 4 on January 31; 3 on May 30. Number of terms allowed is three. Vacancies filled for remainder of unexpired term.

Schedule:

As needed.

Contact Person/Staff:

Shanea Wilks, Director
M/WSBE Division
Office of Economic Vitality
Office: (850) 606-1650
Fax: (850) 606-1651

E-mail: WilksSh@leoncountyfl.gov

Members:

Workman, Gale RESIGNED	Begin Term: 8/28/2012 End Term: 5/30/2015 Type: unexpired term	Original Date: 8/28/2012 <hr/> Appointed by: Jane G. Sauls Commissioner District II	Email: gale_workman@hotmail.com
Wyrick, Michelle	Begin Term: 6/09/2013 End Term: 5/31/2015 Type: two years	Original Date: 6/26/2012 <hr/> Appointed by: Mary Ann Lindley Commissioner At-large I	Email: michellewyrick@eliteoperationalservices.com
Boulware, Brian	Begin Term: 4/8/2014 End Term: 5/31/2015 Type: unexpired term	Original Date: 4/08/2014 <hr/> Appointed by: Nick Maddox Commissioner At-large II	Email: brian@pssoffl.com

Trotman, Joanie	Begin Term: 1/27/2015 End Term: 1/31/2017 Type: two years	Original Date: 4/9/2013 <hr/> Appointed by: Bryan Desloge Commissioner District IV	Email: jtrotman@myflorida.com
Hale, Christi	Begin Term: 1/27/2015 End Term: 1/31/2017 Type: two years	Original Date: 3/15/2011 <hr/> Appointed by: John Dailey Commissioner District III	Email: chale@halecontracting.net
Haston, Jacinta	Begin Term: 2/10/2015 End Term: 1/31/2017 Type: two years	Original Date: 2/10/2015 <hr/> Appointed by: Kristin Dozier Commissioner District V	Email: frank@fldevelopers.com
Duncan, Paula	Begin Term: 2/10/2015 End Term: 1/31/2017 Type: two years	Original Date: 2/26/2013 <hr/> Appointed by: Bill Proctor Commissioner District I	Email: pduncan@eflorida.com

**Leon County
Board of County Commissioners**


Notes for Agenda Item #3

Leon County Board of County Commissioners

Cover Sheet for Agenda #3

May 26, 2015

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Approval of Payment of Bills and Vouchers Submitted for May 26, 2015 and Pre-Approval of Payment of Bills and Vouchers for the Period of May 27 – June 8, 2015

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

Fiscal Impact:

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

Staff Recommendation:

Option #1: Approve the payment of bills and vouchers submitted for May 26, 2015, and pre-approve the payment of bills and vouchers for the period of May 27 – June 8, 2015.

Title: Approval of Payment of Bills and Vouchers Submitted for
May 26, 2015 and Pre-Approval of Payment of Bills and Vouchers for the Period of
May 27 through June 8, 2015

May 26, 2015

Page 2

Report and Discussion

This agenda item requests Board approval of the payment of bills and vouchers submitted for approval May 26, 2015 and pre-approval of payment of bills and vouchers for the period of May 27 – June 8, 2015. The Office of Financial Stewardship/Management and Budget (OMB) reviews the bills and vouchers printout, submitted for approval during the May 26, 2015 meeting, the morning of Friday, May 22, 2015. If for any reason, any of these bills are not recommended for approval, OMB will notify the Board.

Due to the Board not holding a regular meeting the fourth Tuesday in May and the first Tuesday in June, it is advisable for the Board to pre-approve payment of the County's bills for May 27 – June 8, 2015, so that vendors and service providers will not experience hardship because of delays in payment. The OMB office will continue to review the printouts prior to payment and if for any reason questions payment, then payment will be withheld until an inquiry is made and satisfied, or until the next scheduled Board meeting. Copies of the bills/vouchers printout will be available in OMB for review.

Options:

1. Approve the payment of bills and vouchers submitted for May 26, 2015, and pre-approve the payment of bills and vouchers for the period of May 27 – June 8, 2015.
2. Do not approve the payment of bills and vouchers submitted for May 26, 2015, and do not pre-approve the payment of bills and vouchers for the period of May 27 – June 8, 2015.
3. Board direction.

Recommendation:

Option #1.

VSL/AR/SR/cc

**Leon County
Board of County Commissioners**


Notes for Agenda Item #4

Leon County Board of County Commissioners

Cover Sheet for Agenda #4

May 26, 2015

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Acceptance of the FY 2014/2015 Mid-Year Financial Report

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Scott Ross, Director of Office of Financial Stewardship
Lead Staff/ Project Team:	Timothy Barden, Principal Management & Budget Analyst Felisa Barnes, Principal Management & Budget Analyst Don Lanham, Grants Program Coordinator Timothy Carlson, Senior Management & Budget Analyst Ying Xu, Management & Budget Analyst Kaye Hogan, Management Analyst

Fiscal Impact:

This item summarizes the FY 2014/2015 year-to-date receipts for the County's major revenues, provides the dollar amount that each program has spent to date over or under the FY 2014/2015 budget, provides preliminary FY 2014/2015 revenue estimates, and provides the FY 2014/2015 estimated fund balance.

Staff Recommendation:

Option #1: Accept the FY 2014/2015 Mid-Year Financial Report (Attachment #1).

Report and Discussion

Background:

OMB prepares two financial reports annually for Board consideration. The first is presented at the mid-point of the fiscal year to identify financial trends that are developing. Additionally, this report includes preliminary FY 2014/2015 revenue estimates. The second report is presented at the fiscal year-end to recap the financial performance of the County.

Analysis:

Included in the Mid-Year Financial Report are the following sections:

Revenues

This section summarizes and describes the FY 2014/2015 year-to-date (YTD) receipts for the County's major revenues. It provides a comparison of these receipts to the FY 2013/2014 actual receipts and the FY 2014/2015 budget. It also provides preliminary FY 2015/2016 revenue estimates.

Expenditures

This section displays the FY 2014/2015 budgets for each program. It also shows the FY 2014/2015 actual expenditures and provides the dollar amount that each program has spent to date over or under the FY 2014/2015 budget, as well as the percentage of the FY 2014/2015 budget that each program has spent to date.

Fund Balance

This section compares the fund balances of each fund for the two prior fiscal years. It shows the FY 2014/2015 estimated fund balance, the FY 2014/2015 adopted budget, and it calculates the fund balance as a percentage of the budget in each fund for FY 2014/2015.

Capital Improvement Program

This section provides FY 2014/2015 YTD budget and expenditure information for each capital improvement project.

Grants Program

This section provides FY 2014/2015 YTD budget and expenditure information for all County grants, as well as a description of each grant.

Community Economic Profile

This section tracks information about the community, including information regarding population, higher education enrollment, visitors, unemployment, taxable retail sales, labor force, industry-type employment, taxable value, principal taxpayers, permits, crime, and homestead parcels.

Financial Indicators

This section provides financial information used to identify emerging trends in the County's fiscal performance.

Comparative Data

This section provides a net budget, population, ad valorem tax collection, exempt property percentage, and staffing comparison between Leon County and other like-sized counties. In addition, it identifies how Leon County ranks in comparison to all Florida counties in employees per 1,000 residents, net budget per resident, and percentage of exempt property

Options:

1. Accept the FY 2014/2015 Mid-Year Financial Report (Attachment #1).
2. Do not accept the FY 2014/2015 Mid-Year Financial Report.
3. Board direction.

Recommendation:

Option #1.

Attachment:

1. FY 2014/2015 Mid-Year Financial Report

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

**Fiscal Year 2015
Mid-Year Financial Report**



"People Focused. Performance Driven."

Tuesday, May 26, 2015

**Produced by
The Office of Management & Budget
Office of Financial Stewardship**

**This publication can be viewed online, at the Leon County website:
www.leoncountyfl.gov/omb/**

Leon County Government
Fiscal Year 2015 Mid-Year Financial Report

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MAJOR REVENUE SUMMARY

Total FY15 budgeted revenues shown below represents approximately 80% of all FY15 budgeted County revenues. (1)

Revenue Source	FY15 Budget	FY14 YTD Actual	FY15 YTD Budget	FY15 YTD Actual	FY14 YTD Actuals vs. FY15 YTD Actuals	FY15 YTD Budget vs. FY15 YTD Actuals
Ad Valorem Taxes	109,006,902	101,672,389	102,087,529	106,286,058	4.5%	4.1%
State Revenue Sharing (2)	4,770,900	2,205,569	2,236,767	2,324,513	5.4%	3.9%
Communication Serv. Tax	3,441,850	1,507,136	1,455,391	1,489,636	-1.2%	2.4%
Public Services Tax	5,702,850	2,452,822	2,417,885	2,384,748	-2.8%	-1.4%
State Shared Gas Tax	3,858,900	1,604,805	1,580,057	1,633,270	1.8%	3.4%
Local Option Gas Tax (3)	7,511,650	2,273,842	2,879,953	3,249,113	42.9%	12.8%
Local 1/2 Cent Sales Tax (2)	11,415,200	4,707,082	4,802,546	4,899,512	4.1%	2.0%
Local Option Sales Tax (2)	3,813,300	1,600,515	1,601,060	1,673,251	4.5%	4.5%
Local Option Tourist Tax	4,492,313	1,777,641	1,843,858	1,952,559	9.8%	5.9%
Solid Waste Fees	8,190,485	3,981,220	3,585,580	4,010,899	0.7%	11.9%
Building Permits Fees (4)	1,550,305	745,209	715,689	613,177	-17.7%	-14.3%
Environmental Permit Fees (5)	1,026,950	397,487	458,623	439,713	10.6%	-4.1%
Ambulance Fees (6)	8,930,000	4,044,370	3,884,238	4,250,878	5.1%	9.4%
Probation and Pre-Trial Fees (7)	912,380	486,234	469,407	463,405	-4.7%	-1.3%
Court Facilities Fees (8)	1,368,000	474,943	577,345	393,790	-17.1%	-31.8%
Fire Services Fee (9)	6,878,610	4,301,076	4,114,354	4,308,132	0.2%	4.7%
Interest Income - GF/FF (10)	346,299	131,327	144,291	137,433	4.6%	-4.8%
Interest Income - Other (10)	605,221	355,722	252,175	191,937	-46.0%	-23.9%
TOTAL:	\$ 183,822,115	\$ 134,719,388	\$ 135,106,749	\$ 140,702,023	4.4%	4.1%

Notes:

- (1) The percentage is based on all County revenues net of transfers and appropriated fund balance.
- (2) The 1/2 Cent Sales Tax and State Revenue Sharing are both State shared revenues supported by state and local sales tax collections. Overall, local sales tax transactions have been higher, indicating a continued economic recovery.
- (3) Due to the 5 Cent Local Option Gas Tax taking affect January 1, 2014, FY15 is the first full year receiving this revenue. This explains the higher collections when compared to FY14 YTD actuals.
- (4) As the housing market continues to rebound in the current economy, an increase in new construction and multi-family housing permits is expected to be seen, resulting in an increase in revenue for FY15. The decrease shown here will be offset by the increasing number of projects taken places in the second half of the fiscal year.
- (5) As economic conditions continue to improve in the development/construction industry, development approval and environmental permit revenue has seen the beginning of a rebound.
- (6) The collections-to-actual billings dropped from 41% to 36% in FY13, and then 35% of total billings in FY15. Revenue collection continues to increase due to the increase in billings in FY15.
- (7) The slight revenue decrease in the Probation/Pre-Trial program, compared to FY15 budget, is attributed to the continued issuance of fee waivers and the privatization of the GPS program.
- (8) Court Facilities fees have decreased due to a decline in the issuance of traffic tickets.
- (9) The fire services fee was implemented for FY10. Revenues shown reflect collections by the City of Tallahassee and non ad valorem assessments placed on the County tax bill. Reported amounts represent delinquent accounts that have been transferred from quarterly billing to tax bills.
- (10) In an effort to affect economic recovery, the Federal Reserve has continued to keep interest rates low, directly influencing interest earnings on County funds. This explains the interest earnings to date coming in below forecasted returns. Interest classified as other has declined due to budgeted capital reserves being expended.

PRELIMINARY FY 2016 REVENUE ESTIMATES

All revenues below are shown as they are budgeted, which is 95% of the actual amount anticipated. (1)

Revenue Source	FY14 Budget	FY15 Budget	FY16 Prelim. Budget	FY15 to FY16 % Change (2)
General Revenues or Restricted Revenues: Supplemented by General Revenues				
Ad Valorem Taxes (3)	104,699,238	109,006,902	TBD	N/A
State Revenue Sharing Tax (2)	4,420,731	4,770,900	5,054,000	5.6%
Communication Services Tax	3,365,850	3,441,850	3,580,550	3.9%
Public Services Tax (2)	5,212,745	5,702,850	6,053,400	5.8%
Local Government 1/2 Cent Sales Tax	10,583,000	11,415,200	11,857,900	3.7%
Environmental Permit Fees (4)	669,275	1,026,950	1,328,860	22.7%
Probation Fees (5)	999,780	912,380	891,955	-2.3%
Court Facilities Fees (6)	1,384,150	1,368,000	907,250	-50.8%
Interest Income - General Fund/Fine & Forfeiture (8)	1,005,765	346,299	553,375	37.4%
Subtotal*:	\$ 27,641,296	\$ 28,984,429	\$ 30,227,290	4.1%
<i>Comparison to Previous Year Budget</i>	<i>N/A</i>	<i>1,343,133</i>	<i>1,242,861</i>	
Gas Taxes (2)				
State Shared Gas Tax	3,621,400	3,858,900	3,873,150	0.4%
Local Option Gas Taxes	6,586,600	7,511,650	7,739,650	2.9%
Subtotal:	\$ 10,208,000	\$ 11,370,550	\$ 11,612,800	2.1%
<i>Comparison to Previous Year Budget</i>	<i>N/A</i>	<i>1,162,550</i>	<i>242,250</i>	
Restricted Revenues: No General Revenue Support				
Ambulance Fees	8,303,000	8,930,000	9,621,600	7.2%
Building Permit Fees (2) (4)	1,201,370	1,550,305	1,579,090	1.8%
Local Option Sales Tax Extension	3,593,850	3,813,300	4,054,600	6.0%
Local Option Tourist Tax	4,225,743	4,492,313	4,607,500	2.5%
Fire Services Fee (7)	7,139,672	6,878,610	7,948,045	13.5%
Solid Waste Fees	8,089,913	8,190,485	7,897,670	-3.7%
Subtotal*:	\$ 32,553,548	\$ 33,855,013	\$ 35,708,505	5.2%
<i>Comparison to Previous Year Budget</i>	<i>-</i>	<i>1,301,465</i>	<i>1,853,492</i>	
TOTAL:	\$ 70,402,844	\$ 74,209,992	\$ 77,548,595	4.3%

*FY14 and FY15 budget subtotals exclude Ad Valorem Taxes due to the unavailability of FY16 preliminary budget figures at the time of publishing.

Notes:

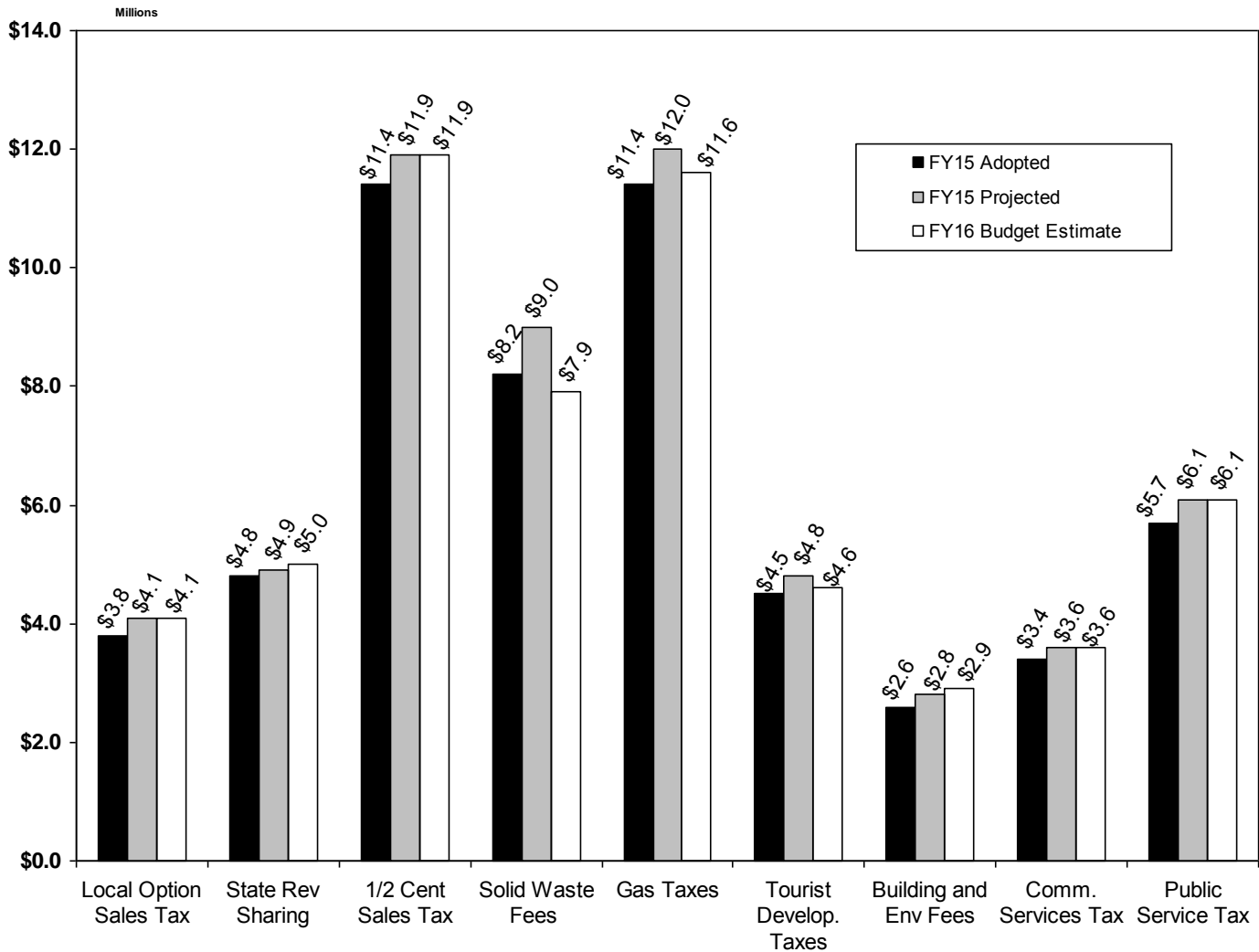
- (1) According to Florida Statutes, all revenues must be budgeted at 95%. Budget estimates are preliminary and may be adjusted if necessary as additional information becomes available prior to the June and July budget workshops.
- (2) Revenue collections, associated with consumer based economic activity, are expected to increase, indicating the continued economic recovery.
- (3) The FY16 estimates will be determined once preliminary valuations are released by the Property Appraiser on June 1, 2015.
- (4) Environmental Permit Fees' recent revenue trends suggest a significant increase in FY15 and FY16. The increase in building permits is related to the growth in both new construction and the permitting of new developments.
- (5) Probation Fees forecast a decrease in FY16 due to a decrease in the number of clients, a consistent balance of unpaid fees, and the continued issuance of fee waivers.
- (6) Court Facilities Fees are forecasted to decrease in FY16 as collections in FY15 have fallen short of budgeted amounts due to a decline in the issuance of traffic tickets.
- (7) The decrease in FY15 fire service fees is due to delinquent collections that were moved to the tax bill as non ad valorem assessments that are paid through the City's quarterly billing system, which are subsequently collected in the following year. In FY16 estimate, \$1.2 million will come from non countywide fund balance, and the rest will come from service fees.

Leon County Government

Fiscal Year 2015 Mid-Year Financial Report

FY 2015 AND FY 2016 REVENUE PROJECTIONS

Adopted Budget FY 2015, Projected Actuals FY 2015, and Estimated Budget FY 2016

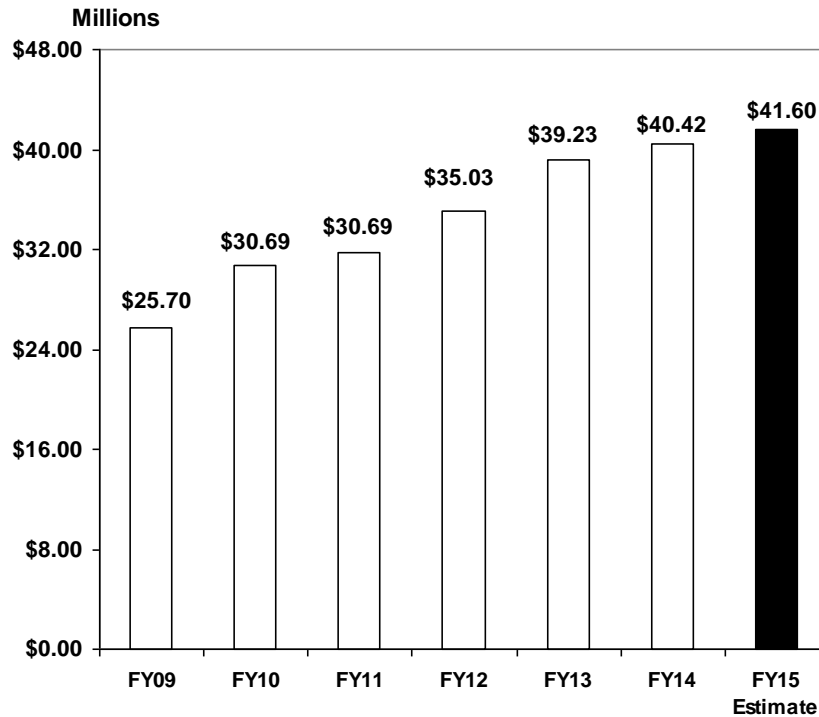


Adopted Budget FY 2015, Projected Actual Collections FY 2015, and Estimated Budget FY 2016:

This chart illustrates a comparison between the current budget, the projected actual collections for FY 2015, and the FY 2016 budget estimates. The chart depicts FY2016 revenues forecasted at 95% as required by Florida Statute. Detailed charts of these revenues are shown on the subsequent pages, including ad valorem taxes.

GENERAL FUND /FINE AND FORFEITURE- FUND BALANCE

General/Fine and Forfeiture Fund Balance

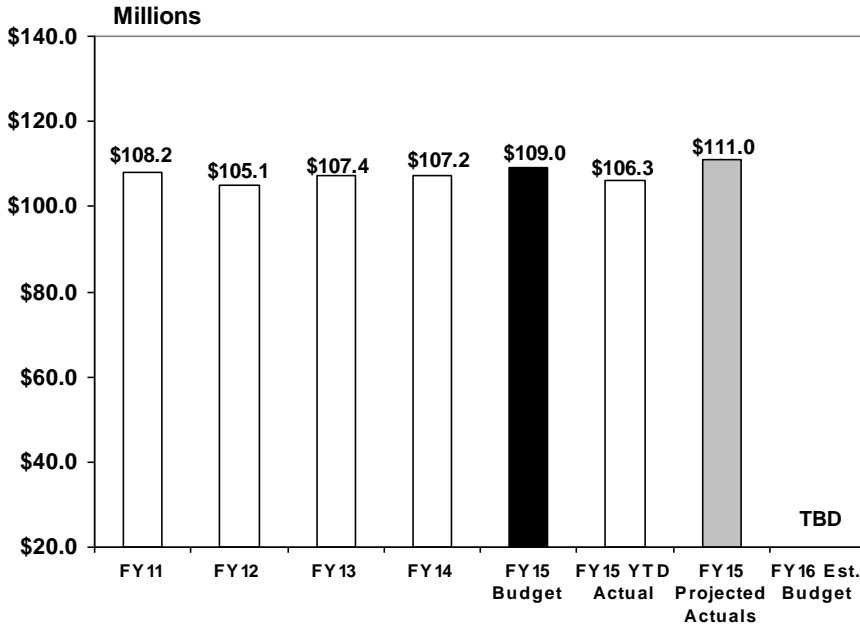


General/Fine and Forfeiture Fund Balance:

Fund Balance is maintained for cash flow purposes, as an emergency reserve and a reserve for one-time capital improvement needs. In addition, the amount of fund balance is used by rating agencies in determining the bond rating for local governments. The Leon County Reserves Policy requires fund balances to be between a minimum of 15% and a maximum of 30% of operating expenditures. The unaudited year ending fund balance estimate for FY15 is \$41.12 million. This reflects 32% of FY15 operating expenditures. The projected increase in Fund Balance is due to higher-than-anticipated final property values and excess fees for FY15.

AD VALOREM TAXES

Fiscal Year Actuals & Projections



Background:

Ad Valorem Taxes are derived from all non-exempt real and personal properties located within Leon County. The non-voted countywide millage rate is constitutionally capped at 10 mills (Article VII, Section 9(a) and (b)).

The amounts shown are the combined General Fund and Fine and Forfeiture Fund levies.

Trend:

In January 2008 a constitutional amendment was passed that established restrictions on property valuations, such as an additional \$25,000 homestead exemption and Save Our Homes tax portability. These restrictions will limit future growth in ad valorem taxes. Trend shows a slow recovery in property values from the low in FY12. Due to an increase in property values, with the millage rate remaining 8.3144, the FY15 projected actual Ad Valorem Taxes will increase from FY14.

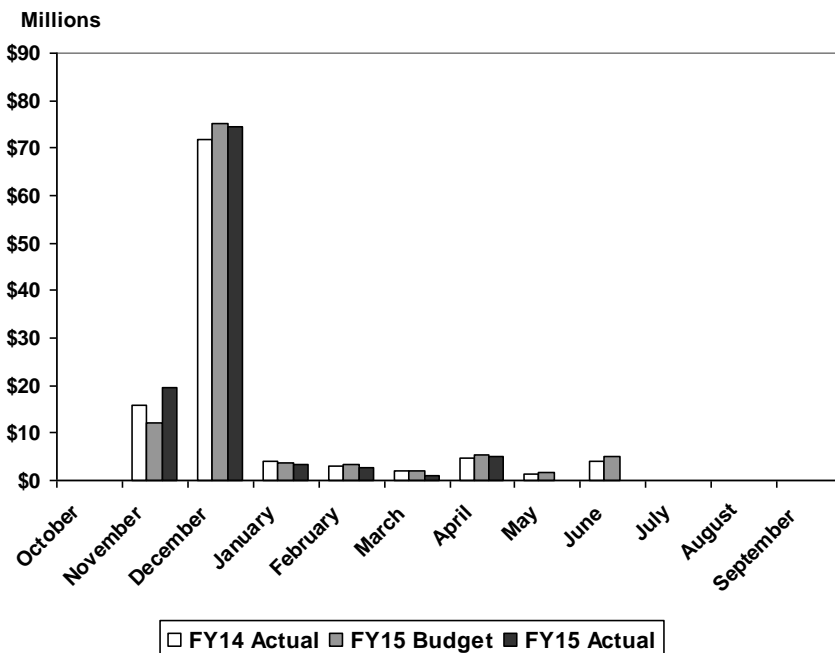
Fiscal Year 2016 Ad Valorem tax estimates are yet to be determined. Preliminary property valuations will be provided by the Property Appraiser's Office on June 1, 2015. These valuations will be used in developing materials for the June budget workshops.

FY14 Budget: \$104,699,238
FY14 Actual: \$107,221,140

FY15 Budget: \$109,006,902
FY15 YTD Actual: \$106,286,058
FY15 Projected Actual: \$110,978,150

FY16 Estimated Budget: TBD

Monthly Totals: Budget vs Actuals

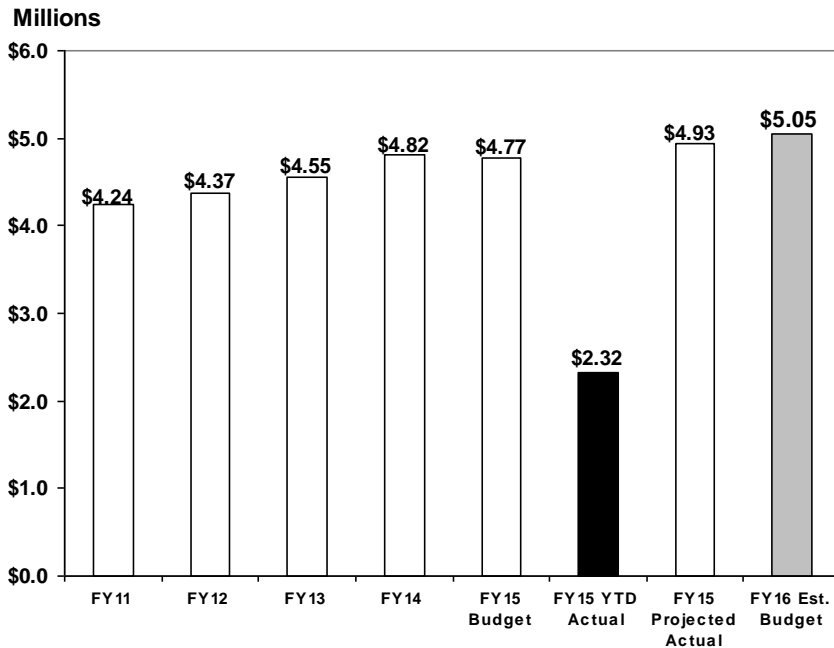


Leon County Government

Fiscal Year 2015 Mid-Year Financial Report

STATE REVENUE SHARING TAX

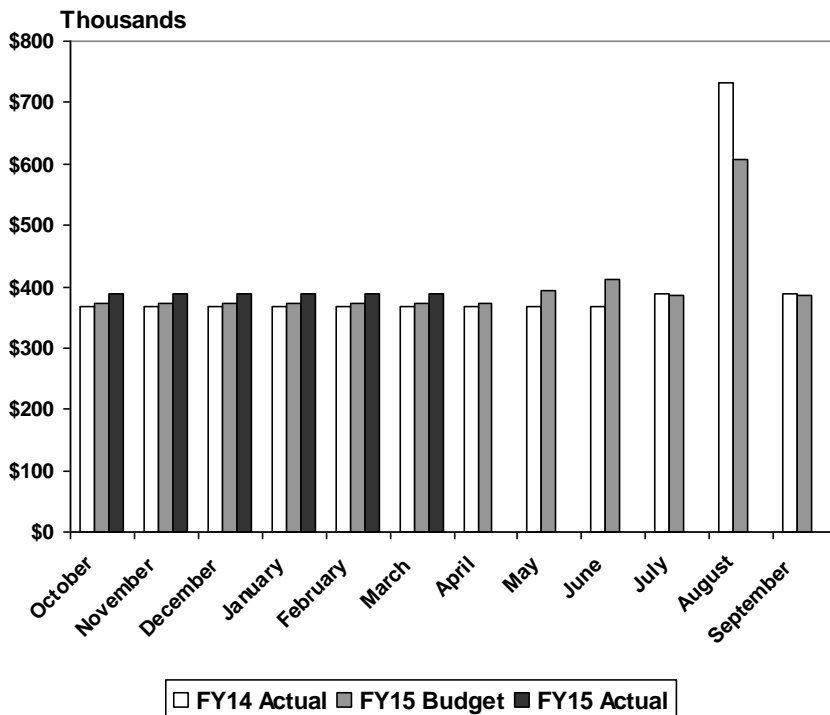
Fiscal Year Actuals & Projections



Background:

The Florida Revenue Sharing Act of 1972 was an attempt by the Legislature to ensure a minimum level of parity across units of local government when distributing statewide revenue. Currently, the Revenue Sharing Trust Fund for Counties receives 2.9% of the net cigarette tax collections and 2.25% of sales and use tax collections. On July 1, 2004, the distribution formula reduced the County's share to 2.044% or a net reduction of approximately 10%. The sales and use tax collections provide approximately 96% of the total revenue shared with counties, with the cigarette tax collections making up the small remaining portion. These funds are collected and distributed on a monthly basis by the Florida Department of Revenue.

Monthly Totals: Budget vs Actuals



Trend:

Leon County collected increasing state revenue sharing taxes from the recession, indicating a growing confidence in consumer spending, which has continued through FY14. Further evidence is shown by the increased disbursement of the sale tax true up, in August 2013 and August 2014, respectively. During the 2015 General Revenue Estimating Conference, the State forecasted modest positive growth in FY16 and the out-years.

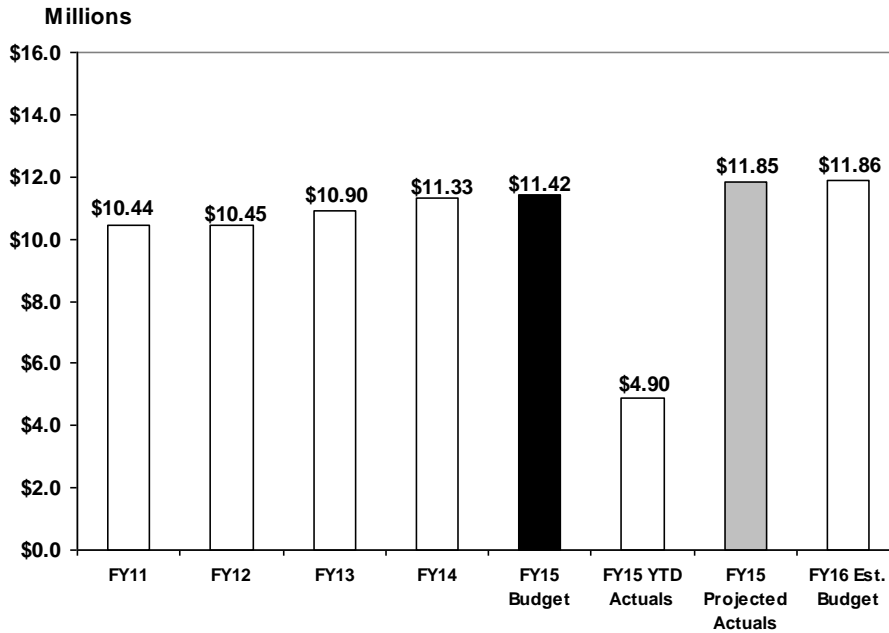
FY14 Budget: \$4,420,731
FY14 Actual: \$4,815,581

FY15 Budget: \$4,770,900
FY15 YTD Actual: \$2,324,513
FY15 Projected Actual: \$4,925,603

FY16 Estimated Budget: \$5,054,000

LOCAL GOVERNMENT 1/2 CENT SALES TAX

Fiscal Year Actuals & Projections



Background:

The Local Government 1/2 Cent Sales Tax is based on 9.653% of net sales tax proceeds remitted by all sales tax dealers located within Leon County. On July 1, 2004, the distribution formula reduced the County's share to 8.814% or a net reduction of approximately 9.5%. The revenue is split 56.6% County and 43.4% City based on a statutory defined distribution formula (Florida Statutes Part VI, Chapter 218). On April 9, 2015, the House approved the House Tax Cut Package, HB 7141, which changed the formula, but there is no impact to the portion of Local Government 1/2 Cent Sales Tax. Also 2015 legislation proposes to reduce the State's portion of the Communications Services Tax, which funds a portion of Local Government 1/2 Cent Sales Tax. On April 28, 2015, the Florida House adjourned sine die on the State's budget, and will reconvene a special session in June, leaving changes to the Local Government 1/2 Cent Sales Tax uncertain.

The amounts shown are the County's share only.

Trend:

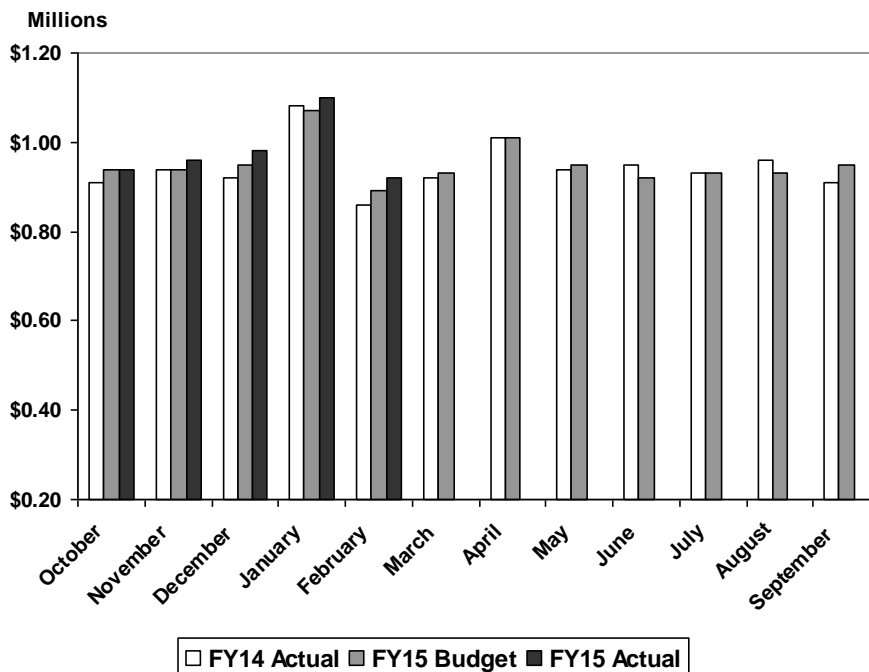
Sales tax revenue declined from FY09 to FY11, a trend that ended in FY12 and has continued on a moderate upward direction. Projected actuals for FY15 and FY16 preliminary budget forecasts indicate an improving economy and a corresponding increase in consumer based economic activity.

FY14 Budget: \$10,583,000
FY14 Actual: \$11,326,967

FY15 Budget: \$11,415,200
FY15 YTD Actual: \$4,899,512
FY15 Projected Actual: \$11,853,470

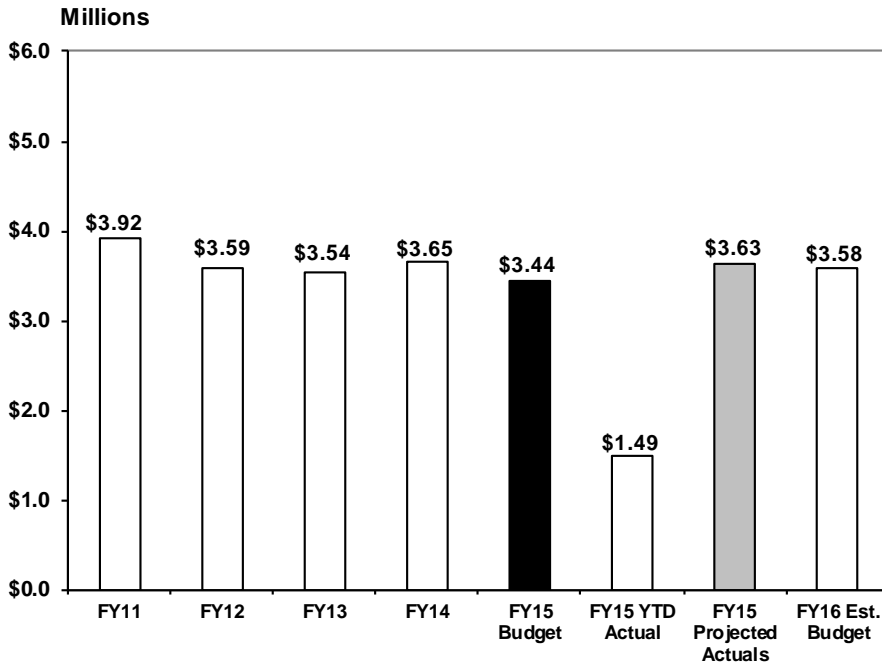
FY16 Estimated Budget: \$11,857,900

Monthly Totals: Budget vs Actuals



COMMUNICATION SERVICES TAX

Fiscal Year Actuals & Projections



Background:

The Communication Services Tax combined seven different State and local taxes or fees by replacing them with a two tiered tax, each with its own rate. These two taxes are (1) The State Communication Services Tax and (2) The Local Option Communication Services Tax. The County correspondingly eliminated its 5% Cable Franchise Fee and certain right of way permit fees. Becoming a Charter county allowed the County to levy at a rate of 5.22%. This rate became effective in February of 2004.

Trend:

In December 2008, the County received a \$2.5 million audit adjustment from the State, distributed in the form of a \$1.3 million lump sum payment in December of FY09 with the remainder prorated in equal monthly payments of \$33,429 from February 2009 until December 2012. These monthly adjustment payments have been contemplated in the budget graphs, accounting for the higher than expected revenue figures in past years.

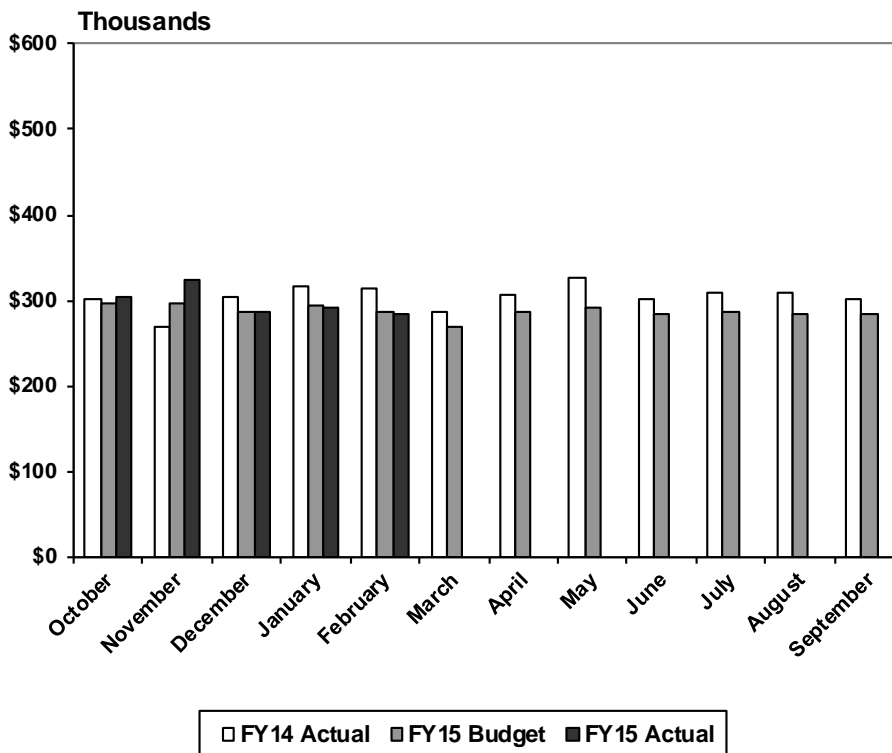
Beginning in FY10, actual revenues began to decrease statewide, but not in Leon County. The current trend indicates revenues stabilizing in FY15 with little anticipated decline over future fiscal years.

FY14 Budget: \$3,365,850
FY14 Actual: \$3,645,653

FY15 Budget: \$3,441,850
FY15 YTD Actual: \$1,489,636
FY15 Projected Actual: \$3,634,812

FY16 Estimated Budget: \$3,580,550

Monthly Totals: Budget vs Actuals

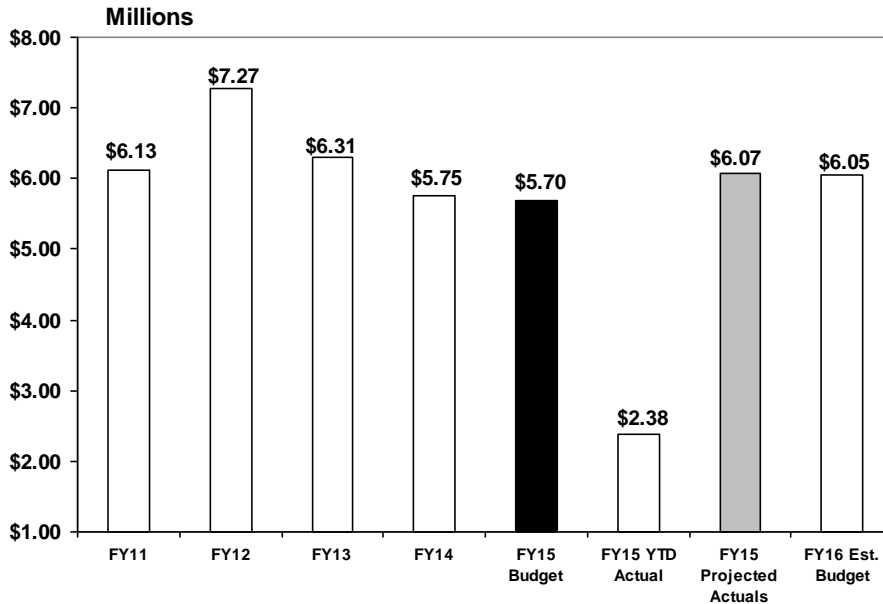


Leon County Government

Fiscal Year 2015 Mid-Year Financial Report

PUBLIC SERVICES TAX

Fiscal Year Actuals & Projections



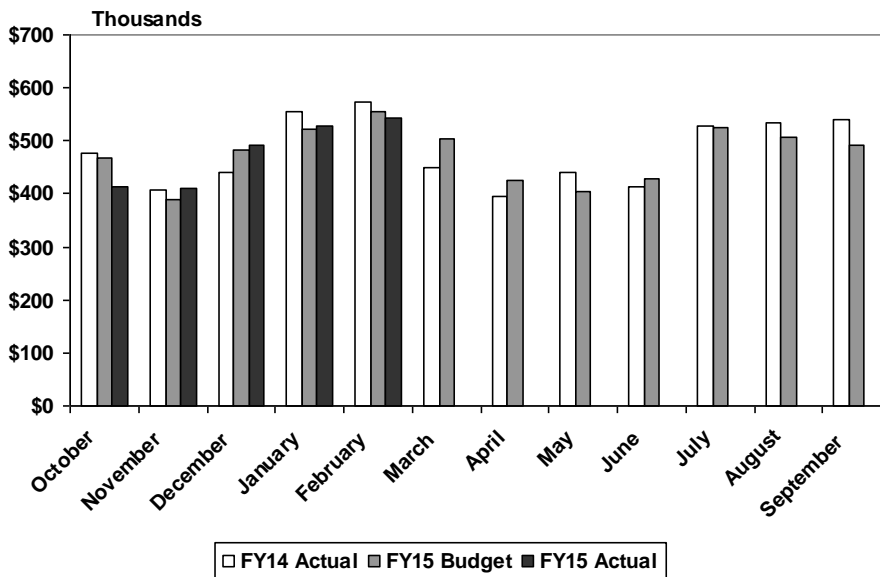
Background:

The Public Services Tax is a 10% tax levied upon each purchase of electricity, water, and metered or bottled gas within the unincorporated areas of the County. It is also levied at \$0.04 per gallon on the purchase of fuel oil within the unincorporated areas of the County. This tax became effective on October 1, 2003.

Trend:

Due to its consumption basis, this tax is subject to many variables including rates and usage. Revenues have steadily trended upward since FY09, however in 2013 the City of Tallahassee determined it had incorrectly overpaid \$2.1 million on the electric portion of the tax for the past three years. As such, future year's revenue projections reflect the payback of these revenues through withholding over a three year period. The payback began in March 2013 and will end in February 2016. Even with the payback, FY15 and FY16 estimates show a slight increase on past years.

Monthly Totals: Budget vs Actuals



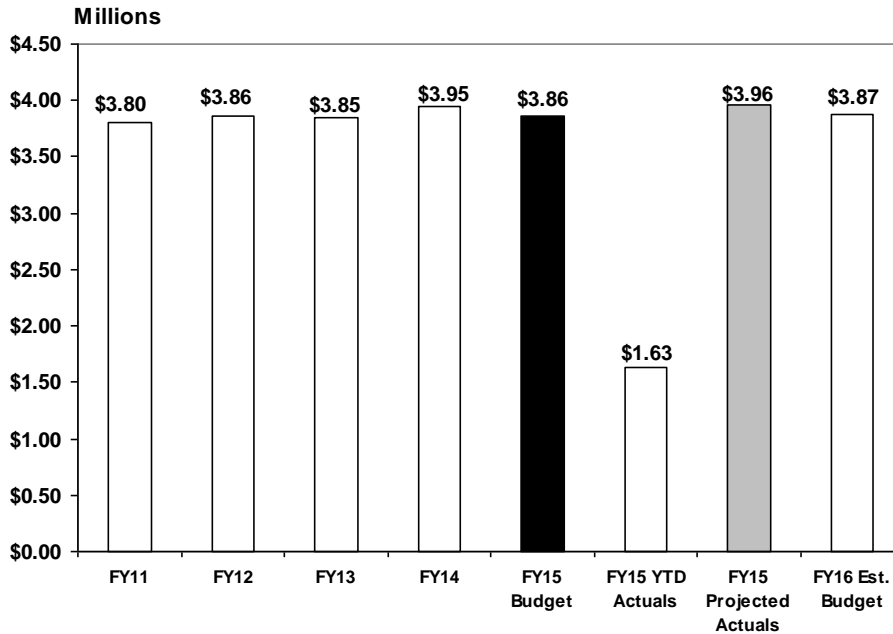
FY14 Budget: \$5,212,745
FY14 Actual: \$5,748,143

FY15 Budget: \$5,702,850
FY15 YTD Actual: \$2,384,748
FY15 Projected Actual: \$6,074,788

FY16 Estimated Budget: \$6,053,400

STATE SHARED GAS TAX

Fiscal Year Actuals & Projections



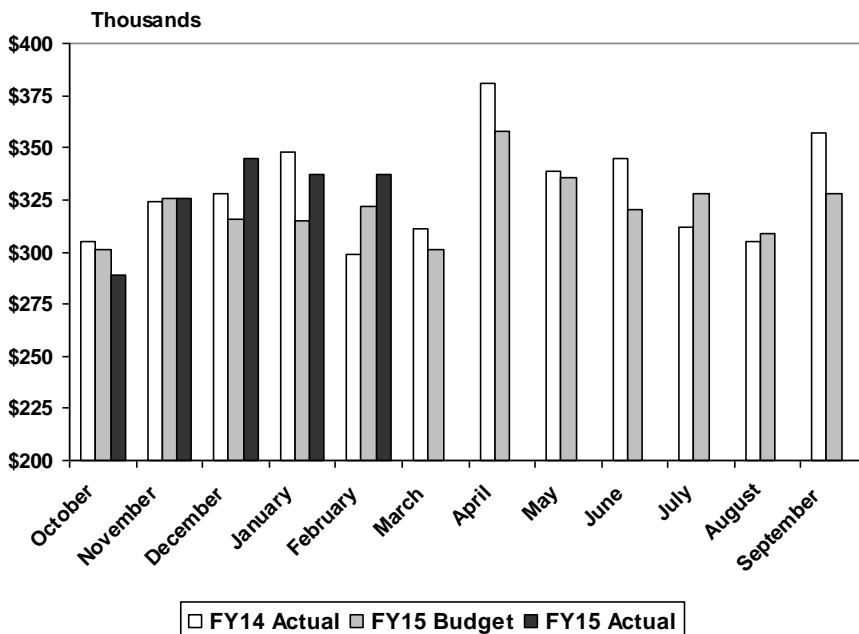
Background:

The State Shared Gas Tax consists of two discrete revenue streams: County Fuel Tax and the Constitutional Gas Tax. These revenues are all restricted to transportation related expenditures (Florida Statutes 206 and others). These revenue streams are disbursed from the State based on a distribution formula consisting of county area, population, and collection.

Trend:

This is a consumption based tax on gallons purchased. Prior to FY11 there was modest growth in this revenue stream. Decreased fuel consumption due to the recession, more fuel efficient vehicles coupled with high fuel costs has caused a leveling trend in gas tax revenue over time.

Monthly Totals: Budget vs Actuals



In FY15, Leon County is anticipating collecting a slightly higher amount of gas tax revenues than originally budgeted based on current revenue received and revised highway fuel sales estimates from the Transportation Revenue Estimating Conference. FY16 projects a minimal incline in this revenue.

FY14 Budget: \$3,621,400
FY14 Actual: \$3,954,922

FY15 Budget: \$3,858,900
FY15 YTD Actual: \$1,633,270
FY15 Projected Actual: \$3,956,210

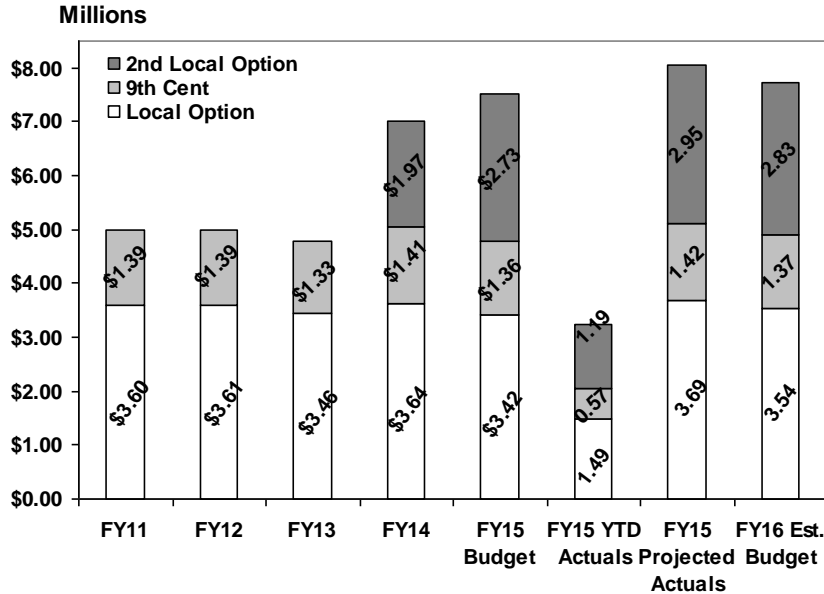
FY16 Estimated Budget: \$3,873,150

Leon County Government

Fiscal Year 2015 Mid-Year Financial Report

LOCAL OPTION GAS TAX

Fiscal Year Actuals & Projections



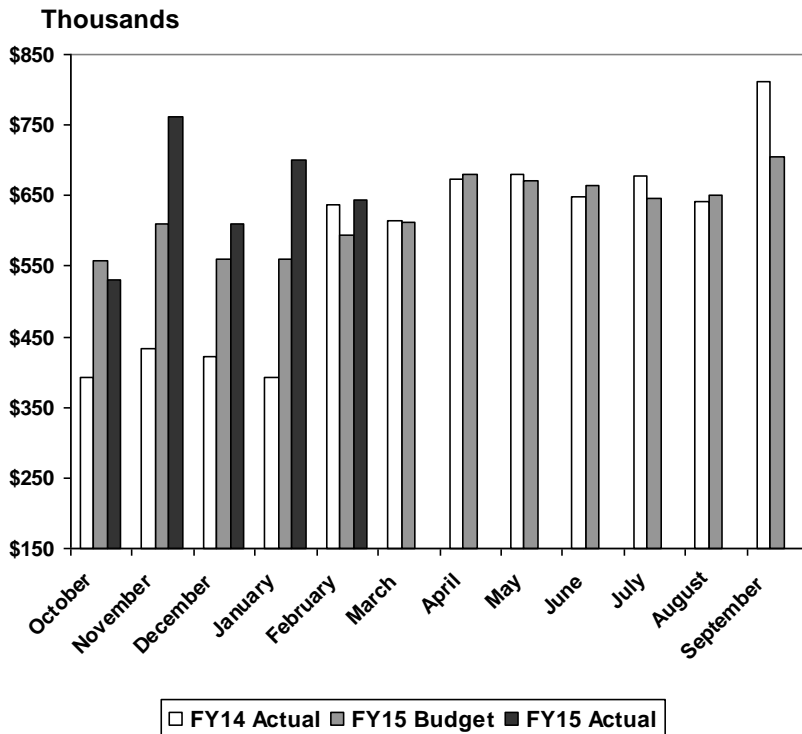
Background:

9th Cent Gas Tax: This tax was a State imposed 1 cent tax on special and diesel fuel. Beginning in FY02, the County began to levy the amount locally on all fuel consumption.

Local Option Gas Tax: This tax is a locally imposed 6 cents per gallon tax on every net gallon of motor and diesel fuel from 2009. Funds are restricted to transportation related expenditures. In September 2013, the County and City amended the Inter-local Agreement, which authorizes the extension of 6 cents gas tax, with an allocation of 50/50 between the County and the City, being effect from October 1, 2015. This tax will not sunset until FY 2045.

2nd Local Option: On September 10, 2013, the Board approved levying an additional five-cent gas tax, to be split with the City 50/50. Beginning in January 2014, the County began to levy this tax on all motor fuel consumption in Leon County.

Monthly Totals: Budget vs Actuals



The amounts shown are the County's share only.

Trend:

This is a consumption based tax on gallons purchased. Since FY11, revenues have remained moderately flat due to higher gas prices, which led to the moderation on fuel consumption. In FY14, Leon County collected higher amount of gas tax revenue than FY 13 due to the new 2nd local option 5-cent gas tax. Anticipated FY15 local gas collection of Leon County is higher than the past year as FY15 is the first full year of levying 2nd local gas tax, and County share of 6 cent gas tax increases from 46% to 50%. FY16 estimated budget will stay at a similar level.

FY14 Budget: \$6,586,600
FY14 Actual: \$7,017,545

FY15 Budget: \$7,511,650
FY15 YTD Actual: \$3,249,113
FY15 Projected Actual: \$8,063,816

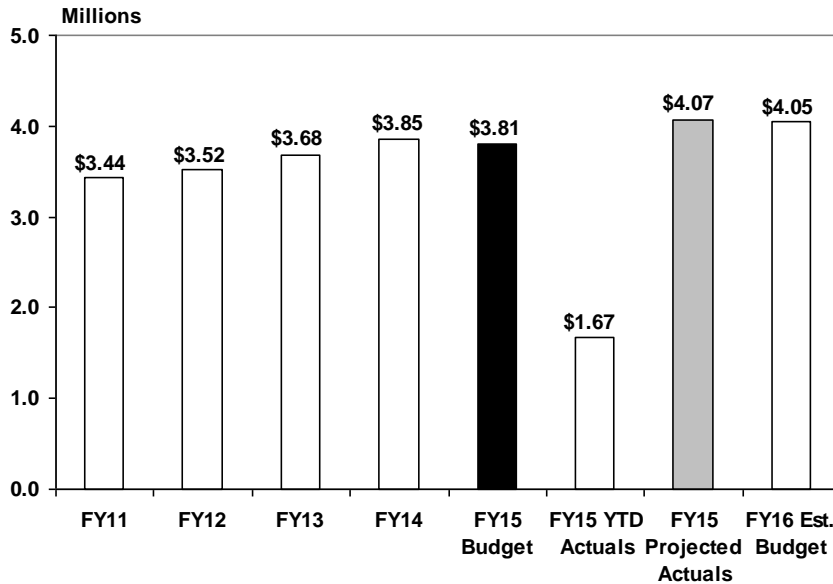
FY16 Estimated Budget: \$7,739,650

Leon County Government

Fiscal Year 2015 Mid-Year Financial Report

LOCAL OPTION SALES TAX

Fiscal Year Actuals & Projections



Background:

The Local Option Sales Tax is a 1 cent sales tax on all transactions up to \$5,000. In a November 2000 referendum, the sales tax was extended for an additional 15 years beginning in 2004. In a November 2014 referendum, the sales tax was extended for another 20 years beginning in 2019. The revenues are distributed at a rate of 10% to the County, 10% to the City, and 80% to Blueprint 2000.

The amounts shown are the County's share only.

Trend:

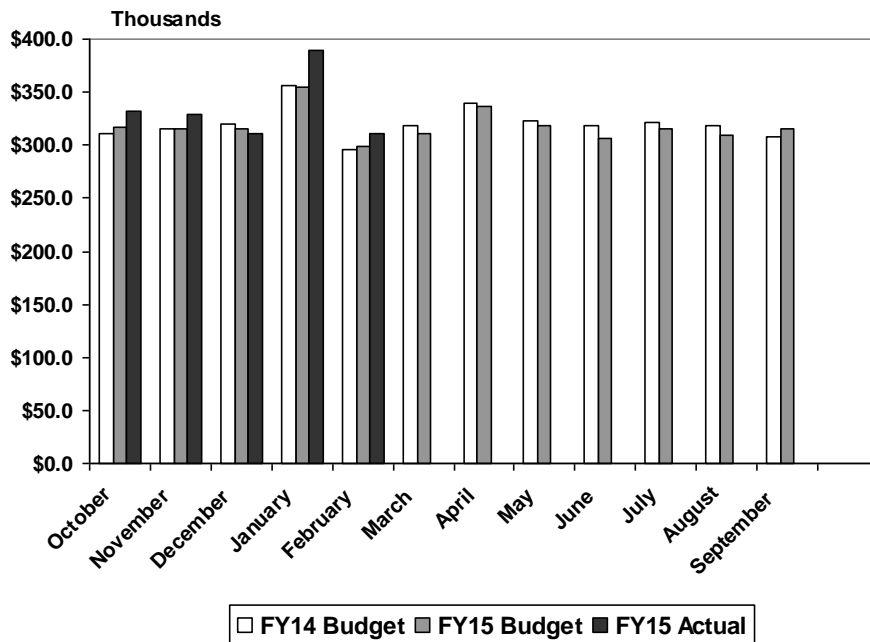
Leon County anticipates collecting a slightly higher amount of local sales tax than budgeted in FY15. This indicates a recovering economy and an increase in consumer spending. The FY16 estimated budget continues the modest upward trend in expected consumer spending.

FY14 Budget: \$3,593,850
FY14 Actual: \$3,848,059

FY15 Budget: \$3,813,300
FY15 YTD Actual: \$1,673,251
FY15 Projected Actual: \$4,065,174

FY16 Estimated Budget: \$4,054,600

Monthly Totals: Budget vs Actuals

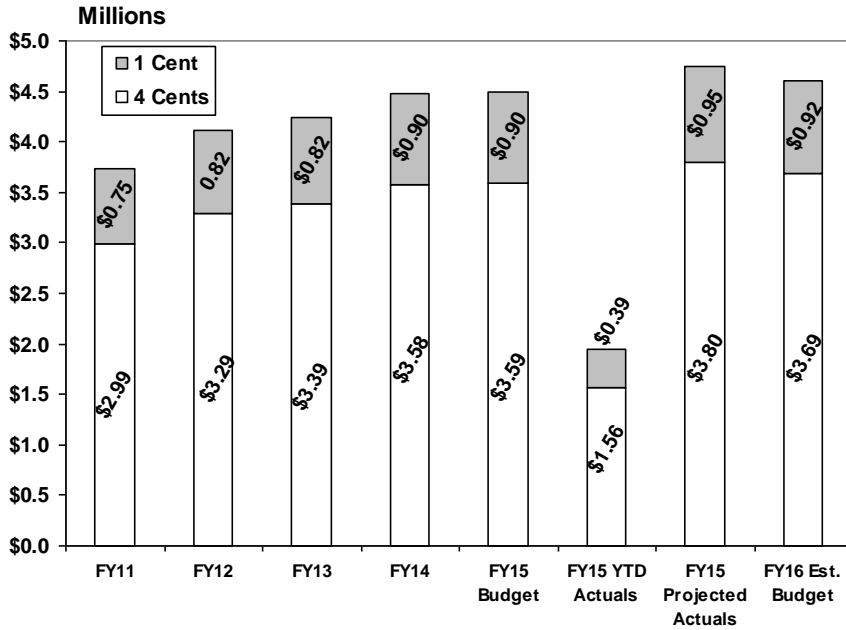


Leon County Government

Fiscal Year 2015 Mid-Year Financial Report

LOCAL OPTION TOURIST TAX

Fiscal Year Actuals & Projections



Background:

The Local Option Tourist Tax is a locally imposed 5% tax levied on rentals and leases of less than 6-month duration. This tax is administered locally by the Tax Collector. The funds are restricted to advertising, public relations, promotional programs, visitor services and approved special events (Florida Statute 125.014). This tax dedicates one cent to the performing arts center.

On March 19, 2009, the Board approved to increase total taxes levied on rentals and leases of less than 6-month duration by 1%. The total taxes levied are now 5%. The additional 1% became effective on May 1, 2009 and is used for marketing as specified in the TDC Strategic Plan.

On December 9, 2014, the Board amended TDC ordinances and restated the Grant Funding Agreement with Council on Culture & Arts (COCA), reallocating the TDT dedicated to the COCA from approximately 1/2-cent TDT to a total 1 1/4-cent TDT beginning in FY15. And the 1/4-cent portion TDT will be used to support a capital grants program. The rest of 3/4-cent TDT will be distributed to support TDC marketing and promotions, beginning in FY15.

Trend:

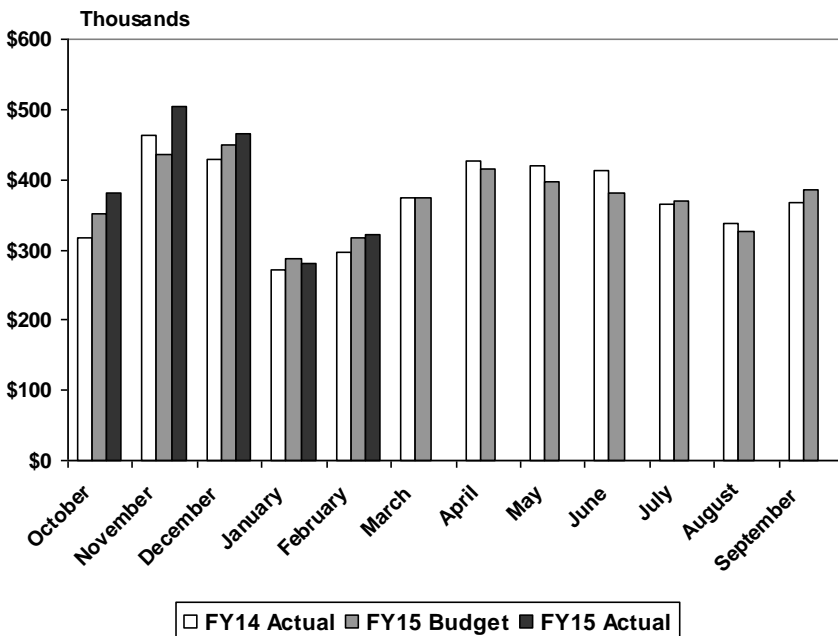
Improved economic conditions allowed for an increase in tourist tax from FY11 to FY14. The additional one cent levied in May 2009, along with an increase in available rooms, increased rates, and an increase in the business travelers sector of the market contributed to the projected upward trend in FY15 and FY16.

FY14 Budget: \$4,225,743
FY14 Actual: \$4,478,090

FY15 Budget: \$4,492,313
FY15 YTD Actual: \$1,952,559
FY15 Projected Actual: \$4,750,525

FY16 Estimated Budget: \$4,607,500

Monthly Totals: Budget vs Actuals

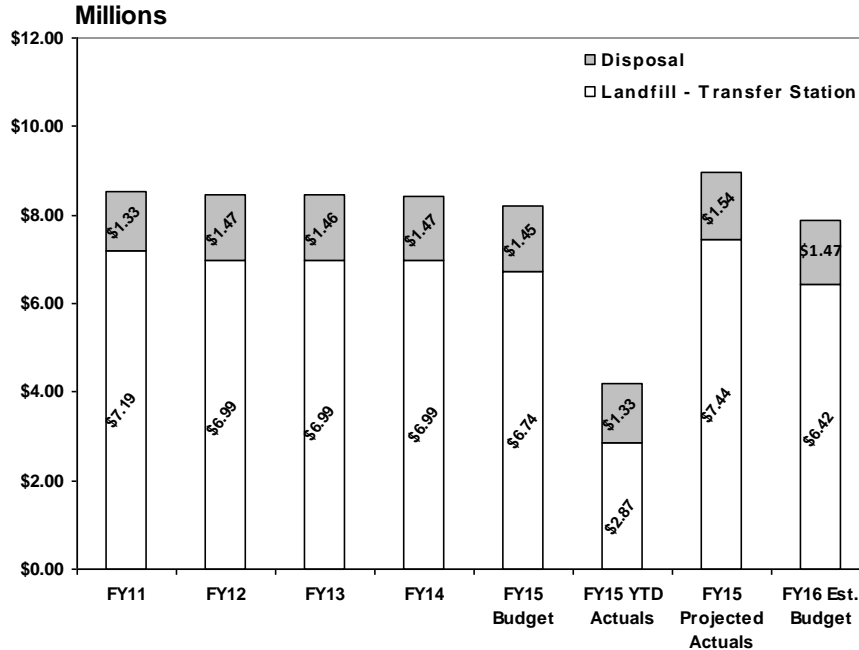


Leon County Government

Fiscal Year 2015 Mid-Year Financial Report

SOLID WASTE FEES

Fiscal Year Actuals & Projections



Background:

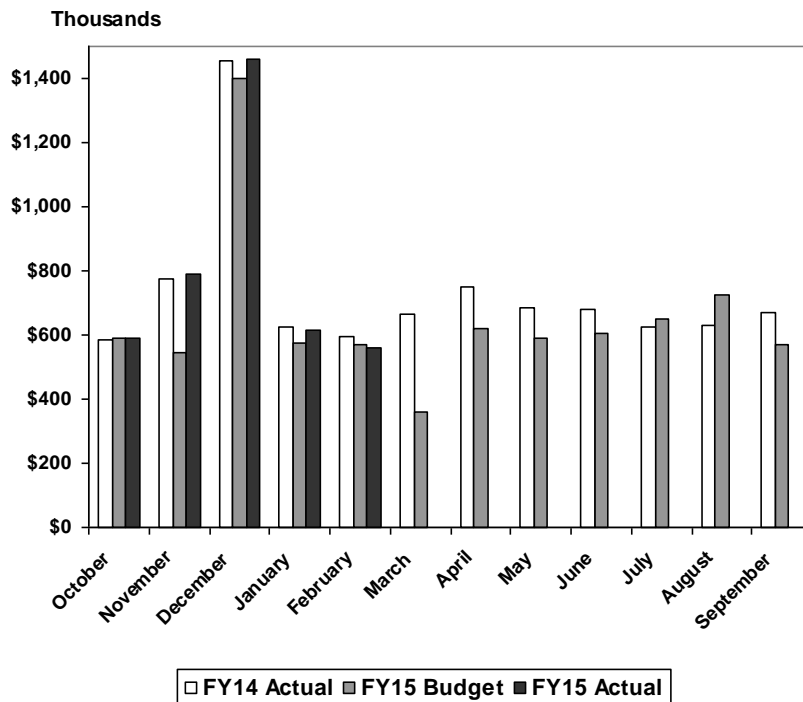
Solid Waste Fees are collected for sorting, reclaiming, disposing of solid waste at the County landfill and transfer station. Revenues collected will be used for the operation of all solid waste disposal sites.

In October 2008, the Board entered into a contractual agreement with Marpan Recycling. The Solid Waste Management Facility is no longer accepting Class I waste as of January 1, 2009. This contract caused a decline in revenues at the Solid Waste Management Facility. However, expenditures were adjusted to reflect the change in operations at the facility.

Trend:

Leon County established a reduced tipping fee in FY13 due to a reduction in hauling rates. FY15 projected actuals indicate a moderate increase over the FY15 budget. Solid Waste fees for the collection of Class III waste residuals from Marpan will stop in FY15, accounting for the decline in revenue in FY16. On April 28, 2015 Budget Workshop, the Board decided to close the landfill, which will cause a decline in revenue due to Marpan will no longer use the facility.

Monthly Totals: Budget vs Actuals



FY14 Budget: \$8,089,913
FY14 Actual: \$8,741,349

FY15 Budget: \$8,190,485
FY15 YTD Actual: \$4,010,899
FY15 Projected Actual: \$8,986,009

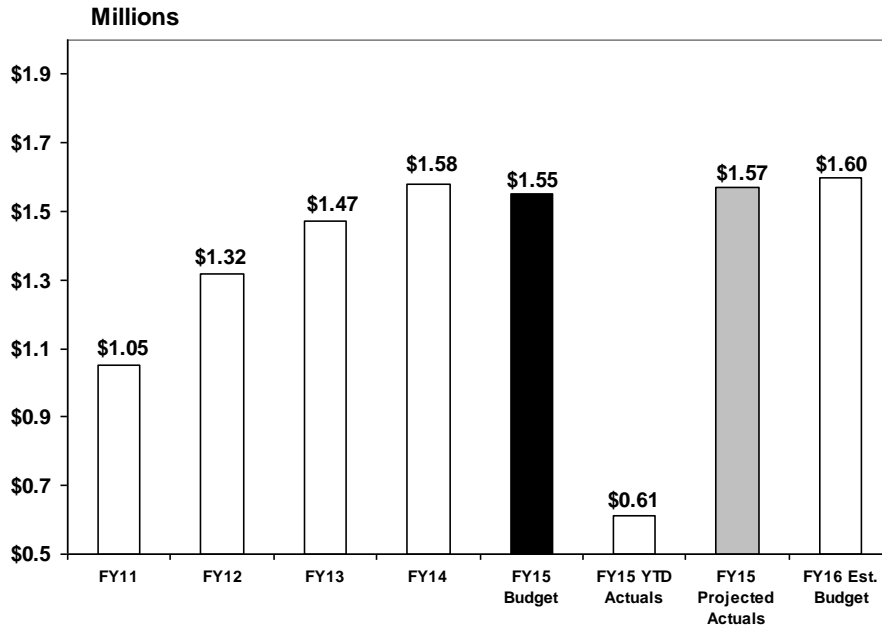
FY16 Estimated Budget: \$7,897,670

Leon County Government

Fiscal Year 2015 Mid-Year Financial Report

BUILDING PERMIT FEES

Fiscal Year Actuals & Projections



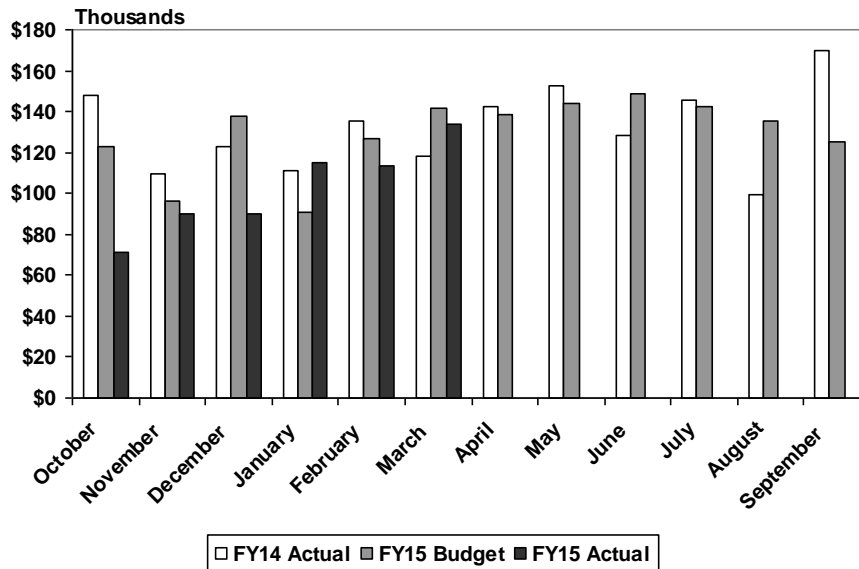
Background:

Building Permit Fees are derived from developers of residential and commercial property and are intended to offset the cost of inspections to assure that development activity meets local, State and federal building code requirements. The County only collects these revenues for development occurring in the unincorporated area. As a result of a fee study, the Board adopted the first revised fee study in more than ten years. The fee increase was implemented in three phases: 34% on March 1, 2007; 22% on October 1, 2007; and a final 7% on October 1, 2008.

Trend:

Due to the housing market and construction showing signs of recovery, the revenue projections indicate a return to pre-recession levels. Revenues have consistently increased since FY11 and are forecasted to continue this trend in FY14. FY15 projected actuals and FY16 estimated budget contemplate a leveling of the upward trend.

Monthly Totals: Budget vs Actuals



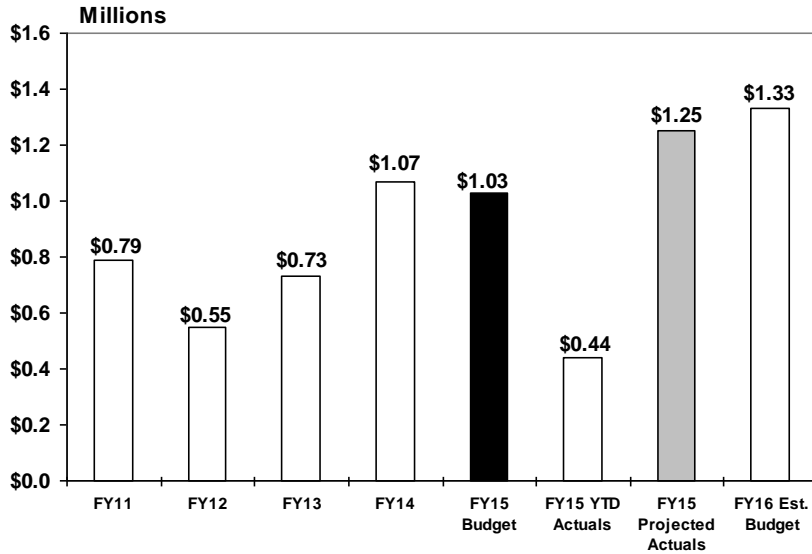
FY14 Budget: \$1,201,370
FY14 Actual: \$1,583,993

FY15 Budget: \$1,550,305
FY15 YTD Actual: \$613,177
FY15 Projected Actual: \$1,571,368

FY16 Estimated Budget: \$1,579,090

ENVIRONMENTAL PERMIT FEES

Fiscal Year Actuals & Projections



Background:

Environmental Permit Fees are derived from development projects for compliance with stormwater, landscape, tree protection, site development and zoning, and subdivision regulations. As a result of a fee study, the Board adopted a revised fee resolution effective October 1, 2006. On March 11, 2008 the Board approved an overall fee increase of 20% in addition to adopting new fees for Growth Management. The new fees were implemented immediately and the overall fee increase was effective as of October 1, 2008.

Trend:

Environmental Permit Fees experienced a sharp decrease correlating with the start of the economic downturn in FY09 and through FY12. To offset this decline in revenue, eight positions were eliminated in FY10.

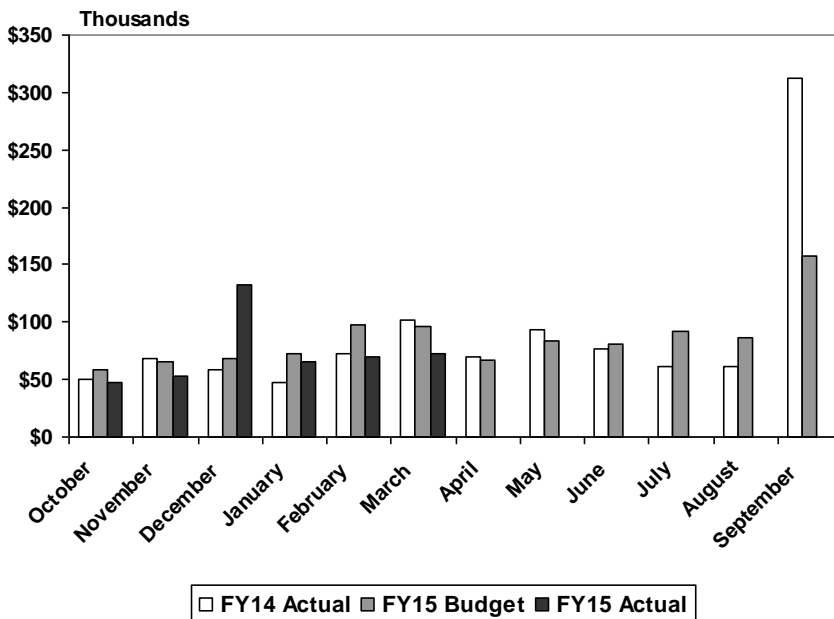
Beginning in FY13, an increase in development permitting started. This trend continued into FY14 and is expected to increase in FY15 and FY16, as new development applications are submitted.

FY14 Budget: \$669,275
FY14 Actual: \$1,069,573

FY15 Budget: \$1,026,950
FY15 YTD Actual: \$439,713
FY15 Projected Actual: \$1,245,461

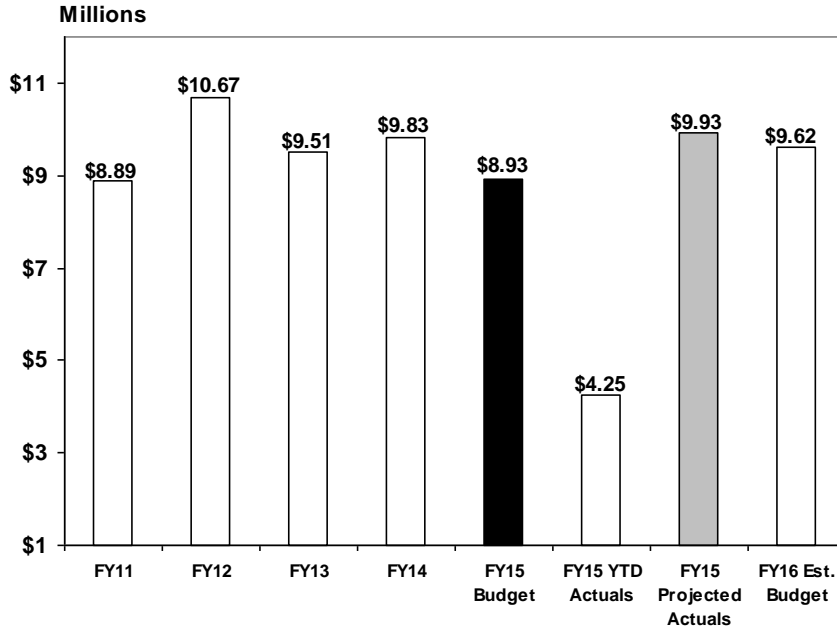
FY16 Estimated Budget: \$1,328,860

Monthly Totals: Budget vs Actuals



AMBULANCE FEES

Fiscal Year Actuals & Projections



Background:

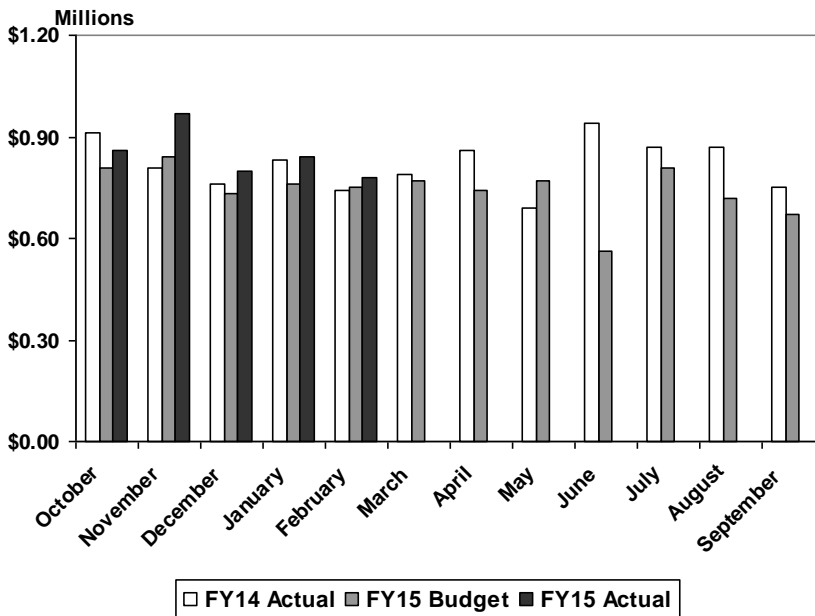
Leon County initiated its ambulance service on January 1st of 2004. Funding for the program comes from patient billings and a Countywide Municipal Services Tax. The amounts shown are the patient billings only.

The EMS system bills patients based on the use of an ambulance transport to the hospital. As with a business, the County has an ongoing list of patients/insurers that owe the County monies (outstanding receivables).

Trend:

In FY08, the County established a collection policy to pursue uncollected bills, and to allow the write-off of billings determined uncollectible. The decline in revenue in FY13 corresponds to a decline in the booking of receivables (outstanding billings) from 41% to 36%. The moderation in the FY16 estimated budget and FY15 projected actuals corresponds to a decline in the booking of receivables (outstanding billings) from 36% to 35%, and increase in billings in FY15.

Monthly Totals: Budget vs Actuals



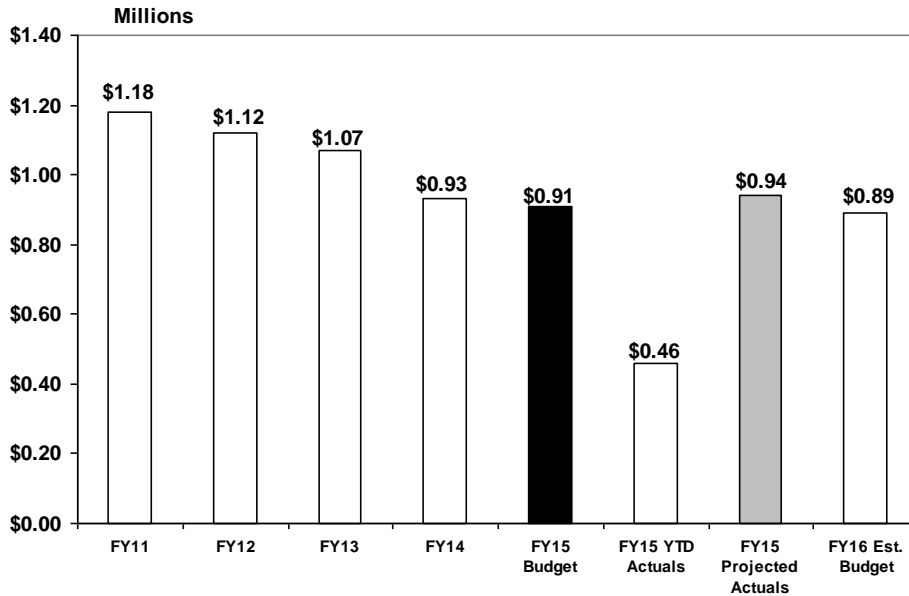
FY14 Budget: \$8,303,000
FY14 Actual: \$9,827,129

FY15 Budget: \$8,930,000
FY15 YTD Actual: \$4,250,878
FY15 Projected Actual: \$9,928,892

FY16 Estimated Budget: \$9,621,600

PROBATION AND PRE-TRIAL FEES

Fiscal Year Actuals & Projections



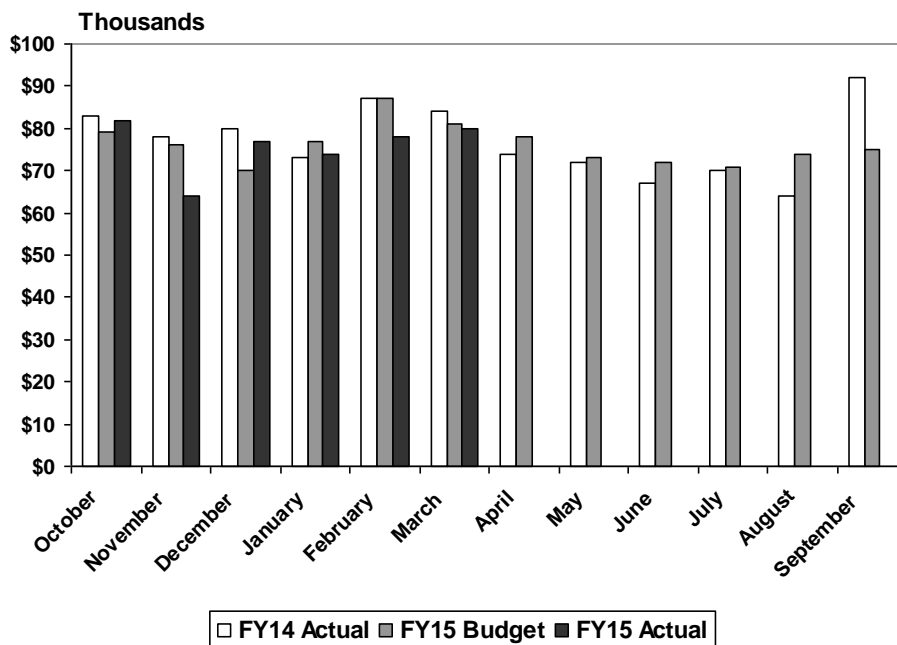
Background:

The Probation Fees are a combination of County court probation fees, alternative community service fees, no-show fees (all governed by Florida Statute 948) and pre-trial release fees (governed by an Administrative Order). These fees are collected from individuals committing infractions that fall within the jurisdiction of Leon County Courts. The amount of each individual fee is expressly stated in either the Florida Statute or the Administrative Order.

Trend:

Revenues collected through Probation and Pre-Trial fees have steadily declined since FY11. This can be attributed to a decline in Probation and Pre-Trial caseloads, associated with early termination of sentences and a decrease in court ordered GPS pre-trial tracking. FY15 and FY16 anticipated revenue is expected to decrease slightly as the amount of fees that go uncollected continues to remain at a high level. With the creation of two alcohol testing alternatives, a decrease in the number of alcohol testing fees is expected. In summary, FY16 estimated budget shows a slight decrease in revenue collection. This may mean that the decline is moderating.

Monthly Totals: Budget vs Actuals



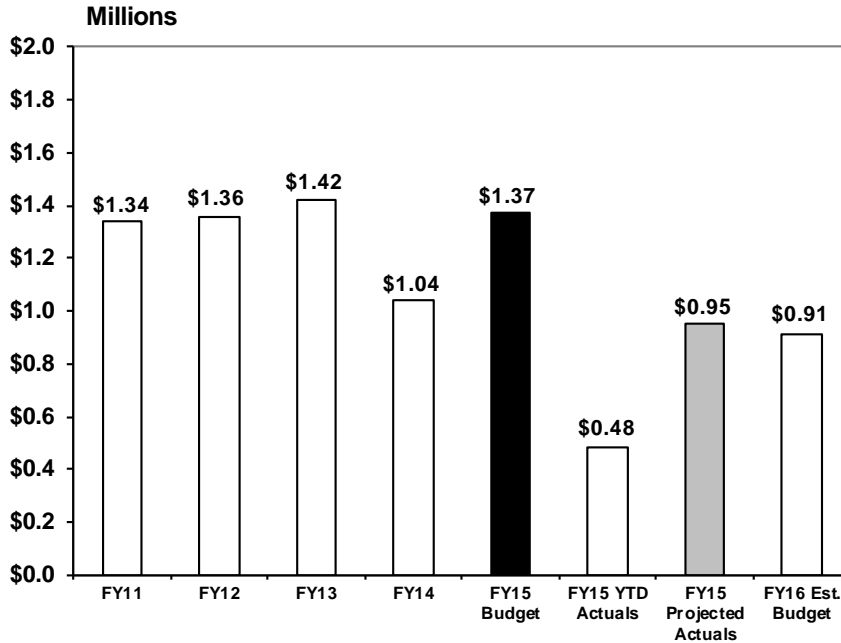
FY14 Budget: \$999,780
FY14 Actual: \$925,959

FY15 Budget: \$912,380
FY15 YTD Actual: \$463,405
FY15 Projected Actual: \$940,072

FY16 Estimated Budget: \$891,955

COURT FACILITIES FEES

Fiscal Year Actuals & Projections



Background:

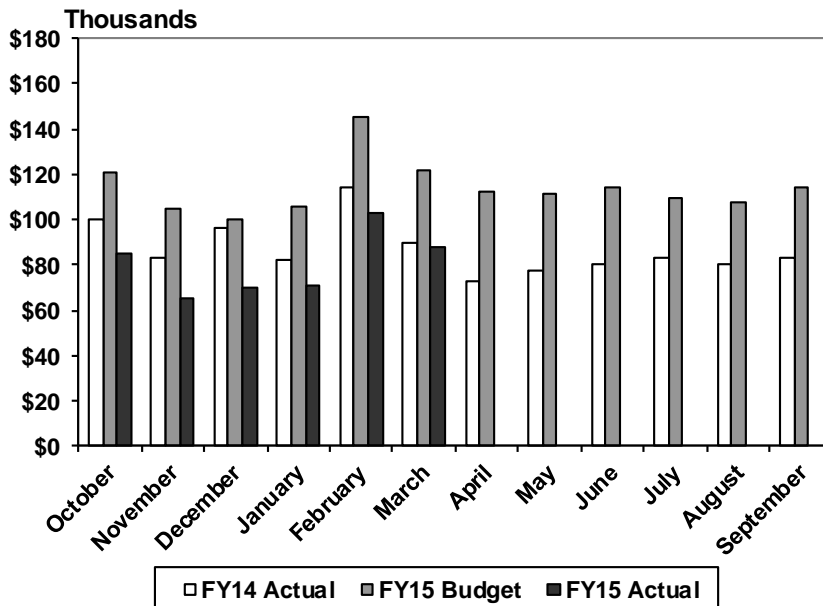
Court Facilities Fees are established to fund "state court facilities" as defined in Chapter 29, Florida Statutes (2009). On June 19, 2009, legislation approved permitting counties to change the surcharge placed on non-criminal traffic infractions from \$15 to \$30. In FY14 the County collected \$1.8 million but expended more than \$7.2 million on behalf of the State Court system.

The Board approved the increase in surcharges on August 25, 2009.

Trend:

In FY09 Court Facilities Fees were in a continued decline from previous fiscal years. By the first quarter in FY10, revenues began to show improvement from the approved fee increase. As the first two years with the approved fee increase, FY11 and FY12 showed moderate revenue increases. Due to a recent decline in the issuance of moving traffic violations, FY14 experienced a sharp decrease. FY15 and FY16 estimates continue this trend.

Monthly Totals: Budget vs Actuals



FY14 Budget: \$1,384,150
FY14 Actual: \$1,040,251

FY15 Budget: \$1,368,000
FY15 YTD Actual: \$393,790
FY15 Projected Actual: \$945,096

FY16 Estimated Budget: \$907,250



Leon County Government

Fiscal Year 2015 Mid-Year Financial Report

PROGRAM EXPENDITURE SUMMARY*

*Reflects expenditures posted to financial system as of 04/09/2015

Fund	Org	Description	FY15	FY15	FY15 Budget	FY15 Budget
			Adj. Budget	Expenditures	\$ Balance	% Balance Remaining
Board of County Commissioners						
County Commission						
001	100	County Commission	1,416,709	686,909	729,800	51.51%
001	101	District 1	9,500	787	8,713	91.71%
001	102	District 2	9,500	1,868	7,632	80.34%
001	103	District 3	9,500	1,037	8,463	89.08%
001	104	District 4	9,500	2,932	6,568	69.13%
001	105	District 5	9,500	7,077	2,423	25.50%
001	106	At Large District 6	9,500	4,197	5,303	55.82%
001	107	At Large District 7	9,500	1,510	7,990	84.10%
001	108	Commissioners Account	22,808	6,078	16,731	73.35%
		Subtotal:	1,506,017	712,396	793,621	52.70%
County Administration						
Country Administration						
001	110	Country Administration	732,693	346,108	386,585	52.76%
Strategic Initiatives						
001	115	Strategic Initiatives	994,123	501,099	493,024	49.59%
Human Resources						
001	160	Human Resources	1,441,865	508,512	933,353	64.73%
Management Information Systems						
001	171	Management Information Systems	5,719,040	3,073,980	2,645,060	46.25%
001	421	Geographic Information Services	1,960,963	995,992	964,971	49.21%
Public Safety Complex						
001	411	Public Safety Complex Technology ¹	221,135	90,465	130,670	59.09%
		Subtotal:	11,069,819	5,516,155	5,553,664	50.17%
County Attorney						
001	120	County Attorney	1,953,465	793,016	1,160,449	59.40%
		Subtotal:	1,953,465	793,016	1,160,449	59.40%
Department of Public Works						
Support Services						
106	400	Support Services	589,463	316,207	273,256	46.36%
106	978	Public Works Chargebacks	-500,000	0	-500,000	100.00%
Operations						
106	431	Transportation	4,209,334	1,669,844	2,539,490	60.33%
106	432	Right-of-Way	2,361,277	833,476	1,527,801	64.70%
123	433	Stormwater Maintenance	2,674,429	1,148,744	1,525,685	57.05%
Engineering Services						
106	414	Engineering Services	3,151,459	1,225,661	1,925,798	61.11%
Fleet Maintenance						
505	425	Fleet Maintenance	3,153,416	1,088,950	2,064,466	65.47%
Mosquito Control						
001	216	Mosquito Control	626,161	219,117	407,044	65.01%
125	214	Mosquito Control Grant ²	59,457	1,010	58,447	98.30%
Parks & Recreation						
140	436	Parks & Recreation	2,720,867	1,148,911	1,571,956	57.77%
		Subtotal:	19,045,863	7,651,920	11,393,943	59.82%
Department of Development Support & Env. Mgt						
Building Inspection						
120	220	Building Inspection	1,332,142	503,332	828,810	62.22%
Environmental Compliance						
121	420	Environmental Compliance	1,362,273	621,885	740,388	54.35%
Development Services						
121	422	Development Services	760,188	296,887	463,301	60.95%
Permit Compliance						
121	423	Permit Compliance	501,503	197,480	304,023	60.62%
Support Services						
121	424	Support Services	347,285	160,806	186,479	53.70%
DEP Storage Tank						
125	866	DEP Storage Tank ²	159,201	68,278	90,923	57.11%
		Subtotal:	4,462,592	1,848,669	2,613,923	58.57%

Leon County Government
Fiscal Year 2015 Mid-Year Financial Report

PROGRAM EXPENDITURE SUMMARY*

*Reflects expenditures posted to financial system as of 04/09/2015

<u>Fund</u>	<u>Org</u>	<u>Description</u>	<u>FY15 Adj. Budget</u>	<u>FY15 Expenditures</u>	<u>FY15 Budget \$ Balance</u>	<u>FY15 Budget % Balance Remaining</u>
<u>Department of Facilities Management</u>						
<u>Facilities Management</u>						
001	150	Facilities Management	6,996,573	3,026,642	3,969,931	56.74%
<u>Real Estate Management</u>						
001	156	Real Estate management	335,120	149,955	185,165	55.25%
<u>Bank of America</u>						
165	154	Bank of America	694,707	263,420	431,287	62.08%
<u>Huntington Oaks Plaza Operating</u>						
166	155	Huntington Oaks Plaza Operating	134,425	17,187	117,238	87.21%
<u>Public Safety Complex</u>						
001	410	Public Safety Complex ¹	1,496,943	606,905	890,038	69.90%
Subtotal:			9,657,768	4,064,109	5,593,659	57.92%
<u>Department of PLACE</u>						
<u>Capital Regional Transportation Planning Agency</u>						
001	402	Capital Regional Transportation Planning Agency	238,206	106,532	131,674	55.28%
<u>Blueprint 2000</u>						
001	403	Blueprint 2000 ³	62,897	29,316	33,581	53.39%
<u>Planning Department</u>						
001	817	Planning Department	1,122,752	174,137	948,615	84.49%
Subtotal:			1,423,855	309,986	1,113,869	78.23%
<u>Office of Financial Stewardship</u>						
<u>Office of Management and Budget</u>						
001	130	Office of Management and Budget	764,507	391,469	373,038	48.79%
<u>Purchasing</u>						
001	140	Procurement	302,492	135,301	167,191	55.27%
001	141	Warehouse	99,254	48,610	50,644	51.02%
<u>Risk Management</u>						
501	132	Risk Management	237,009	114,045	122,964	51.88%
501	821	Workers Compensation Management / Insurance	3,280,985	2,075,381	1,205,604	36.75%
Subtotal:			4,684,247	2,764,806	1,919,441	40.98%
<u>Office of Economic Development & Business Partnerships</u>						
<u>Tourist Development</u>						
160	301	Administration	536,133	220,224	315,909	58.92%
160	302	Advertising	960,000	283,227	676,773	70.50%
160	303	Marketing	1,385,191	440,134	945,057	68.23%
160	304	Special Projects	402,500	69,148	333,352	82.82%
160	305	1 Cent Expenditures	5,952,434	0	5,952,434	100.00%
<u>Econ. Dev. / Intergovernmental Affairs</u>						
001	114	Econ. Dev. / Intergovernmental Affairs	589,996	374,967	215,029	36.45%
<u>M/W Small Business Enterprise</u>						
001	112	M/W Small Business Enterprise	194,380	91,165	103,215	53.10%
Subtotal:			10,020,634	1,478,865	8,541,769	85.24%
<u>Office of Public Services</u>						
<u>Library Services</u>						
001	240	Policy, Planning & OPS	862,266	334,559	527,707	61.20%
001	241	Public Library Services	2,484,745	1,045,568	1,439,177	57.92%
001	242	Collection Services	799,237	384,720	414,517	51.86%
001	243	Extension Services	2,429,164	1,050,044	1,379,120	56.77%
<u>Emergency Medical Services</u>						
135	185	Emergency Medical Services	15,465,226	7,277,325	8,187,901	52.94%
<u>Animal Services</u>						
140	201	Animal Services	1,535,125	592,599	942,527	61.40%
Subtotal:			23,575,763	10,684,815	12,890,948	54.68%

Leon County Government

Fiscal Year 2015 Mid-Year Report

PROGRAM EXPENDITURE SUMMARY*

*Reflects expenditures posted to financial system as of 04/09/2015

Fund	Org	Description	FY15	FY15	FY15 Budget	FY15 Budget
			Adj. Budget	Expenditures	\$ Balance	% Balance Remaining
<u>Office of Intervention & Detention Alternative</u>						
<u>County Probation</u>						
111	542	County Probation Division	1,200,807	489,998	710,809	59.19%
<u>Supervised Pretrial Release</u>						
111	544	Pretrial Release	1,019,628	430,439	589,189	57.78%
<u>Drug & Alcohol Testing</u>						
111	599	Drug and Alcohol Testing	158,884	78,282	80,602	50.73%
<u>FDLE JAG Grant Pretrial</u>						
125	982060	FDLE JAG Grant Pretrial	121,397	15,243	106,154	0%
Subtotal:			2,500,716	1,013,962	1,486,754	59.45%
<u>Office of Human Services & Community Partnerships</u>						
<u>Veteran Services</u>						
001	390	Veteran Services	322,020	103,436	218,584	67.88%
<u>Volunteer Center</u>						
001	113	Volunteer Center	187,804	87,745	100,059	53.28%
<u>Housing Services</u>						
001	371	Housing Services	361,325	162,710	198,615	54.97%
161	808	Housing Finance Authority	267,925	32,368	235,557	87.92%
<u>Health & Human Services</u>						
001	370	Social Service Programs	4,921,406	1,999,235	2,922,171	59.38%
<u>Health Department</u>						
001	190	Health Department	237,345	65,336	172,009	72.47%
<u>Primary Health Care</u>						
001	971	Primary Health Care	2,470,925	1,057,932	1,412,993	57.18%
<u>SHIP 2012-2015</u>						
124	932045	SHIP 2013-2016 ³	6,176	0	6,176	100.00%
124	932046	SHIP 2013-2015 ³	168,640	3,770	164,870	97.76%
124	932047	SHIP 2014-2017 ³	440,647	0	440,647	100.00%
Subtotal:			9,384,213	3,512,532	5,871,681	62.57%
<u>Office of Resource Stewardship</u>						
<u>Cooperative Extension</u>						
001	361	Extension Education	542,904	231,592	311,312	57.34%
<u>Office of Sustainability</u>						
001	127	Office of Sustainability	225,884	105,056	120,828	53.49%
<u>Solid Waste</u>						
401	437	Rural Waste Collection Centers	651,229	275,130	376,099	57.75%
401	441	Transfer Station Operations	5,190,309	2,427,691	2,762,618	53.23%
401	442	Landfill	1,747,468	734,141	1,013,327	57.99%
401	443	Hazardous Waste	604,095	279,113	324,982	53.80%
401	471	Residential Drop Off Recycling	156,611	39,509	117,102	74.77%
Subtotal:			9,118,500	4,092,231	5,026,269	55.12%
<u>Constitutional Officers⁴</u>						
<u>Clerk of the Circuit Court</u>						
110	537	Circuit Court Fees	413,828	241,400	172,428	41.67%
001	132	Clerk Finance	1,520,544	886,984	633,560	41.67%
<u>Property Appraiser</u>						
001	512	Property Appraiser	4,734,406	2,366,010	2,368,396	50.03%
<u>Sheriff</u>						
110	510	Law Enforcement	34,186,350	22,790,900	11,395,450	33.33%
110	511	Corrections	32,112,272	21,408,181	10,704,091	33.33%
125	864	Emergency Management	121,155	0	121,155	100.00%
130	180	Enhanced 911	1,283,200	855,467	427,733	33.33%
<u>Supervisor of Elections</u>						
060	520	Voter Registration	2,126,269	893,116	1,233,153	58.00%
060	521	Elections	1,824,273	1,060,765	763,508	41.85%

Leon County Government**Fiscal Year 2015 Mid-Year Financial Report****PROGRAM EXPENDITURE SUMMARY***

*Reflects expenditures posted to financial system as of 04/09/2015

Fund	Org	Description	FY15	FY15	FY15 Budget	FY15 Budget
			Adj. Budget	Expenditures	\$ Balance	% Balance Remaining
Tax Collector						
001	513	General Fund Property Tax Commissions	4,368,000	4,164,038	203,962	4.67%
145	513	Fire Service Fee	33,361	25,818	7,543	22.61%
123	513	Stormwater Utility Non Ad-Valorem	65,920	57,154	8,766	13.30%
135	513	Emergency Medical Services MSTU	136,000	0	136,000	100.00%
162	513	Special Assessment Paving	5,500	3,984	1,516	27.56%
164	513	Sewer Services Killearn Lakes I and II	5,000	4,144	856	17.12%
401	513	Landfill Non-Ad Valorem	32,620	24,475	8,145	24.97%
Subtotal:			82,968,698	54,782,436	28,186,262	33.97%
Judicial Officers						
Court Administration						
001	540	Court Administration	240,420	102,561	137,859	57.34%
001	547	Guardian Ad Litem	21,282	6,550	14,732	69.22%
110	532	State Attorney	108,255	15,869	92,386	85.34%
110	533	Public Defender	131,245	26,634	104,611	79.71%
110	555	Legal Aid	134,082	22,084	111,998	83.53%
114	586	Teen Court	155,358	71,464	83,894	54.00%
117	509	Alternative Juvenile Program	51,623	34,951	16,672	32.30%
117	546	Law Library	51,623	0	51,623	100.00%
117	548	Judicial/Article V Local Requirements	51,623	23,113	28,510	55.23%
117	555	Legal Aid	51,622	51,499	123	0.24%
Subtotal:			997,133	354,726	642,407	64.43%
Non-Operating						
Line Item Funding						
001	888	Line Item Funding	635,759	442,880	192,880	30.34%
160	888	Council on Culture and Arts Regranting	733,500	448,043	285,457	38.92%
City of Tallahassee						
140	838	City Payment, Tallahassee (Parks & Recreation)	1,171,893	177,919	993,975	84.82%
145	838	City Payment, Tallahassee (Fire Fees)	6,312,770	0	6,312,770	100.00%
164	838	City Payment, Tallahassee (Killearn Lakes Sewer)	232,500	0	232,500	100.00%
Other Non-Operating						
001	278	Summer Youth Employment	80,425	0	80,425	100.00%
110	508	Diversionary Program	110,641	50,000	60,641	54.81%
131	529	800 MHZ System Maintenance	1,088,224	1,023,191	65,033	5.98%
110	620	Juvenile Detention Payment - State	1,672,000	297,920	1,374,080	82.18%
116	800	Drug Abuse	52,540	37,644	14,896	28.35%
001	820	Insurance Audit, and Other Expenses	903,709	449,978	453,731	50.21%
001	831	Tax Deed Applications	62,500	24,316	38,184	61.09%
145	843	Volunteer Fire Department	482,479	188,572	293,907	60.92%
502	900	Communications Control	595,782	289,260	306,522	51.45%
001	972	CRA-TIF Payment	1,681,225	1,660,665	20,560	1.22%
Interdepartmental Billing						
		Countywide Automation	224,463	0	224,463	100.00%
		Indirects (Internal Cost Allocations)	-5,791,000	0	0	100.00%
		Risk Allocations	1,094,869	1,094,869	0	0.00%
Subtotal:			17,135,279	6,185,256	10,950,023	63.90%
Total Operating			191,792,610	99,469,210	92,323,400	48.14%
Total Non-Operating			17,135,279	6,185,256	10,950,023	63.90%
Total CIP			61,699,345	10,529,562	51,169,783	82.93%
Operating Grants			1,076,673	88,301	988,372	91.80%
Non Operating Grants			11,541,707	1,423,651	10,118,056	87.67%
Total Debt Service			42,855,551	13,002,852	29,852,699	69.66%
Total Reserves			3,211,599	0	3,211,599	100.00%
TOTAL NET EXPENDITURES:			329,312,764	130,698,833	198,613,931	60.31%

Notes:

1. The Public Safety Complex budget was established to fund the salary and benefits and for maintenance, repair and information systems costs. Total expenses are shared with the City of Tallahassee
2. Operating Grants include Mosquito Control, DEP Storage Tank, SHIP, and Emergency Management.
3. Blueprint 2000 expenditures are employee personnel costs that opted for County benefits. These costs are reimbursed by the City of Tallahassee.
4. Expenses reflect budgeted transfers to the Constitutional Officers and do not reflect excess fees or unexpended funds returned to the Board as revenue, as required by the Florida Statutes.

Leon County Government

Fiscal Year 2015 Mid-Year Financial Report

SUMMARY OF FUND BALANCE & RETAINED EARNINGS (unaudited)

<u>Org</u>	<u>Fund Title</u>	<u>FY13</u> <u>Actual</u>	<u>FY14</u> <u>Actual</u>	<u>FY15</u> <u>Est. Bal. (A)</u>	<u>FY15</u> <u>Adopted Bud</u>	<u>Fund Bal. as %</u> <u>of Budget (B)</u>
<u>General & Fine and Forfeiture Funds *</u>						
001	General Fund	38,154,281	37,233,665	37,670,212	59,571,649	63%
110	Fine and Forfeiture Fund	1,072,061	3,183,317	3,931,277	68,656,219	6%
	Subtotal:	39,226,341	40,416,982	41,601,489	128,227,868	32%
* The combined fund balances for the general and fine and forfeiture funds fall within the allowable range of the County Reserve Policy, which requires a minimum of 15% and a maximum of 30% reserve.						
<u>Special Revenue Funds</u>						
106	County Transportation Trust Fund	5,427,126	4,060,185	5,854,016	15,213,278	38%
111	Probation Services Fund	837,046	834,994	1,042,264	2,845,908	37%
114	Teen Court Fund	148,155	95,411	91,771	165,072	56%
116	Drug Abuse Trust Fund (C)	12,054	11,003	7,866	52,540	15%
117	Judicial Programs Fund	39,913	112,804	141,673	207,100	68%
120	Building Inspection Fund (D)	1,116,240	1,533,639	1,708,562	1,572,583	109%
121	Development Support Fund (D)	1,083,043	1,288,426	1,186,730	3,580,010	33%
123	Stormwater Utility Fund	1,100,965	1,505,345	1,415,728	4,473,588	32%
124	Ship Trust Fund	181	180	0	615,463	N/A
125	Grants	1,584,336	1,337,469	1,393,413	11,083,014	13%
126	Non-Countywide General Revenue Fund (E)	5,833,543	2,530,138	3,538,681	20,078,332	18%
127	Grants (F)	151,336	180,442	182,571	857,974	N/A
130	911 Emergency Communications Fund	751,935	1,166,317	1,233,658	1,283,200	96%
131	Radio Communications Systems Fund (G)	152,188	8,240	8,220	1,091,224	1%
135	Emergency Medical Services Fund	9,290,924	11,621,657	9,037,390	19,068,392	47%
140	Municipal Service Fund	2,173,493	2,573,757	2,803,283	6,524,300	43%
145	Fire Services Fund	584,503	861,254	563,405	6,878,610	8%
160	Tourist Development Fund (1st - 3rd & 5th Cent)	1,293,347	1,265,723	942,147	4,152,764	23%
160	Tourist Development Fund - 4th Cent (H)	4,408,112	5,042,522	5,048,852	898,463	562%
161	Housing Finance Authority Fund (I)	738,522	650,420	408,995	267,925	153%
162	Special Assessment Paving Fund	1,191,097	262,426	661,503	313,907	211%
164	Killearn Lakes Units I and II Sewer Fund	1,213	-265	15	237,500	0%
165	Bank of America Building Op. Fund	1,894,185	1,743,812	953,405	2,629,605	36%
166	Huntington Oaks Plaza Fund	32,312	103,909	90,072	225,092	40%
	Subtotal:	39,845,769	38,789,808	38,314,219	104,315,844	37%
<u>Debt Service Funds</u>						
211	Debt Service - Series 2003 A&B	314,793	314,793	0	581,080	
220	Debt Service - Series 2004	127,098	127,098	126,298	7,247,350	
222	Debt Service - Series 2014	N/A	0	0	558,780	
	Subtotal:	441,891	441,891	126,298	8,387,210	

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SUMMARY OF FUND BALANCE & RETAINED EARNINGS (unaudited)

<u>Org</u>	<u>Fund Title</u>	<u>FY13 Actual</u>	<u>FY14 Actual</u>	<u>FY15 Est. Bal. (A)</u>	<u>FY15 Adopted Bud</u>	<u>Fund Bal. as % of Budget (B)</u>
<u>Capital Projects Funds</u>						
305	Capital Improvements Fund (J)	30,149,467	25,925,968	14,485,792		In addition to funding for budgeted capital projects, the balances for funds 305 and 308 reflect capital reserves budgeted during FY14 as "sinking funds" for maintaining existing County infrastructure. Balances committed for specific capital projects not completed during the fiscal year will be carried forward into the FY15 budget unless otherwise noted.
306	Gas Tax Transportation Fund	2,913,468	2,783,015	642,366		
308	Local Option Sales Tax Fund (K)	17,554,242	11,644,100	3,891		
309	Local Option Sales Tax Extension Fund	10,801,248	11,280,842	51,599		
311	Construction Series 2003 A&B Fund (L)	159,475	6,836	6,836		
318	1999 Bond Construction Fund	471,776	454,506	12,680		
320	Construction Series 2005 (M)	662,332	21,830	0		
321	Energy Savings Contract ESCO Capital Fund	20,155	20,266	20,296		
330	911 Capital Projects Fund	1,808,058	1,974,388	1,986,928		
341	Countywide Road District Fund - Impact Fee	2,022,112	1,994,956	290,558		
343	NW Urban Collector Fund - Impact Fee	432,810	402,955	63,608		
344	SE Urban Collector Fund - Impact Fee	158,803	96,983	96,983		
	Subtotal:	67,153,946	56,606,645	17,661,536		
<u>Enterprise Funds</u>						
401	Solid Waste Fund (N)	4,738,609	4,757,670	5,200,432		
	Subtotal:	4,738,609	4,757,670	5,200,432		
<u>Internal Service Funds</u>						
501	Insurance Service Fund	1,734,075	1,775,161	2,615,183		
502	Communications Trust Fund	87,028	128,087	128,087		
505	Motor Pool Fund	12,341	45,673	106,401		
	Subtotal:	1,833,444	1,948,921	2,849,671		
TOTAL:		153,240,000	142,961,917	105,753,646		

Notes:

- A. Balances are estimated as year ending for FY 2015.
- B. FY 2015 percentage estimates are only provided for General and Special Revenue funds. Capital Projects, Enterprise and Internal Service funds maintain differing levels of balances depending upon on-going capital project requirements and other audit requirements. The percentages for the other funds are intended to show compliance with the County's policy for maintaining sufficient balances.
- C. The reduction in fund balance is due to the decline in revenue from this program associated with fee waivers. The Court Administration is reviewing the program to see how it can be funded within the existing revenue stream.
- D. The increase in the Building fund balance and the leveling of the Development Support fund balance is reflective of an increase in building and development permitting.
- E. Non countywide general revenue includes State Shared and 1/2 cent sales tax. This fund is used to account for non countywide general revenue sources. Funds are not expended directly from the fund, but are transferred to funds that provide non countywide services.
- F. This fund is used to separate grants that are interest bearing grants.
- G. The Radio Communications Systems Fund is used to account for the digital radio system. These funds were previously reflected in Fund 331.
- H. Under the new Tourist Development Plan, the Tourist Development Tax is reflected in two separate fund balances: the first three cents plus an additional 3/4 of a cent is used to support the Tourist Development Council activities. The fourth cent and 1/4 is dedicated Council on Cultural Arts (COCA). The total estimated fund balance of \$942,172 includes an estimated amount of \$237,526 that is owed to COCA. The Board, in conjunction with the Community Redevelopment Agency, is in the process of deciding where to redirect the existing fourth cent fund balance previously collected for the performing arts center.
- I. The fund balance reflects a gain from investments through previous bond issues.
- J. The fund balance reflects the remaining capital reserves budgeted during FY 2015 as a "sinking fund" for maintaining existing County infrastructure for the next five years.
- K. The fund balance reflects the remaining capital reserves budgeted during FY 2015 as a "sinking fund" for maintaining existing infrastructure associated with the initial local option tax. These reserves are projected to be depleted by FY15.
- L. Fund 311 will be closed at the end of fiscal year 2015.
- M. Fund 321 will be closed at the end of fiscal year 2015.
- N. Amount reflected in unrestricted retained earnings. The decline was anticipated due to the budgeting of \$1.8 million in fund balance to cover operating expenditures in FY 2015.

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CAPITAL IMPROVEMENT PROGRAM SUMMARY

Project Service Types	# of Projects	% of CIP Budget	Adjusted Budget	YTD Activity	% of Budget Committed	Project Balance
Culture and Recreation	15	10.3%	6,348,594	576,802	9.1%	5,771,792
General Government	37	12.3%	7,563,101	2,233,292	29.5%	5,329,809
Health and Safety	6	8.6%	5,277,151	1,644,862	31.2%	3,632,289
Physical Environment	28	26.9%	16,608,415	1,889,356	11.4%	14,719,059
Transportation	17	42.0%	25,902,084	4,185,252	16.2%	21,716,832
TOTAL	103	100%	\$61,699,345	\$10,529,562	17.1%	\$51,169,783

Notes: This Capital Improvement Program Summary reflects the adjusted budget and year-to-date activity from October 1, 2014 - April 9, 2015.

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CULTURE AND RECREATION

Project #	Project Description	Adjusted Budget	YTD Activity	% of Budget Expended	Project Balance
045001	Apalachee Parkway Regional Park	150,000	-	0.0%	150,000
046008	Athletic Field Lighting	172,866	-	0.0%	172,866
042005	Fort Braden Community Park Renovations	25,000	20,065	80.3%	4,935
043007	Fred George Park	2,789,029	8,996	0.3%	2,780,033
046009	Greenways Capital Maintenance	260,500	34,732	13.3%	225,768
076011	Library Services Technology	53,521	23,526	44.0%	29,995
086053	Main Library Improvements	195,641	80,508	41.2%	115,133
044002	Miccosukee Community Park	139,404	139,404	100.0%	0
044003	Miccosukee Greenways	228,675	-	0.0%	228,675
043008	Okeeheepkee Prairie Park	791,785	7,898	1.0%	783,887
046001	Parks Capital Maintenance	543,249	260,831	48.0%	282,418
046007	Parks New Vehicles and Equipment	40,005	-	0.0%	40,005
046006	Playground Equipment Replacement	159,975	-	0.0%	159,975
047001	St. Marks Headwaters	198,944	-	0.0%	198,944
041002	Woodville Community Park	600,000	842	0.1%	599,158
TOTAL CULTURE AND RECREATION		\$6,348,594	\$576,802	9.1%	\$5,771,792

GENERAL GOVERNMENT

086064	Air Conditioner Unit Replacement	40,000	-	0.0%	40,000
086011	Architectural & Engineering Services	80,000	11,762	14.7%	68,238
086069	Business Incubator	14,366	171	1.2%	14,195
096019	Capital Grant Match Program	81,205	-	0.0%	81,205
086054	Centralized Storage Facility	62,066	-	0.0%	62,066
086017	Common Area Furnishings	30,000	2,709	9.0%	27,291
086062	Community Services Building Renovations	372,515	5,432	1.5%	367,083
086030	Cooperative Extension Renovations	75,000	-	0.0%	75,000
086027	Courthouse Renovations	438,000	4,261	1.0%	433,740
086024	Courthouse Repairs	427,896	131,081	30.6%	296,815
086016	Courthouse Security	25,134	-	0.0%	25,134
086007	Courtroom Minor Renovations	130,589	45,856	35.1%	84,733
076023	Courtroom Technology	202,374	20,934	10.3%	181,440
076003	Data Wiring	32,800	8,118	24.8%	24,682
076004	Digital Phone System	100,000	-	0.0%	100,000
076063	E-filing System for Court Documents	146,219	-	0.0%	146,219
096015	Election Equipment	1,071,123	435,503	40.7%	635,620
096063	Fairgrounds Sense of Place Initiative	50,000	32,644	65.3%	17,356
076008	File Server Maintenance	408,562	33,684	8.2%	374,878
076001	Financial Hardware and Software	86,588	33,960	39.2%	52,628
086071	Fleet Management Shop Improvements	50,000	-	0.0%	50,000
086057	General County Maintenance & Minor Renovations	125,000	-	0.0%	125,000
026003	General Vehicle & Equipment Replacement	519,671	470,937	90.6%	48,734
076055	Growth Management Technology	12,208	-	0.0%	12,208
083002	Lake Jackson Town Center	74,895	244	0.3%	74,651
083068	Lake Jackson Town Center Sense of Place Initiative	350,000	2,317	0.7%	347,683
086025	Leon County Courthouse Annex Renovations	1,622,676	574,002	35.4%	1,048,674
076064	MIS Data Center/ Elevator Halon System	70,000	-	0.0%	70,000
076018	Network Backbone Upgrade	80,000	43,847	54.8%	36,153
086033	Parking Lot Maintenance	72,743	-	0.0%	72,743
076051	Public Defender Technology	55,000	26,950	49.0%	28,050
076061	Records Management	76,479	4,997	6.5%	71,483
076047	State Attorney Technology	43,700	4,593	10.5%	39,107
076005	Supervisor of Elections Technology	76,000	74,695	98.3%	1,305
076024	User Computer Upgrades	300,000	189,163	63.1%	110,837
086065	Welcome Center Roof Replacement	102,818	66,709	64.9%	36,109
076042	Work Order Management	57,474	8,724	15.2%	48,750
TOTAL GENERAL GOVERNMENT		7,563,101	2,233,292	29.5%	\$5,329,809

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HEALTH AND SAFETY

Project #	Project Description	Adjusted Budget	YTD Activity	% of Budget Expended	Project Balance
076058	Emergency Medical Services Technology	50,000	40,136	80.3%	9,864
026014	EMS Vehicle & Equipment Replacement	2,110,414	529,633	25.1%	1,580,781
086031	Jail Complex Maintenance	2,777,251	1,015,215	36.6%	1,762,036
086067	Medical Examiner Facility	37,825	5,000	13.2%	32,825
096016	Public Safety Complex	250,000	54,877	22.0%	195,123
096002	Volunteer Fire Departments	51,661	-	0.0%	51,661
TOTAL HEALTH AND SAFETY		\$5,277,151	\$1,644,862	31.2%	\$3,632,289

PHYSICAL ENVIRONMENT

067002	Blueprint 2000 Water Quality Enhancements	1,043,819	5,833	0.6%	1,037,986
064005	Bradfordville Pond 4 Outfall Stabilization	50,000	50,000	100.0%	-
076009	Geographic Information Systems	361,834	119,173	32.9%	242,661
076060	GIS Incremental Basemap Update	298,500	129,998	43.6%	168,502
062005	Gum Road Target Planning Area	2,147,929	-	0.0%	2,147,929
036019	Household Hazardous Waste Collection Center	25,000	-	0.0%	25,000
064001	Killearn Acres Flood Mitigation	526,372	0	0.0%	526,372
064006	Killearn Lakes Stormwater	1,395,452	167,850	12.0%	1,227,602
065001	Lafayette Street Stormwater	611,860	478,855	78.3%	133,005
061001	Lake Henrietta Renovations	40,000	0	0.0%	40,000
062001	Lake Munson Restoration	227,599	-	0.0%	227,599
062002	Lakeview Bridge	752,901	3,981	0.5%	748,920
036002	Landfill Improvements	225,295	104,632	46.4%	120,663
063005	Lexington Pond Retrofit	4,626,159	15,384	0.3%	4,610,775
062004	Longwood Subdivision Retrofit	223,578	-	0.0%	223,578
045007	Pedrick Road Pond Walking Trail	165,394	4,770	2.9%	160,624
076015	Permit & Enforcement Tracking System	340,108	45,436	13.4%	294,672
036033	Rural/Hazardous Waste Vehicle and Equipment Replacemer	260,396	170,237	65.4%	90,159
036013	Scale/Scalehouse	125,000	-	0.0%	125,000
036003	Solid Waste Heavy Equipment/Vehicle Replacement	255,603	-	0.0%	255,603
036028	Solid Waste Master Plan	100,000	-	0.0%	100,000
036041	Solid Waste Pre-Fabricated Buildings	37,500	-	0.0%	37,500
066026	Stormwater Pond Repairs	123,489	16,536	13.4%	106,953
066003	Stormwater Structure Inventory and Mapping	757,514	-	0.0%	757,514
026004	Stormwater Vehicle & Equipment Replacement	851,998	550,140	64.6%	301,858
066004	TMDL Compliance Activities	100,000	-	0.0%	100,000
036010	Transfer Station Heavy Equipment	134,373	-	0.0%	134,373
036023	Transfer Station Improvements	800,742	26,530	3.3%	774,212
TOTAL PHYSICAL ENVIRONMENT		\$16,608,415	\$1,889,356	11.4%	\$14,719,059

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TRANSPORTATION

Project #	Project Description	Adjusted Budget	YTD Activity	% of Budget Expended	Project Balance
026015	Arterial/Collector Roads Pavement Markings	135,200	32,693	24.2%	102,507
056001	Arterial/Collector/Local Resurfacing	6,701,891	1,743,580	26.0%	4,958,311
054003	Bannerman Road	1,158,269	7,470	0.6%	1,150,799
054010	Beech Ridge Trail Extension	501,435	11,087	2.2%	490,348
056005	Community Safety & Mobility	2,112,425	356,785	16.9%	1,755,640
026010	Fleet Management Shop Equipment	33,128	3,272	9.9%	29,856
056007	Florida DOT Permitting Fees	50,000	1,200	2.4%	48,800
057001	Intersection and Safety Improvements	5,878,448	11,782	0.2%	5,866,666
055010	Magnolia Drive Multi-Use Trail	238,198	-	0.0%	238,198
051006	Natural Bridge Road	44,099	1,200	2.7%	42,899
053003	North Monroe Turn Lane	1,704,398	409,875	24.0%	1,294,523
026006	Open Graded Cold Mix Stabilization	741,764	-	0.0%	741,764
056011	Public Works Design & Engineering Services	60,000	32,132	53.6%	27,868
026005	Public Works Vehicle & Equipment Replacement	714,000	234,888	32.9%	479,112
053002	Pullen Road at Old Bainbridge Road	885,836	25,118	2.8%	860,718
056013	Sidewalk Program	995,194	482,040	48.4%	513,154
056010	Transportation and Stormwater Improvements	3,947,799	832,132	21.1%	3,115,667
TOTAL TRANSPORTATION		\$25,902,084	\$4,185,252	16.2%	\$21,716,832

Leon County Government

Fiscal Year 2015 Mid-Year Financial Report

GRANTS PROGRAM SUMMARY

The County utilizes grants to fund a number of programs and activities in Leon County. As reflected in the table below, the County is currently administering approximately \$12.6 million in grant funding. As grants often cross multiple fiscal years, it is not uncommon to see the actual expenditures for a fiscal year less than the total funding available. All balances are carried into the subsequent fiscal year consistent with any grant award requirements.

Most grants are accepted by the Board of County Commissioners and placed within one of three funds, Fund 124 (SHIP Grants), Fund 125 (Reimbursement Grants) and Fund 127 (Interest Bearing Grants). While placed in a Grants Fund, a program budget can be a federal or state authorization, a contractual arrangement between two governing bodies, a contract between the County and a non-governmental entity, a method to keep a specific revenue source separate from operating budgets, or a pure grant award.

Some programs are anticipated as part of the regular budget process: Mosquito Control, the Underground Storage Tank Program, the FDLE Justice Assistance Grant (JAG), the Department of Health Emergency Medical Grant, and the Emergency Management Base Grant. These grant funds are administered within various County department operating budgets, and are reported in the expenditure section of the annual report.

The Grants Program is cooperatively monitored by department program managers, the Grants Coordinator (now located in the Office of Management and Budget), and the Clerk's Finance Division. The Grant Coordinator monitors all aspects of these grants, particularly block grants. Program Managers in conjunction with the Grants Coordinator often pursue grants independently and administer grants throughout the year. The Grants Coordinator and the Clerk's Finance Division monitor overall expenditures and revenues as well as coordinate the year-end close-out and carry forward processes with all grant funded programs.

Budget by Administering Department				
Department	% of Total Grants	FY15 Budget	FY15 Expended	Balance
Dev. Sup. & Environmental Management	1.31%	165,828	68,278	97,550
Facilities Management	0.01%	750	100	650
Financial Stewardship	1.87%	235,709	72,162	163,548
Public Services	4.74%	598,449	72,407	526,042
Human Services and Community Partnerships	6.96%	877,611	57,013	820,598
Resource Stewardship	0.85%	107,774	-	107,774
Public Works	79.58%	10,042,002	1,108,993	8,933,009
Intervention & Detention Alternatives	2.64%	333,010	119,743	213,267
Judicial	0.37%	46,092	13,356	32,736
Constitutional	0.96%	121,155	-	121,155
Miscellaneous	0.71%	90,000	-	90,000
SUBTOTAL:	100%	12,618,380	1,512,052	11,106,328
Minus Operating/Transfers Grants		1,076,673	88,301	988,372
TOTAL		11,541,707	1,423,751	10,117,956

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Grants Program Summary

*Denotes Interest Bearing Grant

Org	Grant/Program	Description/Purpose	FY15 Budget	Spent	% Unspent
Development Support & Environment Management					
934013*	Wildlife Preservation	Used to fund animal rehabilitation agencies.	6,627	-	100.0%
866	DEP Storage Tank Program	Annual inspections of petroleum storage tank facilities, tank removals and abandonments (operating)	159,201	68,278	57.1%
Subtotal:			165,828	68,278	58.8%
Facilities Management					
915058	Community Foundation of North Florida	Donation providing for the annual placement of a wreath at the WWII Memorial	750	100	86.7%
Subtotal:			750	100	86.7%
Financial Stewardship					
916016	Big Bend Scenic Byway	Phase 1 of the development of a series of improvements along the Big Bend Scenic Byway	53,950	8,000	85.2%
932060	CDBG Disaster Recovery - Admin	Program funding to support administration of CDBG Disaster Recovery Grant	34,343	21,780	36.6%
932072	CDBG Disaster Recovery - HOPE Community	Program funding for hazard mitigation activities at the HOPE Community	83,320	42,382	49.1%
932069	DREF-Oakridge Flooded Property Acquisition	Program funding to purchase flood prone homes from low to moderate income homeowners	64,096	-	100.0%
Subtotal:			235,709	72,162	69.4%
Public Services					
Emergency Medical Services					
961045	EMS Equipment	EMS equipment	93,898	-	100.0%
961047	DOH-EMS Match M3099	Funds to provide CPR training and educational resources	41,553	27,516	33.8%
961048	DOH-EMS Match M3100	Automated external Difibrillators	22,654	-	100.0%
961049	DOH-EMS Match M3101	Community Paramedic Program	77,078	-	100.0%
Library Services					
912013	E-Rate	Federal Communications Commission funding for the purchase of Internet access computers and related charges	13,002	-	100.0%
913023	Patron Donations	Individual patron donations designated for particular use within the library system	24,768	111	99.6%
913024	Capelouto Donation	Donation to the Library to purchase Holocaust materials	6,826	1,242	81.8%

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Grants Program Summary

*Denotes Interest Bearing Grant

Org	Grant/Program	Description/Purpose	FY15 Budget	Spent	% Unspent
913045	Friends-Literacy	Annual donation in support of basic literacy	36,819	5,483	85.1%
913115*	Friends Endowment	Endowment funds from Friends of the Library, a 501 (c)(3) support group	126,464	7,192	94.3%
913200*	Van Brunt Library Trust	Proceeds from the Caroline Van Brunt estate dedicated to the Library	155,387	30,863	80.1%
Subtotal			598,449	72,407	87.9%

Human Services and Community Partnerships

Housing

(124) 932045	SHIP 2013-2016	Affordable housing (operating)	6,176	-	100.0%
(124) 932046	SHIP 2013-2015	Affordable housing (operating)	168,640	3,770	97.8%
(124) 932047	SHIP 2014-2017	Affordable housing (operating)	440,647	-	100.0%
932014	Housing Services Home Expo	Funds to provide home maintenance education	695	-	100.0%
932016	Florida Hardest Hit Program	Contract for HHF Advisory Services for the HFA Florida Hardest Hit Fund Unemployment Mortgage Assistance Program and Mortgage Loan Reinstatement Program	25,000	12,333	50.7%
932074	Disaster Recovery CDBG Roof Replacement	Funding to replace substandard roofs for low to moderate income homeowners	69,418	40,910	41.1%
932076	Disaster Recovery CDBG Roof Replacement	Funding to replace substandard roofs for low to moderate income homeowners	167,035	-	100.0%
Subtotal:			877,611	57,013	93.5%

Office of Resource Stewardship

Cooperative Extension

914014	Federal Forestry	Funds educational activities relating to forestry - this is a percentage of the total allocation with the remaining going to Public Works Transportation Trust Fund	1,026	-	100.0%
914015	Title III Federal Forestry	Funds search, rescue, and emergency services on federal land as well as fire prevention and forest related educational opportunities	13,374	-	100.0%
917015	Sustainable Communities TAG Grant	2015 Sustainable Communities Summit	25,000	-	100.0%
925015	Energy Efficiency Retrofit Project	Upgrade the HVAC System at the Dr. B.L. Perry, Jr. Branch Library	68,374	-	100.0%
Subtotal:			107,774	-	100.0%

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Grants Program Summary

*Denotes Interest Bearing Grant

Org	Grant/Program	Description/Purpose	FY15 Budget	Spent	% Unspent
Public Works					
916017	Big Bend Scenic Byway	Phase 2 of the development of a series of improvements along the Big Bend Scenic Byway	766,690	-	100.0%
214	Mosquito Control	Mosquito control activities (operating)	59,457	1,010	98.3%
921053*	Tree Bank	Payment for the planting of trees which can not be practically planted on development sites	72,824	41,891	42.5%
001000*	Side Walks District 1		13,134	-	100.0%
002000*	Side Walks District 2		23,236	-	100.0%
003000*	Side Walks District 3	Fee paid by developers to County for sidewalk construction in lieu of constructing sidewalk with development	66,025	-	100.0%
004000*	Side Walks District 4		51,694	-	100.0%
005000*	Side Walks District 5		6,026	-	100.0%
053002	Pullen-Old Bainbridge Intersection	Capacity fee	292,903	-	100.0%
054003	Bannerman-Thomasville	City of Tallahassee reimbursement - Bannerman Rd. project	1,649,782	667,866	60%
054010	Beechridge Trail	Capacity fee	246,662	-	0.0%
055010	Magnolia Drive Multi-use Trail	LAP Agreement with Florida DOT	1,961,802	-	100%
057001	Intersection & Safety Improvements	Capacity fee	96,037	62,225	35.2%
057008	SR 20/Geddie Road	LAP Agreement with Florida DOT	225,000	-	100.0%
916027	Lanier St./Horace Road Slope stabilization	NRCS Slope Stabilization grant	13,585	13,585	-
918001	Southwood Payment - Woodville Highway	Proportional share	50,178	-	100.0%
921043	Boating Improvement	State funding for boating improvements - Completed Reeves Landing, Lake Talquin Restrooms, New Cypress Landing; Rhoden Cove is pending	163,415	697	99.6%
043007	Fred George Greenway	Development of the Fred George Park	646,661	156,437	75.8%
047001	St. Marks Greenway	Development of the St. Marks Greenway	1,482,077	37,619	97.5%
044003	Miccosukee Canopy Road Greenway	Construction/trail improvements on the Miccosukee Canopy Road Greenway	271,988	-	100.0%
932075	DREF Autumn Woods Stormwater Mitigation	Stormwater project funded through the Disaster Recovery Enhancement Fund CDBG	1,111,000	17,017	98.5%
921064	Amtrak Community Room		698	-	100.0%
921116*	Miccosukee Community Center		9,387	6,051	35.5%
921126*	Chaires Community Center	Fee revenue collected for the rental of community facilities	15,280	-	100.0%

Leon County Government
Fiscal Year 2015 Mid-Year Financial Report

Grants Program Summary

*Denotes Interest Bearing Grant

Org	Grant/Program	Description/Purpose	FY15 Budget	Spent	% Unspent
921136*	Woodville Community Center	Fee revenue collected for the rental of community facilities. Separate expenditure accounts have been established to allow for the payment of approved expenditures associated with improvements to the respective facilities	27,627	-	100.0%
921146*	Fort Braden Community Center		25,406	3,516	86.2%
921156*	Bradfordville Community Center		13,816	-	100.0%
921166*	Lake Jackson Community Center		9,160	-	0.0%
926105	Robinson Rd Flood Relief	Legislative Appropriation	350,000	1,500	99.6%
926155	Woodville Heights Sewer Project	Legislative Appropriation	75,000	-	100.0%
009009	Significant Benefit District 2		83,374	-	100.0%
009010	Significant Benefit District 1	Fee paid by developers to County for road and safety improvements	99,579	99,579	0.0%
009012	Significant Benefit District 4		62,499	-	100.0%
Subtotal:			10,042,002	1,108,993	89.0%

Intervention and Detention Alternatives

Supervised Pre-trial Release

982060	FDLE JAG	Funding for positions in drug/alcohol testing programs (operating)	121,397	15,243	87.4%
915013	Slosberg-Driver's Education	A program that funds organizations providing driver education	211,613	104,500	50.6%
Subtotal			333,010	119,743	64.0%

Leon County Government
Fiscal Year 2015 Mid-Year Financial Report

Grants Program Summary

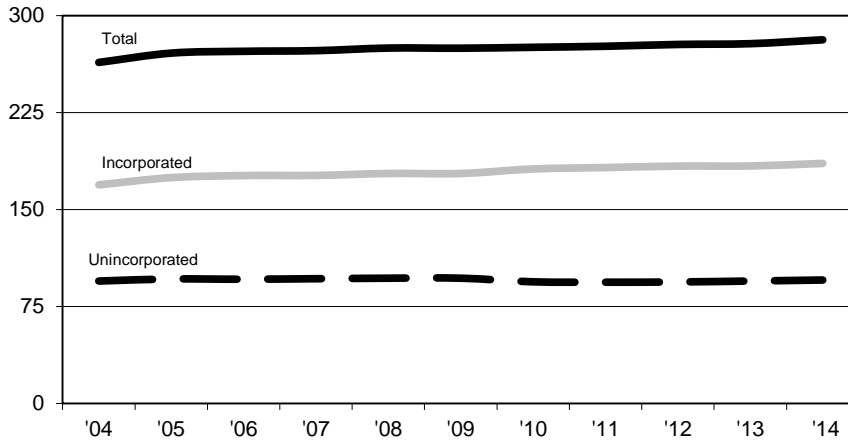
*Denotes Interest Bearing Grant

Org	Grant/Program	Description/Purpose	FY15 Budget	Spent	% Unspent
Judicial					
943085	DCF - Drug Testing	Testing and treatment cost relating to Adult Drug Court	46,092	13,356	71.0%
Subtotal:			46,092	13,356	71.0%
Constitutionals					
Sheriff					
864	Emergency Management Base Grant	Emergency management activities (operating)	121,155	-	100.0%
Subtotal:			121,155	-	100.0%
Miscellaneous					
991	Grant Match Funding	Funding set aside to meet grant matching requirements	90,000	-	100.0%
Subtotal:			90,000	-	100.0%
Grants Subtotal			12,618,380	1,512,052	11,106,328
Less Operating Grants			1,076,673	88,301	988,372
TOTAL			11,541,707	1,423,751	87.7%

Community Economic Profile

Population

Thousands



Sources:

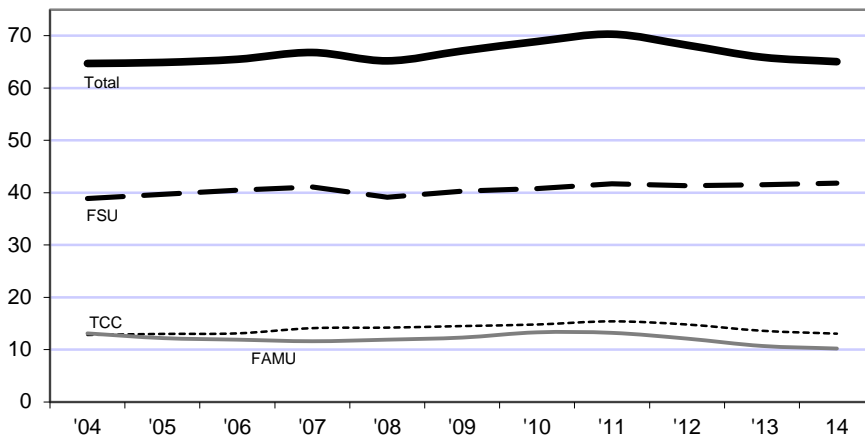
- 2014 Population Estimates and Projections from Tallahassee/Leon County Planning Department.
- 2013, University of Florida BEBR, Florida Statistical Abstract 2010.
- 2010 United States Census

According to the 2014 estimates from the Florida Bureau of Economic and Business Research, Florida Statistical Abstract, the current Leon County population is 281,292 where 66% represents the incorporated area and 34% represents the unincorporated area. Total county population estimates slowed to less than 1% annual growth since 2006. In 2009, there was a slight decline in population estimates. According to 2013 estimates, the total population has seen a 1% increase since the 2010 Census. Population estimates include higher education enrollment.

Leon County had the second highest growth rate of neighboring counties since the 2010 Census behind only Gadsden County: Gadsden (2.6%), Leon (1.0%), Wakulla (0.3%), and Jefferson (-1.4%).

Higher Education Enrollment

Thousands



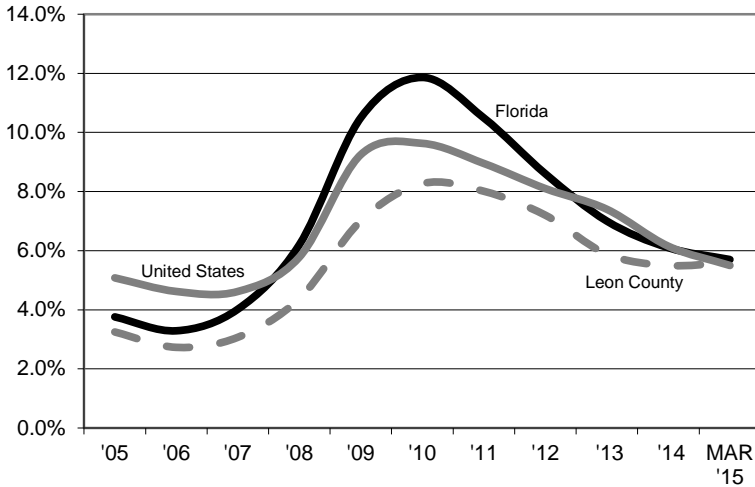
Source: 2014 Fall Enrollment Statistics from the Office of the Registrar for FSU/FAMU/TCC

Three institutions of higher learning are located in Tallahassee: Florida State University (FSU), Florida Agricultural & Mechanical University (FAMU), and Tallahassee Community College (TCC). Total enrollment for Fall 2014 decreased 1.29% from 2013 to 65,854, down from the 3.37% decrease in the previous year.

In the last decade, FSU has had the highest overall average enrollment increase (1.02%), followed by TCC (0.72%) and FAMU (-1.53%).

Community Economic Profile

Unemployment Statistics



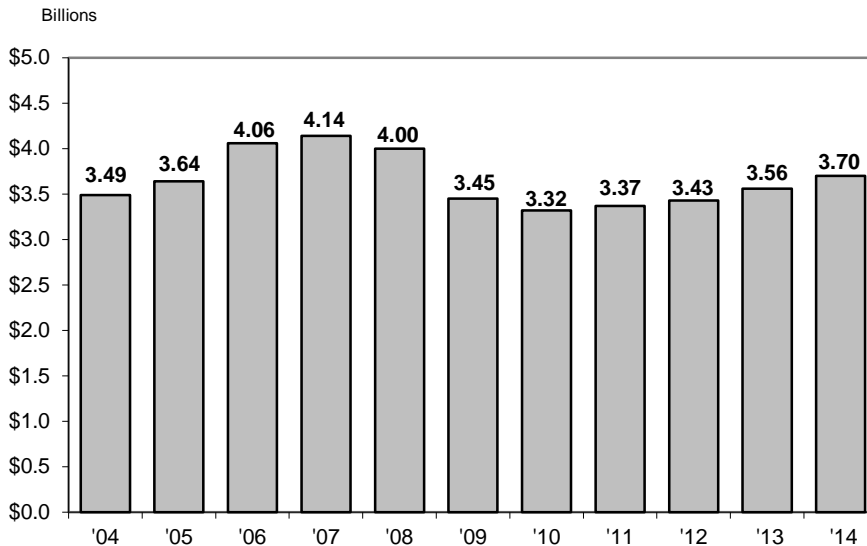
*Source: Florida Department of Economic Opportunity, Labor Market Statistics; US Department of Labor, Bureau of Labor Statistics

Unemployment rates are a traditional indicator of economic health. Leon County's unemployment rate has remained below the state and national averages for the past ten years. The unemployment rate decreased in 2005 and 2006. In 2008, a troubled economy caused unemployment to rise nationwide. In 2009, the state of Florida experienced a 70% increase in unemployment compared to Leon County's 60% increase.

Florida's unemployment rate has been declining from 2011 at a rate of 10.5% to 6.1% in 2014 which is slightly lower than the national average at 6.2%. Leon County's unemployment rate continues to trend lower than the state or national rates. The March 2015 rate of 5.6% remains constant to unemployment rate in March of 2014.

*March 2015 Unemployment data released 1/23/2015.

Taxable Sales



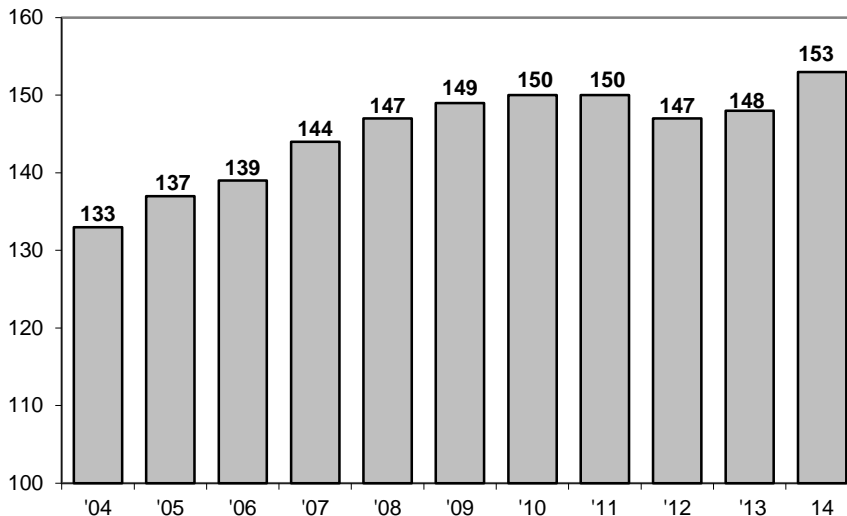
Source: The Florida Legislature - Office of Economic and Demographic Research Tallahassee Metropolitan Statistical Area which includes Gadsden, Jefferson, Leon & Wakulla counties (November 2014)

Taxable sales data is popularly used as one indicator of regional economic activity. The data is derived from sales tax returns filed monthly by retail establishments with the Florida Department of Revenue. Retail sales experienced a steady increase beginning in 2003 and peaking in 2007 before the beginning of the current economic downturn. In 2009, taxable sales decreased 14%. In 2010, taxable sales decreased 4%. In 2011, however taxable sales increased by \$51 million or approximately 2% and continued with a \$60 million increase in 2012. This upwards trend has continued into 2013, increasing by \$130 million. In 2014, taxable sales increased \$140 million over 2013, or 3.9%.

Community Economic Profile

Total County Labor Force

Thousands



Source: Florida Department of Economic Opportunity, Labor Market Statistics; US Department of Labor, Bureau of Labor Statistics

The local labor force consists of the total number of people employed and individuals seeking employment, including those classified as unemployed.

From 2004 to 2010, Leon County's labor force has increased an average of 1.6% annually. This growing trend slowed in 2010 as the County's labor force from 2010 to 2011 remained flat. In 2013 the labor force had an increase of 1% after its first decline since 2002 decreasing -2.0% in 2012.

Total County Labor Force for 2014 increased by approximately 5,000 or 3.4%.

Employment by Industry – 2004 vs. 2014

Industry	Employees 2004	% Labor Force	Employees 2014	% Labor Force	% Change
Government	63,200	32.5%	62,400	31.2%	-1.3%
Education and Health Services	17,100	8.8%	21,000	10.5%	22.8%
Professional and Business Services	17,700	9.1%	20,000	10.0%	13.0%
Retail Trade	19,800	10.2%	19,700	9.8%	-.5%
Leisure and Hospitality	15,400	7.9%	19,100	9.5%	24.03%
Other Services	7,100	3.7%	9,300	4.6%	31.0%
Financial Activities	7,800	4.0%	7,200	3.6%	-7.7%
Construction	8,900	4.6%	6,300	3.1%	-29.2%
Manufacturing	4,300	2.2%	2,900	1.4%	32.6%
Information	3,700	1.9%	3,900	1.9%	5.4%
Wholesale	3,600	1.9%	3,300	1.6%	-8.3%
Trade, Transportation, and Utilities	25,600	13.2%	25,000	12.5%	-2.3%
Total	194,200	100.0%	200,100	100.0%	6.63%

Source: Florida Department of Economic Opportunity; Includes data from the Tallahassee Metropolitan Statistical Area (MSA), which is comprised of Gadsden, Jefferson, Leon, and Wakulla counties.

Over the past ten years, Leon County's major industries have included Government, Education and Health Services, Retail Trade and Transportation and Utilities. This is attributed to the support needed for the large government and higher education infrastructure in the Tallahassee Metropolitan Statistical Area (MSA).

The percentage of the labor force for Government has decreased since 2004, while Professional and Business Services, Education and Health Services, and Leisure and Hospitality have increased, which reflects a more diverse economy. Retail Trade and Transportation and Utility Services both decreased over the ten year period.

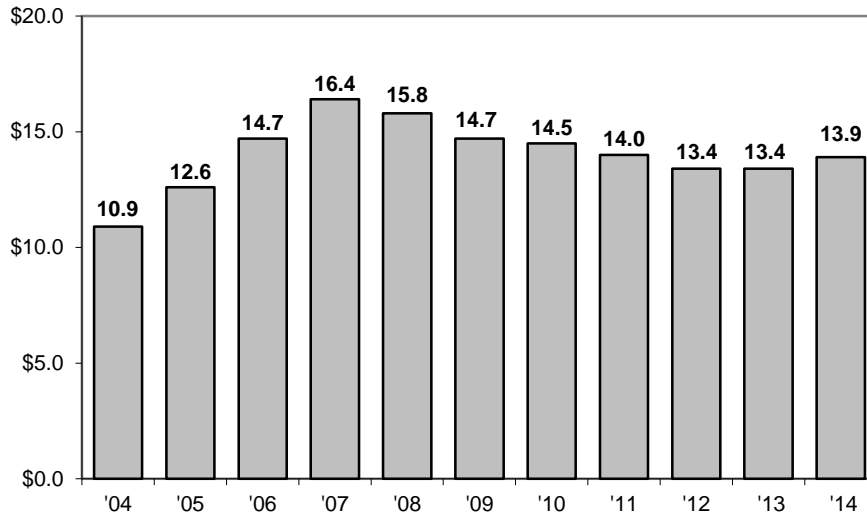
The most dramatic increase over the past decade has included Manufacturing, Leisure and Hospitality, and Education and Health Services. Construction has seen the largest decrease.

As a whole, these industries have seen a net 6.63% increase in employment over the past ten years, with 200,100 employees in 2014.

Community Economic Profile

Taxable Value

Billions

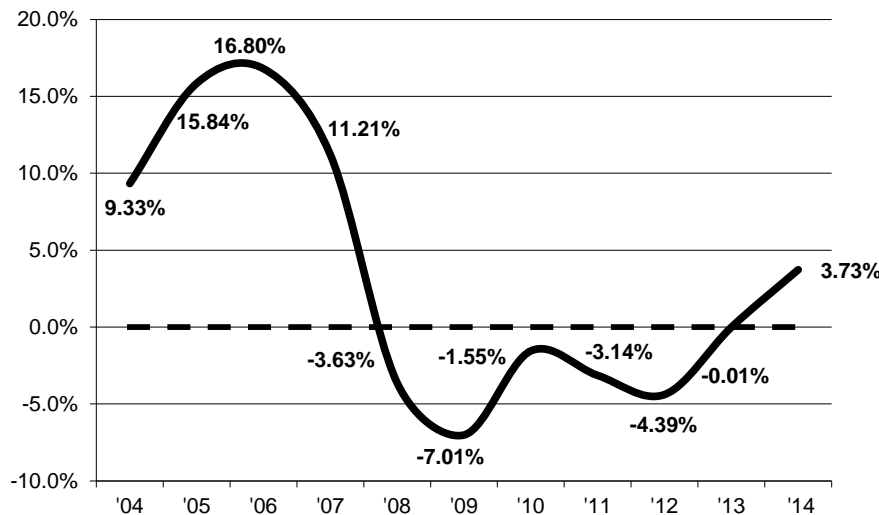


2014 Certification of Final Taxable Value, Forms DR-422

Taxable values increased steadily from 1998 to 2006; however, due to property tax reform in 2007, the value of taxable property fell to \$15.8 billion. From 2009 to 2012, valuations have decreased by \$2.4 billion or 15%. This was largely due to the continuing recession and a repressed housing market. An improved housing market shows values increasing slightly in 2014.

Valuations from the prior year ending December 31 are used to develop the next year budget (i.e. 2014 valuations are used to develop the FY 2015/2016 budget).

Annual Percentage Change in Taxable Value



Source: Certification of Final Taxable Value, Forms DR-422

Property tax reform in 2007 and 2008 contributed to the first declines in taxable value percentage in over a decade. The continued decline is due to the recession economy and the repressed housing market. In 2006 values increased by 11.2% followed by seven years of fluctuating decline (3.6%, 7%, 1.6%, 3.1%, 4.4%, and 0.01% respectively).

In 2014, the percentage of change in taxable value increased to 3.73%. This is a sign of an improving property market.

Community Economic Profile**Principal Taxpayers**

2013			2014		
Name	Total Taxable Value	Total Taxes	Name	Total Taxable Value	Total Taxes
CenturyLink	\$123,878,259	\$2,424,600	CenturyLink	\$128,567,620	\$2,520,361
Smith Interest General Partnership	\$114,254,082	\$2,223,878	Smith Interest General Partnership	\$124,943,218	\$2,447,371
Tallahassee Medical Center, Inc.(1)	\$68,643,022	\$1,366,521	Tallahassee Medical Center, Inc.	\$67,950,150	\$1,354,749
Florida Gas Transmission Company	\$77,460,022	\$1,262,889	Florida Gas Transmission Company	\$75,854,505	\$1,239,511
DRA CRT Tallahassee Center, LLC(2)	\$59,539,770	\$1,184,865	DRA CRT Tallahassee Center, LLC	\$56,732,905	\$1,131,107
Talquin Electric Coop, Inc.	\$64,928,217	\$1,055,262	Talquin Electric Coop, Inc.	\$62,670,922	\$1,020,796
Wal-Mart Stores, Inc	\$50,006,394	\$955,640	Wal-Mart Stores, Inc.	\$50,046,760	\$959,712
St. Joe Company	\$45,236,100	\$890,057	St. Joe Company	\$44,364,969	\$875,768
Comcast Cablevision	\$37,592,976	\$695,863	Comcast Cablevision	\$43,473,285	\$796,080
Capital City Bank	\$35,456,968	\$690,189	Bainbridge Campus Circle Apartments, LLC	\$41,161,480	\$726,362
Total	\$676,995,810	\$12,749,764		\$695,765,814	\$13,071,817

Notes:

Taxes paid reflect all taxing authorities (i.e. School Board, City, Northwest Water Management District, and the Downtown Improvement Authority).

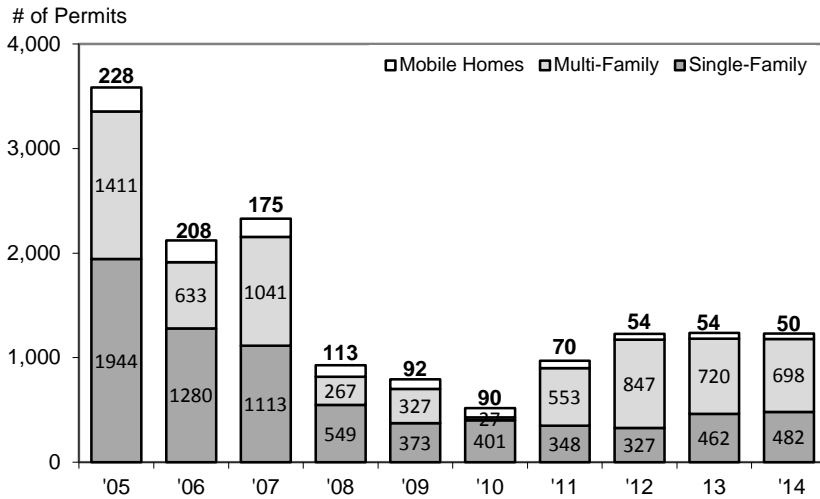
The taxable value of Leon County's Top Ten Taxpayers increased by \$18 million from 2013 to 2014; this 3% increase in value led to a corresponding increase in total taxes paid based on total taxable value.

(1) Tallahassee Medical Center, Inc. is also known as Capital Regional Medical Center

(2) DRA CRT Tallahassee Center, Inc is also known as the Koger Center Properties

Community Economic Profile

Residential Building Permits

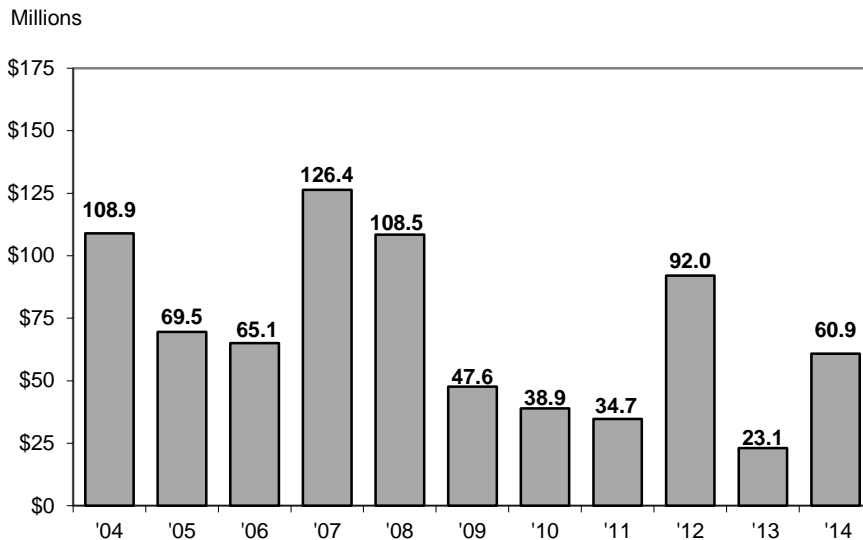


Source: Leon County Growth & Environmental Management, City of Tallahassee Building Inspection Division, and Tallahassee-Leon County Planning Department, 2015 Statistical Digest.

Total countywide residential building permits grew relatively steady and peaked in 2005. Signaling the beginning of a housing crisis, 2006 experienced a dramatic decrease in overall permits. By 2010, total Residential Building Permits decreased by 85% from peak 2005 levels. An increase in 2013 permits of Single-Family over 2012 numbers compensated for the decrease in multi-family permits. This 3% increase continues the upward trend in residential building permits since 2010.

Residential Building Permits have remained steady with slight increases in building of single-family homes.

Value of Commercial Permits

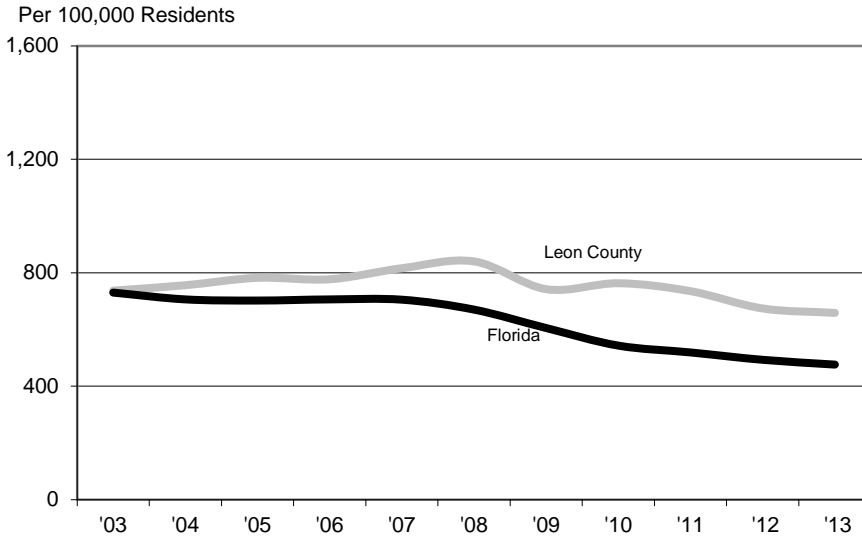


Source: Leon County Growth & Environmental Management, City of Tallahassee Building Inspection Division, and Tallahassee-Leon County Planning Department, 2015 Statistical Digest

Over the past 10 years countywide commercial permit valuation has been volatile. Spikes in 2004 and 2007 were both followed by significant reductions the following years. Since 2009 there has been a trending decline. The values of commercial permits fell by 56% in 2009; and have dropped 72% in 2011 from peak values in 2007. This decline was followed by the largest rebound since 2007 as values increased 165% in 2012. The values fell from the 2012 rebound by 75% in 2013 to the lowest level in the last ten years.

Community Economic Profile

Violent Crime Rate

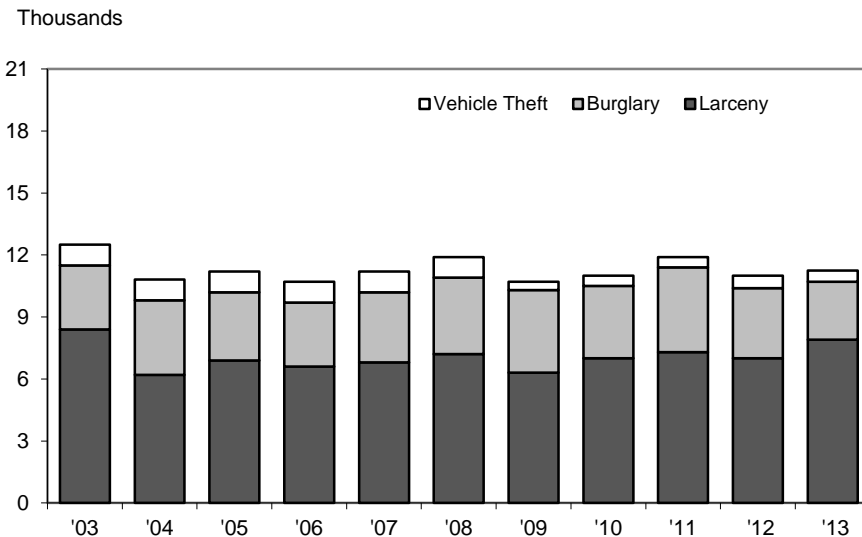


Source: Florida Statistical Analysis Center, FDLE

Violent Crime consists of murder, sex offenses, robbery and aggravated assault.

Over the past ten years, Violent Crime in Leon County has decreased an average of 4%. In 2013, Leon County saw a 2.8% decrease in violent crimes committed per 100,000 residents.

Crimes Against Property in Leon County



Source: Florida Department of Law Enforcement. Crime in Florida, Florida uniform crime report, 1995-2013. FDLE. Florida Statistical Analysis Center.

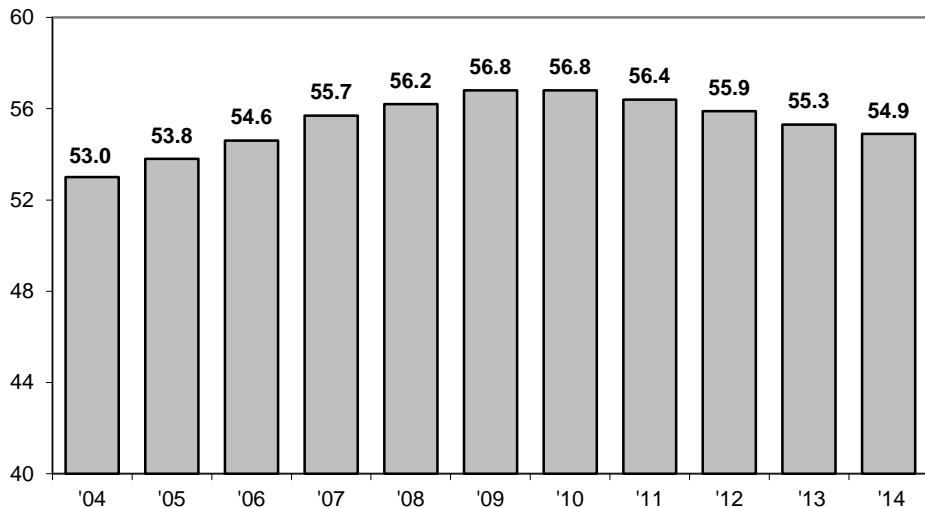
Generally, property crime in Leon County has fluctuated since 2003. Over a ten-year period, there has been an average of 2.5% decrease for Leon County. The greatest decline occurred from 2003 to 2004 at 15.6%.

In Leon County there was an overall 7.3% decrease in property crimes committed in 2012 compared to the rest of the State of Florida, which saw a 6.7% decline in property crimes.

Community Economic Profile

Homestead Parcels

Hundreds



Source: Property Appraiser, Official Tax Roll Certification, DR-403EB R, 1/7/15

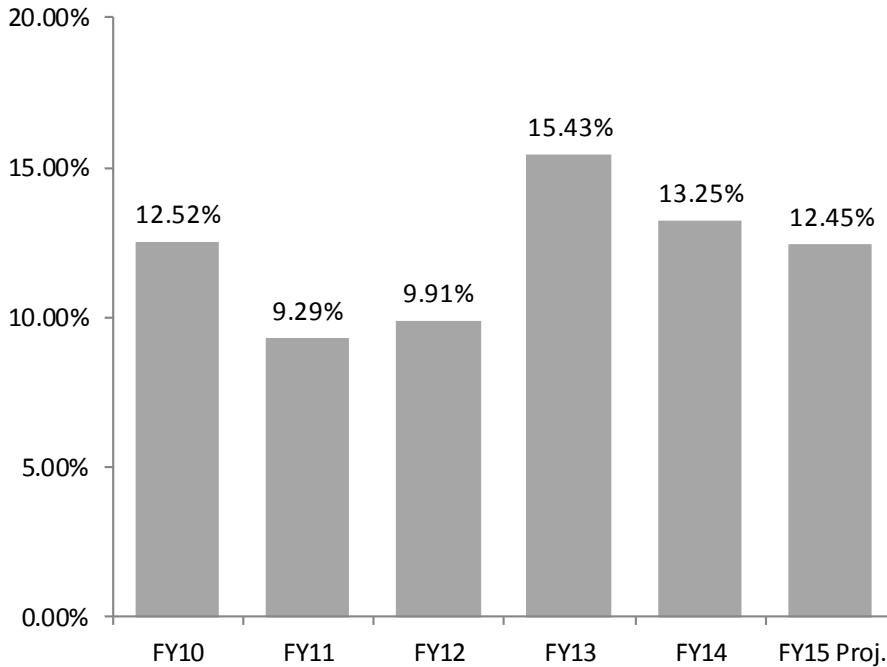
Growth in homestead parcels has remained steady at an average of .90% growth per year since 2002. However, from 2010 to 2014 there has been a decrease of 1,900 fewer homesteaded parcels, or a 3.35% decline.

Leon County Government

Fiscal Year 2015 Mid-Year Financial Report

Financial Indicators

Intergovernmental Revenue
Percent of Operating Revenue



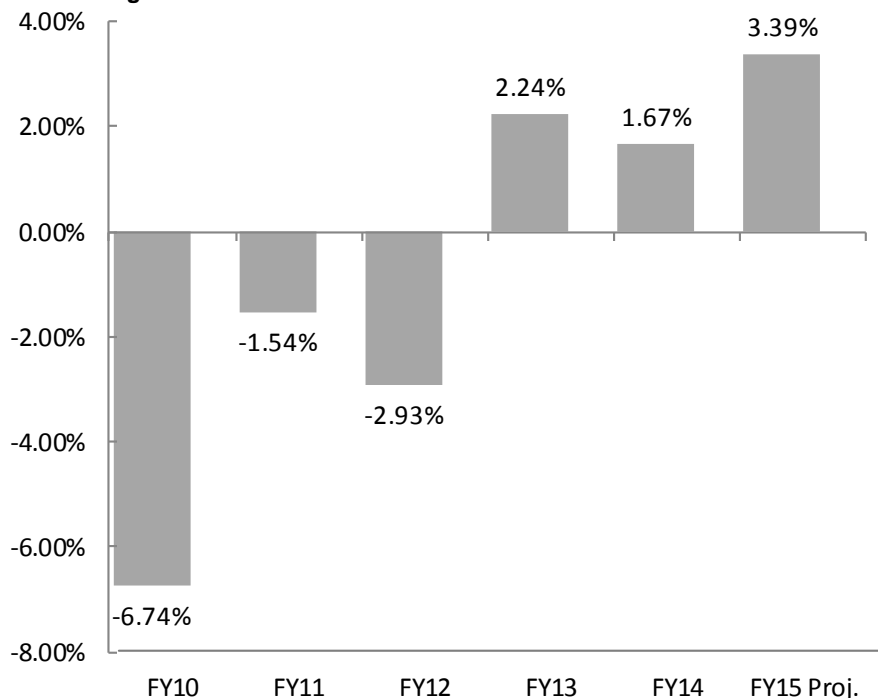
Analysis: The monitoring of intergovernmental revenue is important due to the volatility of this funding source. Dependence on intergovernmental revenue can be harmful; especially, if the external source withdraws the funds entirely and/or reduces its share of costs. Leon County exhibits a reduced dependency on intergovernmental revenues in comparison to total operating revenues.

Grants are not generally included in intergovernmental revenue projections; however, grants are included in this projections and account for a significant portion of actual intergovernmental revenue. Currently, intergovernmental revenue is trending down due to a decrease in grant funding since 2013.

Formula: Intergovernmental Revenues divided by Total Operating Revenues.

Source: FY 2015 Budget Summary

Property Tax Revenue
Rate of Change



Analysis: In the past ten years, Leon County has become more reliant on property tax revenue, primarily due to the reduction of intergovernmental revenue.

The Board maintained the 8.3144 millage rate through FY15. Property tax revenue is projected to increase 2.03% over the FY14 actual property tax collections due to a 3.7% projected increase in property values.

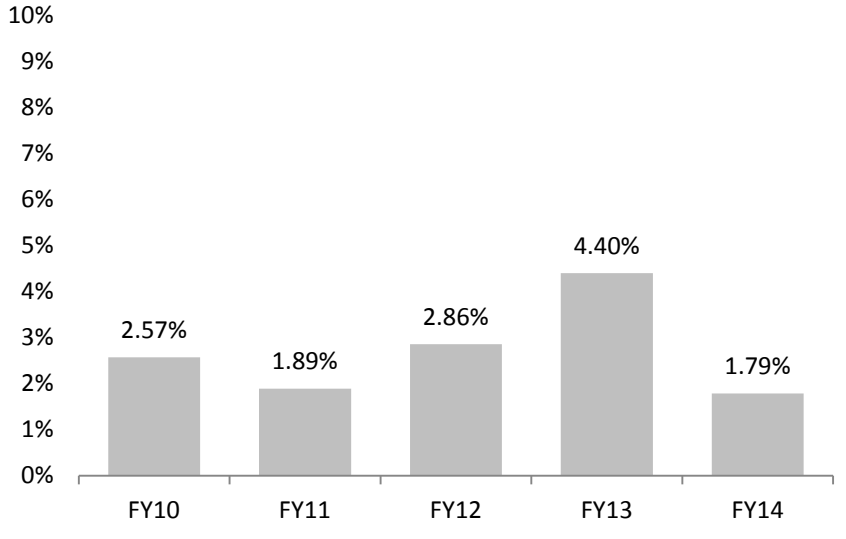
Formula: Current Year minus Prior Year divided by Prior Year.

Source: 2014 Certification of Final Taxable Value and Statistical Digest.

Financial Indicators

Revenue Projections

Budgeted v. Actual Revenues



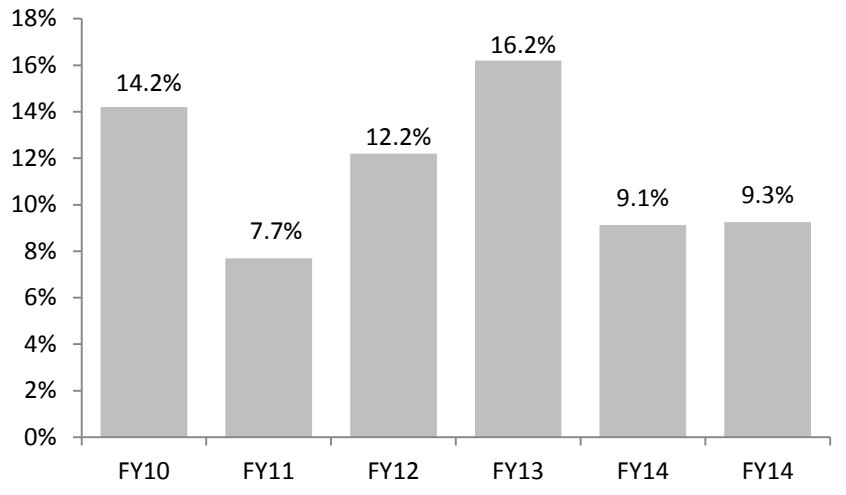
Analysis: This indicator examines the differences between actual revenues received versus budgeted revenues during the past fiscal year. Typically, actual revenues versus budgeted revenues fall in the range of plus or minus five percent.

Formula: Actual General Fund, Special Funds and Enterprise Fund Revenue minus Budgeted General Fund, Special Funds and Enterprise Fund Revenue divided by Budgeted Revenues.

Source: FY 2014 Revenue Summary Report.

Capital Outlay

Percentage of Total Expenditures



Analysis: The purpose of capital outlay in the operating budget is to replace equipment or to add new equipment and infrastructure. The ratio of capital outlay to net operating expenditures is a rough indicator of whether the stock of equipment and infrastructure is being replaced or added.

In FY13, the higher than usual capital outlay is associated with the construction of the Public Safety Complex.

The FY15 projection is based upon what has been budgeted for the current fiscal year and does not include carry forward projects from the previous fiscal year.

Formula: Capital Outlay Divided by Total Operating Expenditures.

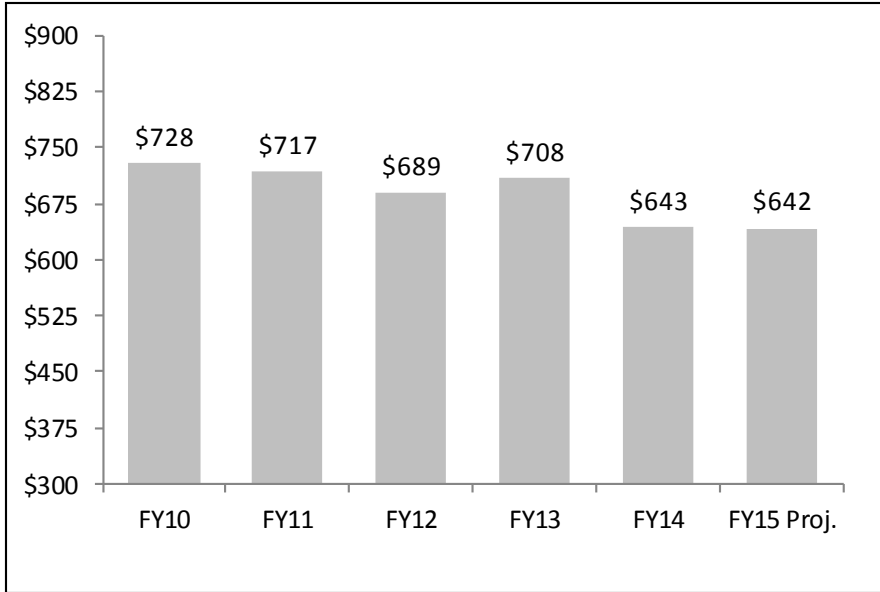
Source: FY 2014 Expenditure Summary Report and Budget Summary.

Leon County Government

Fiscal Year 2015 Mid-Year Financial Report

Financial Indicators

Revenue Per Capita



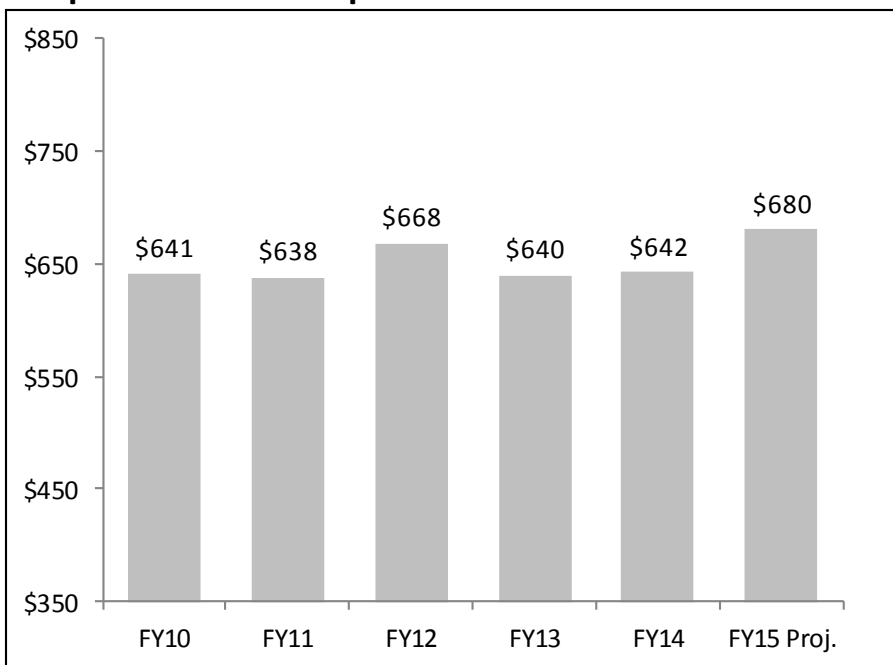
Analysis: Examining per capita revenue indicates changes in revenue relative to changes in population size. If the County's population increases, revenue will need to increase to meet the needs for services of the population. As per capita revenue decreases, it becomes difficult to maintain the existing level of services unless new revenue sources are found or there is a decrease in operating expenses.

The FY13 increase in revenue per capita resulted from an uptick in intergovernmental grant in aid. FY14 and projected FY15 shows a decline due to less grant resources available since the end of the recession.

Formula: General Fund, Special Revenue Funds, and Enterprise Fund Revenues Divided by Population.

Source: FY 2014 Revenue Summary Report and the FY 2014 Budget Summary.

Expenditures Per Capita



Analysis: Changes in per capita expenditures reflect changes in expenditures relative to changes in population.

Formula: Actual General Fund, Special Funds and Enterprise Fund divided by population.

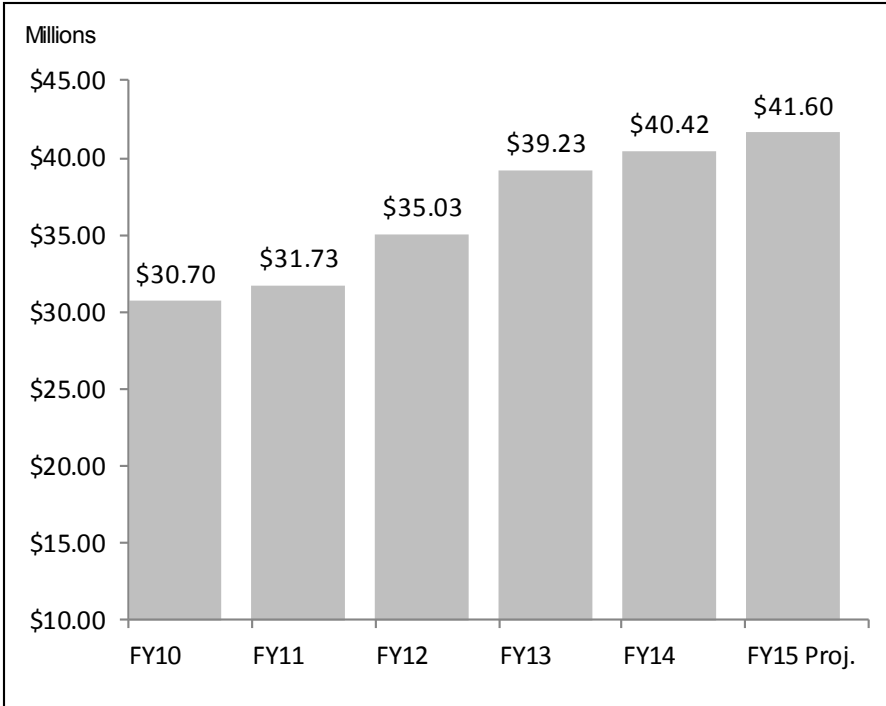
Source: FY 2014 Expenditure Summary Report, the 2014 Statistical Digest, and the FY 2014 Budget Summary.

Leon County Government

Fiscal Year 2015 Mid-Year Financial Report

Financial Indicators

General/Fine & Forfeiture Fund Balance

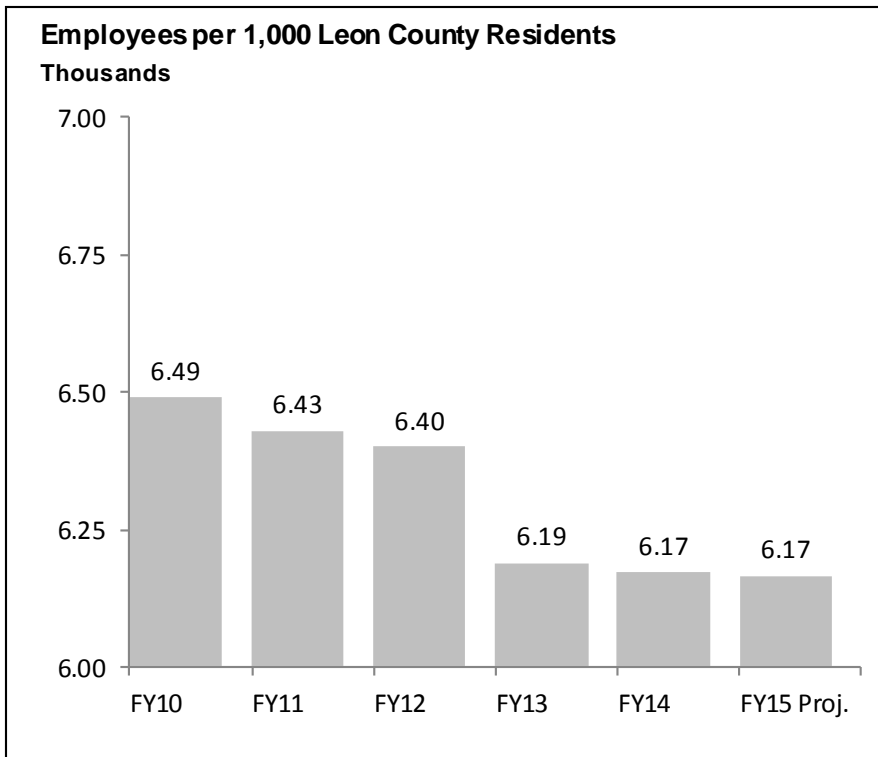


Analysis: Positive fund balances can be thought of as reserves, although the “fund balance” entries on the annual report will not always be synonymous with the funds “available for appropriation.” The County’s reserve policy requires fund balances to be between a minimum of 15% and a maximum of 30% of operating expenditures. The FY09 fund balance includes an appropriation of \$3.9 million in local economic stimulus funding. However, this is offset by the return of excess fees from the Constitutional Officers and higher than anticipated interest earnings. The FY13 increase is attributable to higher than anticipated excess fee returns and sales tax collections. FY14 increases are attributable to higher than anticipated property values and return on excess fees.

Formula: Prior year fund balance plus actual revenues minus actual expenditures.

Source: Summary of Fund Balance and Retained Earnings, FY14 Annual Performance & Financial Report.

Employees Per Capita



Analysis: Personnel costs are a major portion of an operating budget; for that reason plotting changes in the number of employees per capita effectively measures changes in expenditures. Overall, the County is controlling the cost associated with this financial indicator. Note that the number of employees includes Constitutional Officers. In comparison to other like-sized counties, Leon County, along with St. Lucie, ranks the lowest in number of employees per capita.

In FY13, The Sheriff’s Office eliminated 39 positions. EMS had 4 positions realigned to the Public Safety Complex. The County eliminated an additional 7 positions in FY14.

Formula: Number of Full-Time Employees Divided by Population multiplied by 1,000.

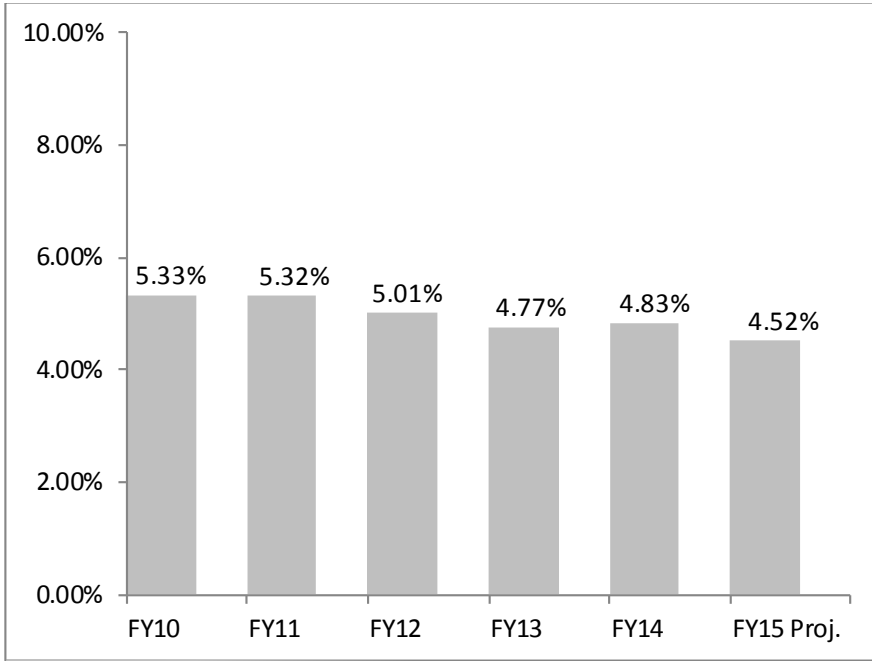
Source: FY14-15 Annual Budget Document and Tallahassee/Leon County Planning Department 2014 Statistical Digest.

Leon County Government

Fiscal Year 2015 Mid-Year Financial Report

Financial Indicators

**Debt Service
Percentage of Total Operating Expenditures**



Analysis: Debt service is defined as the amount of principal and interest that a local government pays each year on net direct bonded long-term debt, plus the interest on direct short-term debt. Increasing debt service reduces expenditure flexibility by adding to the County's financial obligations. Leon County's debt service has trended downward over the past five years. By capitalizing on the availability of low interest rates and renegotiating long-term debt, Leon County's debt services is projected to continue to decrease.

Formula: Debt Service divided by Total Operating Expenditures.

Source: FY 2014 Expenditure Summary and the FY 2014 Budget Summary.

Analysis: The current ratio is a liquidity indicator that measures a government's short-run financial condition by examining the ratio of cash and short term assets against current liabilities. This ratio shows whether a government can pay its short-term debt obligations.

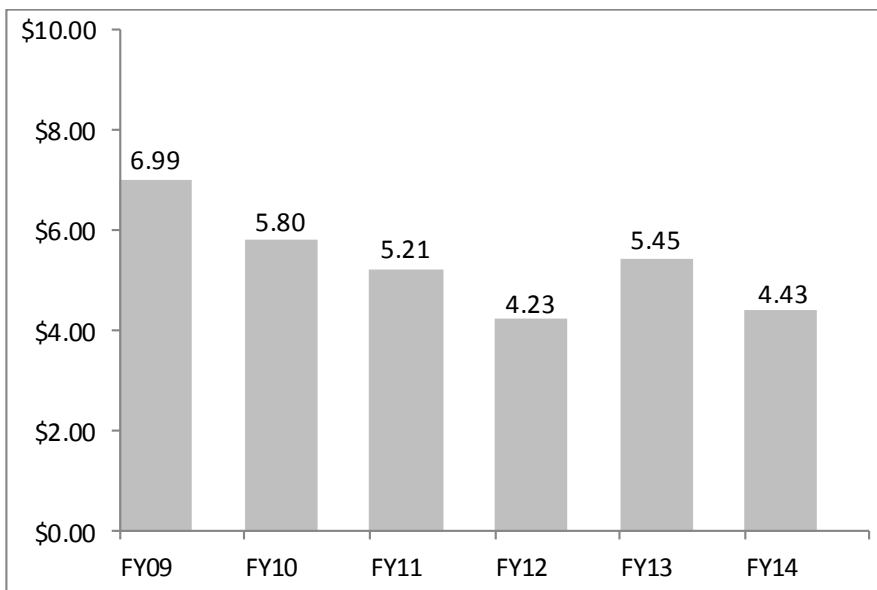
The International City / County Management Association (ICMA) states ratio that fall below 1:1 for more than consecutive three years is a decidedly negative indicator. The ICMA further recommends keeping this ratio above 1:1. Leon County maintains a liquidity ratio above this level even during the current economic climate, a sign of short-term financial strength.

Formula: Cash and short-term investments divided by Current Liabilities

Source: FY 2014 Comprehensive Annual Financial Report

Liquidity

Ratio of Current Assets to Current Liabilities





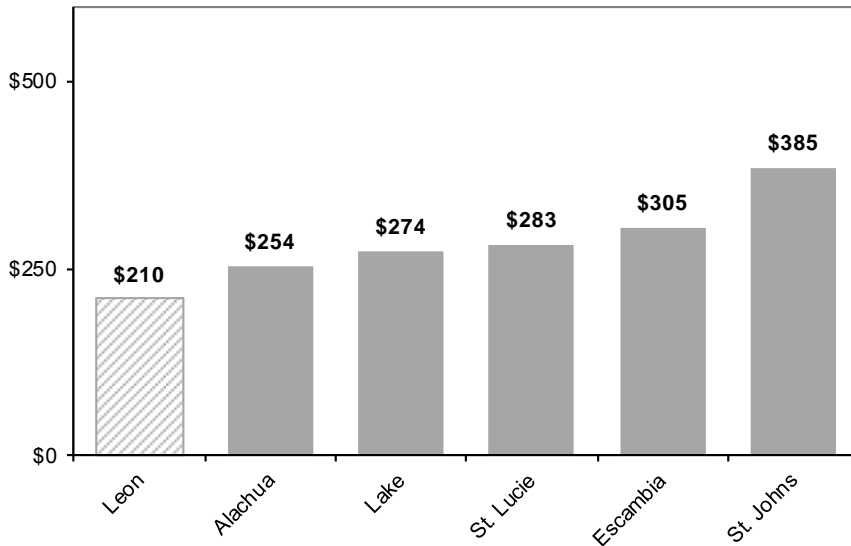
Leon County Government

Fiscal Year 2015 Mid-Year Financial Report

Comparative Data for Like-Sized Counties*

Total Net Budget (FY15)

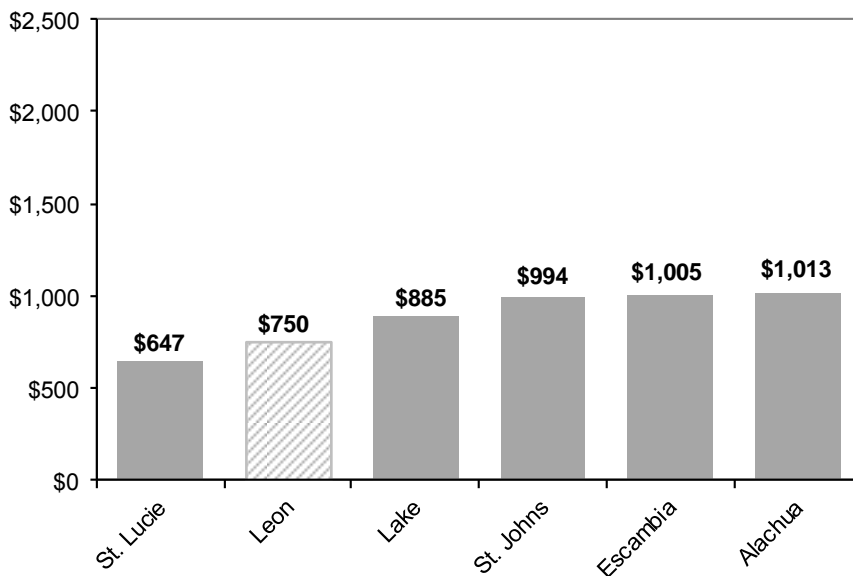
Millions



Leon County ranks lowest in operating budget among like-sized counties, with a net budget of \$210 million. Alachua County's net budget is 20.9% higher than Leon County's.

As recommended by the International City County Management Association (ICMA), total net budget excludes capital and county total budgeted reserves.

Net Budget Per Countywide Resident (FY15)



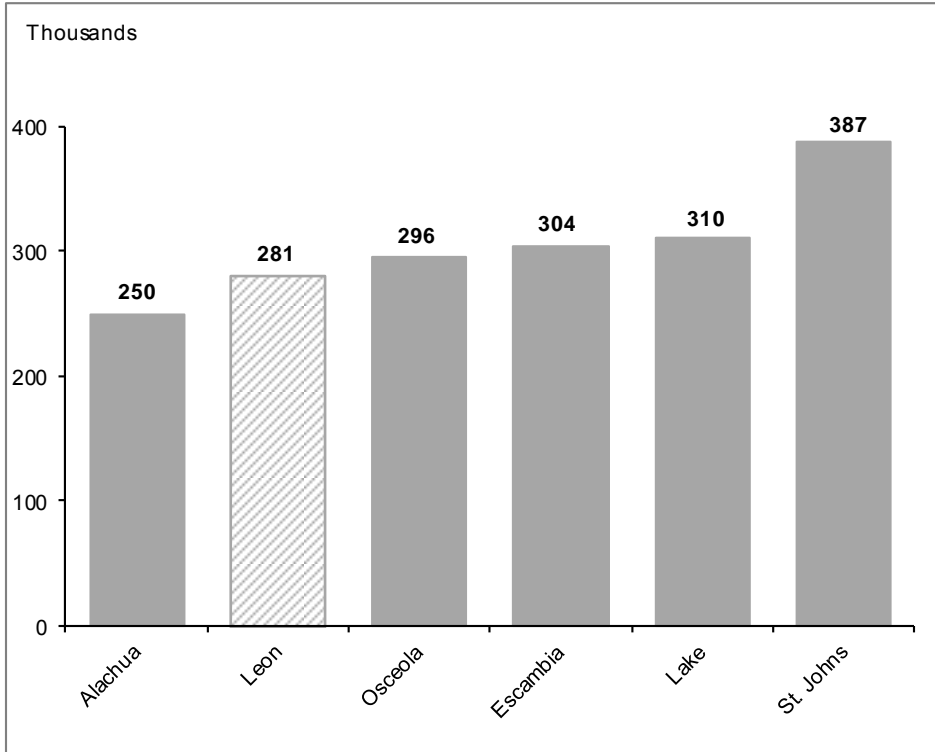
Leon County is the second lowest for dollars spent per county resident—second to St. Lucie County. Alachua County spends more than two and a half times the amount per resident than Leon County. The next closest County's net budget per capita is 15.9% higher than Leon County's (Lake County).

Leon County Government

Fiscal Year 2015 Mid-Year Financial Report

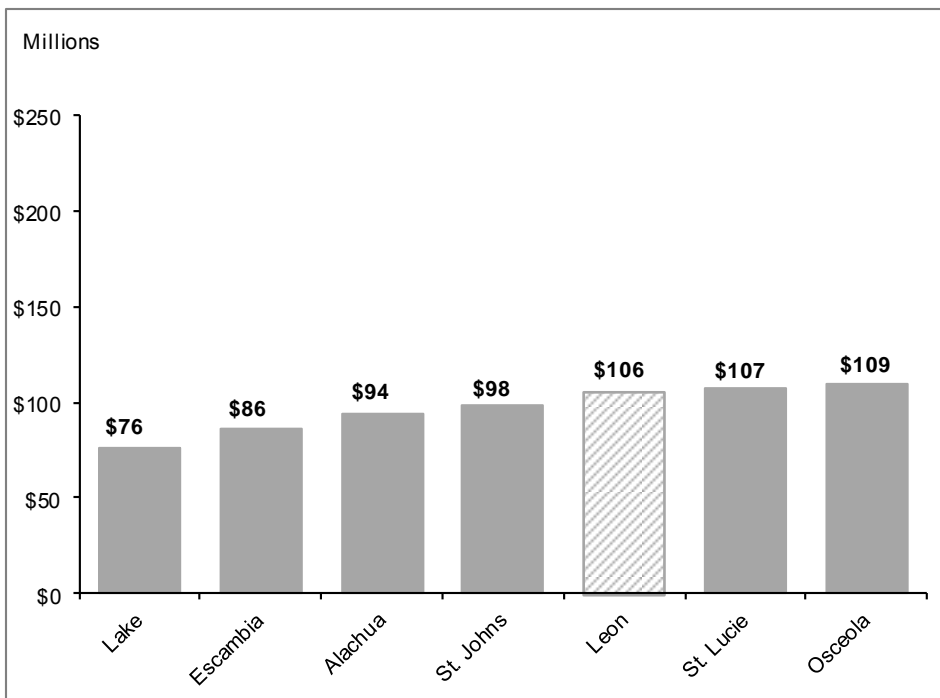
Comparative Data for Like-Sized Counties

Countywide Population (2014)



The Florida Bureau of Economic and Business Research estimated the Leon County 2014 population at 281,292 residents. The selection of comparative counties is largely based on population served.

Anticipated Ad Valorem Tax Collections (FY15)

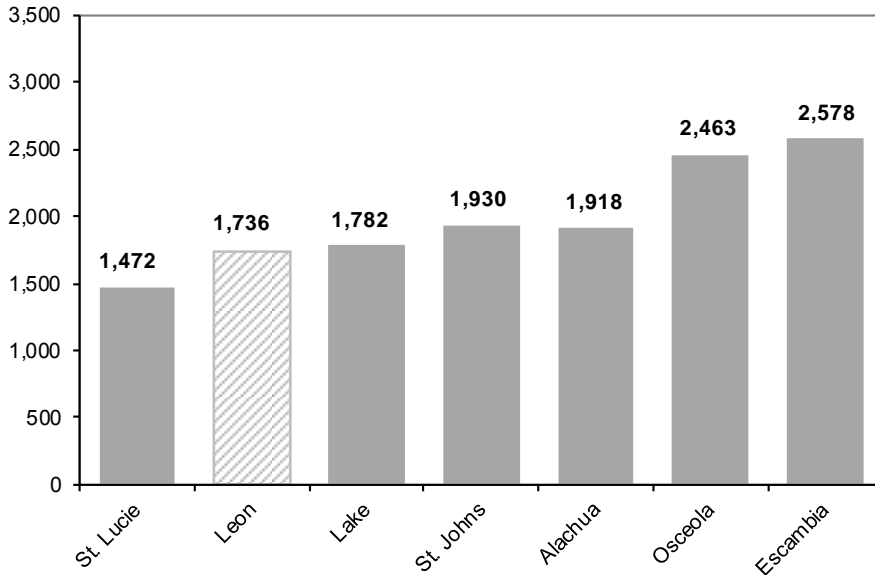


Among the like-sized counties, Leon County collects \$106 million in ad valorem taxes. Leon County collects \$11 million more than the mean collection (\$95 million). Due to the 2008 passage of property tax reform by referendum and enabling legislative actions, ad valorem tax collections rates were significantly impacted in all counties. In addition, decreased property valuations associated with the recession and a repressed housing market will further effect collections in the near term. Ad valorem taxes account for 50% of the County's operating revenue.

Leon County Government
FY 2015 Mid-Year Financial Report

Comparative Data for Like-Sized Counties*

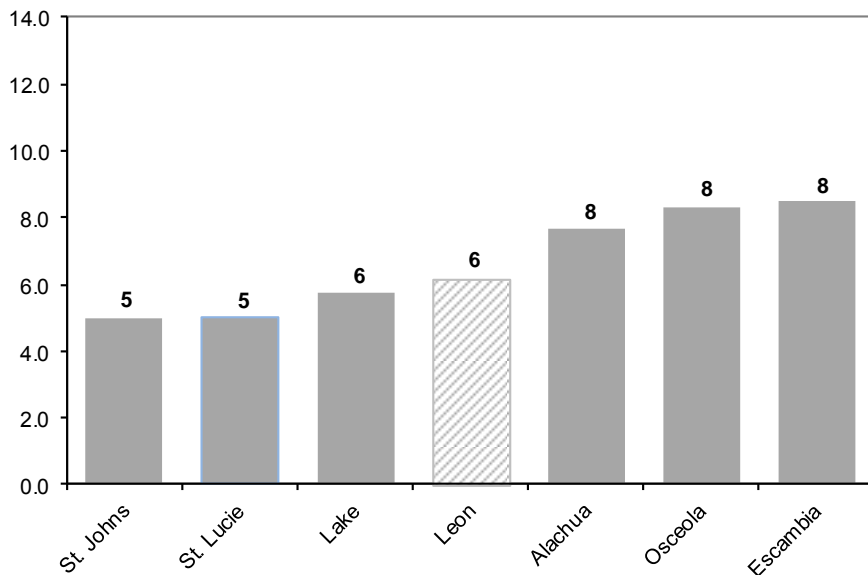
Total Number of County Employees (FY15)



County employees consist of Board, Constitutional, and Judicial Offices. Leon County continues to rank the second lowest number of county employees among like-size counties.

All of the comparable counties surveyed reported a higher number of employees than reported in FY14 except for Alachua County. This is largely attributed to property tax reform followed by the recession which has impacted county revenues and services.

County Employees per 1,000 Residents (FY15)



Leon County ranks second, tied with Lake County with a ratio of 6 employees for every thousand County residents.

* Comparative Counties updated based on 2014 population estimates.
Source: University of Florida, Bureau of Economic and Business Research, 4/1/2014.

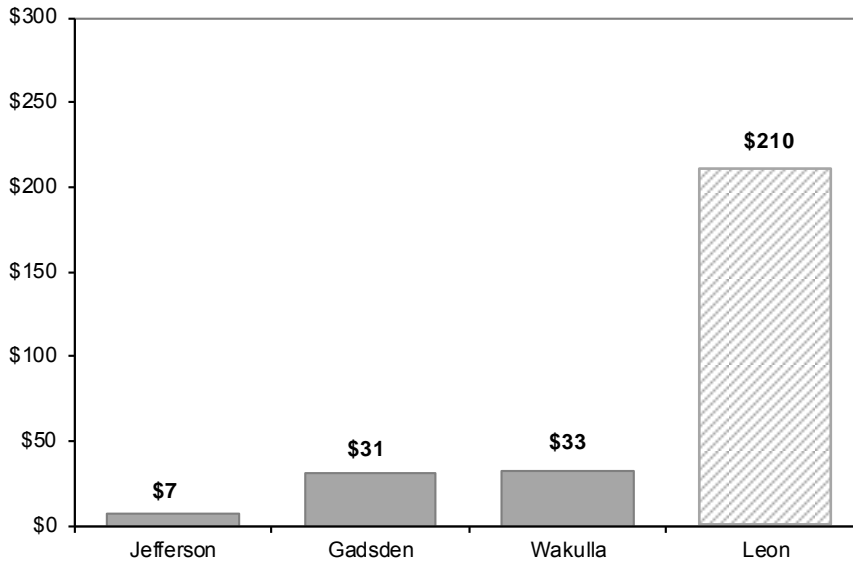
Leon County Government

Fiscal Year 2015 Mid-Year Financial Report

Comparative Data for Surrounding Counties

Total Net Budget (FY15)

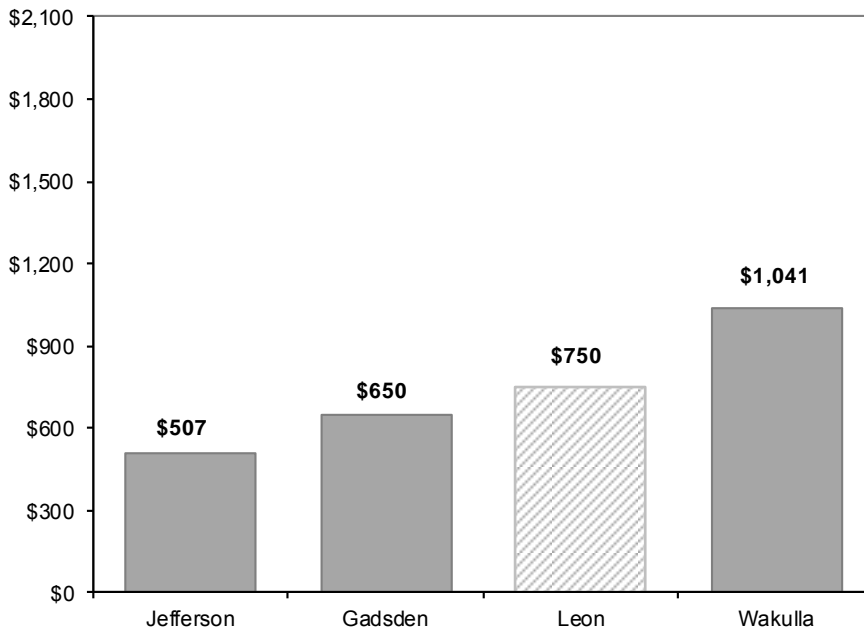
Millions



Leon County ranks highest in operating budget among surrounding counties, with a net budget of \$210 million. Jefferson County ranks lowest with a net budget of \$7million.

As recommended by the International City County Management Association (ICMA), total net budget excludes capital and county total budgeted reserves.

Net Budget Per Countywide Resident (FY15)



Leon County is the third lowest for dollars spent per county resident. Gadsden County spends 13% less, while Jefferson County spends 48% less per county resident.

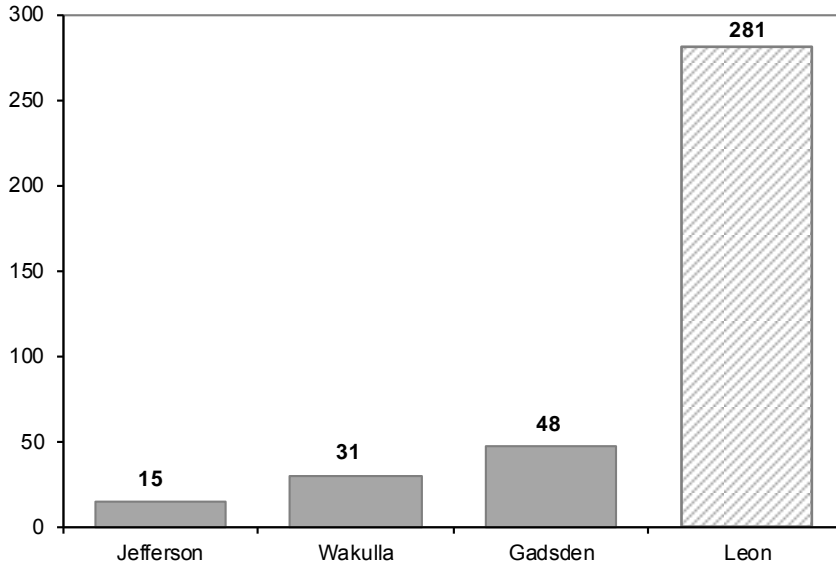
Leon County Government

Fiscal Year 2015 Mid-Year Financial Report

Comparative Data for Surrounding Counties

Countywide Population (2014)

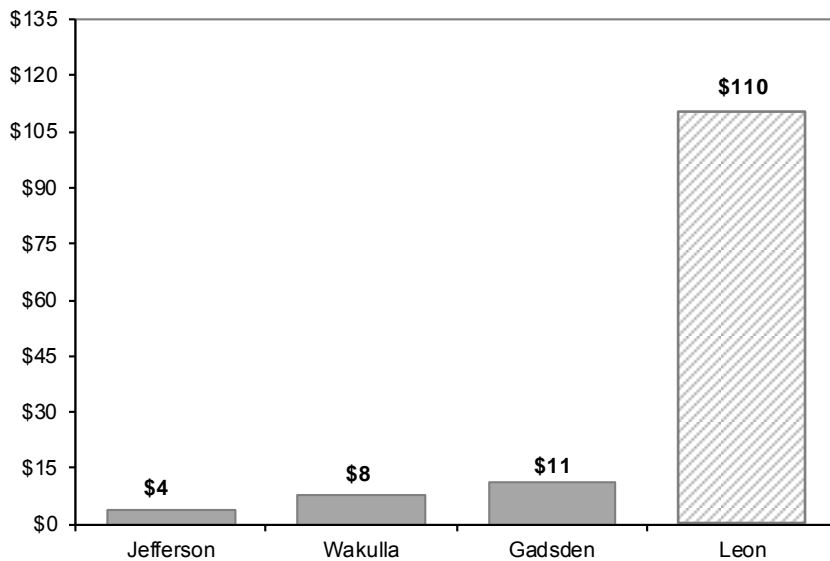
Thousands



The Florida Bureau of Economic and Business Research estimated the 2014 Leon County population at 281,292. Leon County has approximately 230,000 more residents than neighboring Gadsden County which has the next highest population. Of the surrounding counties, Gadsden has the highest projected population growth rate since the 2010 census at 3.7% compared to Leon (2.1%), Wakulla (1.7%), and Jefferson (-1.1%).

Anticipated Ad Valorem Tax Collections (FY15)

Millions



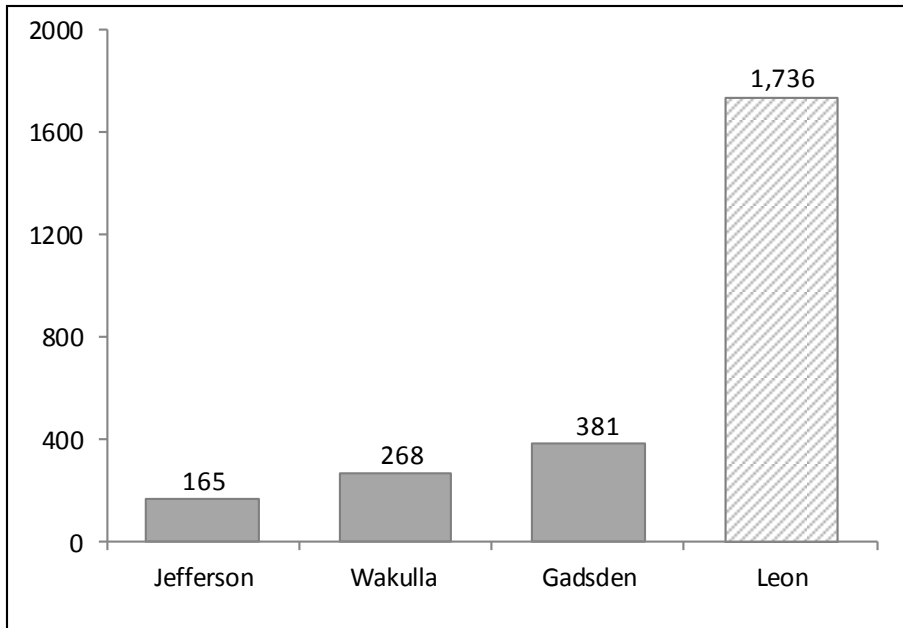
Among the surrounding counties, Leon County collects the highest amount of ad valorem taxes.

Leon County Government

Fiscal Year 2015 Mid-Year Financial Report

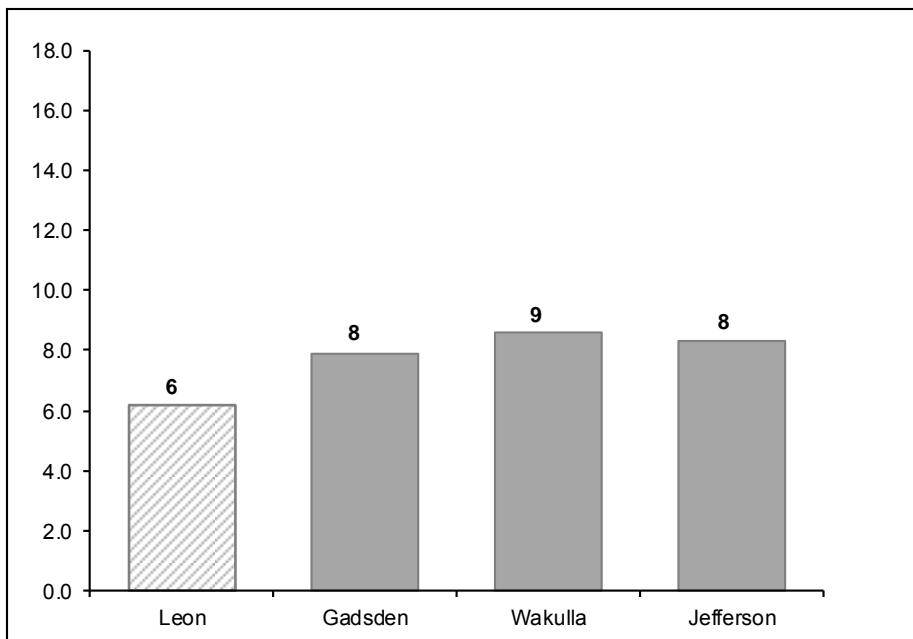
Comparative Data for Surrounding Counties

Total Number of County Employees (FY15)



County employees consist of Board, Constitutional, and Judicial Offices. Leon County has the highest number of county employees.

Total County Employees per 1,000 Residents (FY15)



Leon County has a ratio of 6 employees for every thousand county residents. When compared to surrounding counties, Leon County ranks the lowest.

Leon County Government

Fiscal Year 2015 Mid-Year Financial Report

Comparative Data – All Counties
Net Budget per Countywide Resident

County	Net Budget Per Capita	Staff Per 1,000	% Exempt
Santa Rosa	\$ 385.40	4	32%
Washington	\$ 463.32	8	30%
Jefferson	\$ 507.48	11	34%
Hendry	\$ 641.91	10	42%
St. Lucie County	\$ 646.67	3	27%
Gadsden	\$ 650.36	8	41%
Highlands	\$ 698.06	9	31%
Okaloosa	\$ 731.22	7	23%
Calhoun	\$ 731.76	8	32%
Leon	\$ 749.50	6	43%
DeSoto	\$ 753.74	10	29%
Jackson	\$ 772.46	8	40%
Columbia	\$ 780.24	8	35%
Holmes	\$ 808.22	7	43%
Clay	\$ 812.22	7	31%
Suwannee	\$ 874.21	11	29%
Union	\$ 884.73	9	50%
Lake	\$ 885.07	6	28%
Citrus	\$ 918.34	7	30%
Taylor	\$ 922.04	10	26%
Madison	\$ 936.46	11	30%
Marion	\$ 948.68	7	31%
Volusia	\$ 960.86	7	28%
Polk	\$ 977.73	7	26%
Lafayette	\$ 991.75	11	42%
St. Johns	\$ 993.61	5	21%
Pinellas	\$ 999.38	5	24%
Escambia	\$ 1,004.53	8	40%
Baker	\$ 1,009.49	8	43%
Alachua	\$ 1,012.64	8	47%
Hernando	\$ 1,029.14	8	36%
Flagler	\$ 1,037.95	7	27%
Wakulla	\$ 1,040.83	9	37%
Pasco	\$ 1,047.78	8	29%

County	Net Budget Per Capita	Staff Per 1,000	% Exempt
Putnam	\$ 1,074.41	14	31%
Hamilton	\$ 1,075.29	12	22%
Bradford	\$ 1,076.43	11	32%
Brevard	\$ 1,090.93	7	39%
Bay	\$ 1,109.42	8	25%
Nassau	\$ 1,157.73	8	22%
Sumter	\$ 1,171.58	6	21%
Lee	\$ 1,202.18	7	17%
Okeechobee	\$ 1,225.77	0	28%
Levy	\$ 1,264.97	12	33%
Glades	\$ 1,279.91	8	60%
Hardee	\$ 1,354.61	12	23%
Gulf County	\$ 1,372.81	11	33%
Hillsborough	\$ 1,397.57	8	25%
Gilchrist	\$ 1,448.14	12	33%
Palm Beach County	\$ 1,487.02	8	17%
Dixie	\$ 1,507.18	12	43%
Indian River County	\$ 1,566.79	10	20%
Manatee	\$ 1,592.73	9	18%
Martin	\$ 1,642.24	11	19%
Orange	\$ 1,644.16	8	23%
Liberty	\$ 1,675.85	14	66%
Miami-Dade	\$ 1,750.48	10	20%
Walton	\$ 1,751.18	15	12%
Broward	\$ 1,837.80	6	22%
Osceola	\$ 2,146.03	8	24%
Duval	\$ 2,174.97	8	35%
Sarasota	\$ 2,321.92	12	19%
Charlotte County	\$ 2,351.89	12	23%
Seminole	\$ 2,404.80	18	21%
Franklin	\$ 2,478.24	14	30%
Collier	\$ 2,481.89	10	12%
Monroe	\$ 3,159.22	17	22%

- 2014 population data source: University of Florida, Bureau of Economic and Business Research, 4/1/2014
- Operating budget
- Preliminary data from Table 4 Just Values - Real, Personal and Centrally Assessed Property Tax Roll and the Reconciliation of Preliminary and Final Tax Roll from Florida Property Valuations & Tax Data book (December 2014)

Leon County Government**Fiscal Year 2015 Mid-Year Financial Report****Percent of Exempt Property**

County	% Exempt	Net Budget Per Capita	Staff Per 1,000
Collier	12%	\$ 2,481.89	10
Walton	12%	\$ 1,751.18	15
Lee	17%	\$ 1,202.18	7
Palm Beach County	17%	\$ 1,487.02	8
Manatee	18%	\$ 1,592.73	9
Sarasota	19%	\$ 2,321.92	12
Martin	19%	\$ 1,642.24	11
Indian River County	20%	\$ 1,566.79	10
Miami-Dade	20%	\$ 1,750.48	10
St. Johns	21%	\$ 993.61	5
Sumter	21%	\$ 1,171.58	6
Seminole	21%	\$ 2,404.80	18
Nassau	22%	\$ 1,157.73	8
Broward	22%	\$ 1,837.80	6
Hamilton	22%	\$ 1,075.29	12
Monroe	22%	\$ 3,159.22	17
Hardee	23%	\$ 1,354.61	12
Orange	23%	\$ 1,644.16	8
Okaloosa	23%	\$ 731.22	7
Charlotte County	23%	\$ 2,351.89	12
Osceola	24%	\$ 2,146.03	8
Pinellas	24%	\$ 999.38	5
Bay	25%	\$ 1,109.42	8
Hillsborough	25%	\$ 1,397.57	8
Taylor	26%	\$ 922.04	10
Polk	26%	\$ 977.73	7
St. Lucie County	27%	\$ 646.67	3
Flagler	27%	\$ 1,037.95	7
Okeechobee	28%	\$ 1,225.77	0
Lake	28%	\$ 885.07	6
Volusia	28%	\$ 960.86	7
DeSoto	29%	\$ 753.74	10
Suwannee	29%	\$ 874.21	11
Pasco	29%	\$ 1,047.78	8

County	% Exempt	Net Budget Per Capita	Staff Per 1,000
Citrus	30%	\$ 918.34	7
Madison	30%	\$ 936.46	11
Washington	30%	\$ 463.32	8
Franklin	30%	\$ 2,478.24	14
Putnam	31%	\$ 1,074.41	14
Highlands	31%	\$ 698.06	9
Marion	31%	\$ 948.68	7
Clay	31%	\$ 812.22	7
Calhoun	32%	\$ 731.76	8
Bradford	32%	\$ 1,076.43	11
Santa Rosa	32%	\$ 385.40	4
Gilchrist	33%	\$ 1,448.14	12
Gulf County	33%	\$ 1,372.81	11
Levy	33%	\$ 1,264.97	12
Jefferson	34%	\$ 507.48	11
Columbia	35%	\$ 780.24	8
Duval	35%	\$ 2,174.97	8
Hernando	36%	\$ 1,029.14	8
Wakulla	37%	\$ 1,040.83	9
Leon	43%	\$ 749.50	6
Brevard	39%	\$ 1,090.93	7
Escambia	40%	\$ 1,004.53	8
Jackson	40%	\$ 772.46	8
Gadsden	41%	\$ 650.36	8
Hendry	42%	\$ 641.91	10
Lafayette	42%	\$ 991.75	11
Baker	43%	\$ 1,009.49	8
Holmes	43%	\$ 808.22	7
Dixie	43%	\$ 1,507.18	12
Alachua	47%	\$ 1,012.64	8
Union	50%	\$ 884.73	9
Glades	60%	\$ 1,279.91	8
Liberty	66%	\$ 1,675.85	14

Leon County Government

Fiscal Year 2015 Mid-Year Financial Report

Total County Employees per 1,000 Residents

<i>County</i>	<i>Staff Per 1,000</i>	<i>Net Budget Per Capita</i>	<i>% Exempt</i>
Okeechobee	0	\$ 1,226	28%
St. Lucie	3	\$ 647	27%
Santa Rosa	4	\$ 385	32%
St. Johns	5	\$ 994	21%
Pinellas	5	\$ 999	24%
Sumter	6	\$ 1,172	21%
Lake	6	\$ 885	28%
Leon	6	\$ 750	43%
Broward	6	\$ 1,838	22%
Volusia	7	\$ 961	28%
Polk	7	\$ 978	26%
Brevard	7	\$ 1,091	39%
Okaloosa	7	\$ 731	23%
Clay	7	\$ 812	31%
Flagler	7	\$ 1,038	27%
Lee	7	\$ 1,202	17%
Citrus	7	\$ 918	30%
Marion	7	\$ 949	31%
Holmes	7	\$ 808	43%
Bay	8	\$ 1,109	25%
Hillsborough	8	\$ 1,398	25%
Alachua	8	\$ 1,013	47%
Duval	8	\$ 2,175	35%
Gadsden	8	\$ 650	41%
Jackson	8	\$ 772	40%
Columbia	8	\$ 780	35%
Hernando	8	\$ 1,029	36%
Palm Beach	8	\$ 1,487	17%
Orange	8	\$ 1,644	23%
Pasco	8	\$ 1,048	29%
Washington	8	\$ 463	30%
Glades	8	\$ 1,280	60%
Osceola	8	\$ 2,146	24%

<i>County</i>	<i>Staff Per 1,000</i>	<i>Net Budget Per Capita</i>	<i>% Exempt</i>
Nassau	8	\$ 1,158	22%
Escambia	8	\$ 1,005	40%
Baker	8	\$ 1,009	43%
Calhoun	8	\$ 732	32%
Wakulla	9	\$ 1,041	37%
Union	9	\$ 885	50%
Highlands	9	\$ 698	31%
Manatee	9	\$ 1,593	18%
Hendry	10	\$ 642	42%
Miami-Dade	10	\$ 1,750	20%
Indian River	10	\$ 1,567	20%
DeSoto	10	\$ 754	29%
Collier	10	\$ 2,482	12%
Taylor	10	\$ 922	26%
Lafayette	11	\$ 992	42%
Martin	11	\$ 1,642	19%
Suwannee	11	\$ 874	29%
Bradford	11	\$ 1,076	32%
Jefferson	11	\$ 507	34%
Madison	11	\$ 936	30%
Gulf County	11	\$ 1,373	33%
Charlotte	12	\$ 2,352	23%
Levy	12	\$ 1,265	33%
Gilchrist	12	\$ 1,448	33%
Hardee	12	\$ 1,355	23%
Sarasota	12	\$ 2,322	19%
Hamilton	12	\$ 1,075	22%
Dixie	12	\$ 1,507	43%
Putnam	14	\$ 1,074	31%
Franklin	14	\$ 2,478	30%
Liberty	14	\$ 1,676	66%
Walton	15	\$ 1,751	12%
Monroe	17	\$ 3,159	22%
Seminole	18	\$ 2,405	21%



**Leon County
Board of County Commissioners**


Notes for Agenda Item #5

Leon County Board of County Commissioners

Cover Sheet for Agenda #5

May 26, 2015

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Authorization to Transfer Surplus Leon County Vehicle to the Lake Jackson Volunteer Fire Department

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

Fiscal Impact:

This item has a fiscal impact of \$4,500. Typically, the County is able to sell the surplus vehicle at auction for approximately \$4,500. Transferring a surplus vehicle to a volunteer fire department rather than selling the vehicle at auction will forgo this revenue; however, it will allow a resource to be provide to a volunteer fire department that otherwise would have to be purchased. This revenue was not contemplated in the FY15 budget.

Staff Recommendation:

Option # 1: Authorize the transfer of the surplus Leon County 2004 Chevrolet Suburban identified in this agenda item to the Lake Jackson Volunteer Fire Department.

Report and Discussion

Background:

This agenda item requests Board authorization to transfer a surplus Leon County vehicle to the Lake Jackson Volunteer Fire Department (VFD). The Lake Jackson Volunteer Fire Department made a request to the County's EMS Chief for the transfer of a County vehicle that was going out of service. The EMS Chief is responsible for managing the County's annual budget allocations and on-going support for the VFDs. The EMS Chief supports the vehicle transfer. The identified vehicle is a 2004 Chevrolet Suburban (109,928 miles), which will be used to perform first responder activities.

Analysis:

Pursuant to Section 274.05, Florida Statutes, the County may classify any of its property as surplus that it finds to be obsolete, or that the continued use is found to be uneconomical, inefficient, or which serves no useful function. In these instances, the Board may classify any tangible property as surplus and that property may be sold or donated to any other governmental unit or non-profit organization. In the past, the County has transferred surplus equipment and vehicles to other governmental units and non-profit organizations (i.e Gadsden County EMS and the American Red Cross).

The Lake Jackson VFD has indicated that they are in "dire need" of this type of vehicle due to the fact that their current first responder vehicle is in need of various ongoing repairs and is frequently in the maintenance shop. Additionally, there is no available funding in the Lake Jackson VFD's budget to allow for the purchase of a new vehicle. The Lake Jackson VFD desires the transfer of this vehicle for the performance of first responder activities during fires, automobile accidents, medical assists, and emergency response. The ability of the Lake Jackson VFD to provide these essential services is in the best interest of Leon County. This vehicle is already loaded appropriately for emergency response use and the Lake Jackson VFD will be able to begin using this vehicle immediately upon transfer. By transferring this surplus vehicle, and assisting the Lake Jackson VFD in improving their fleet, Leon County benefits by having a more reliable partner to provide mutual aid. Therefore, staff is recommending that the Board authorize the transfer of surplus vehicles to the Lake Jackson Volunteer Fire Department. Pursuant to Section 274.05, Florida Statutes, the cost of transferring the vehicle is required to be paid by the Lake Jackson Volunteer Fire Department.

Options:

1. Authorize the transfer of the surplus Leon County 2004 Chevrolet Suburban, identified in this agenda item, to the Lake Jackson Volunteer Fire Department.
2. Do not authorize the transfer of the surplus Leon County vehicle to the Lake Jackson Volunteer Fire Department.
3. Board direction.

Recommendation:

Option #1.

**Leon County
Board of County Commissioners**


Notes for Agenda Item #6

Leon County Board of County Commissioners

Cover Sheet for Agenda #6

May 26, 2015

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Request to Schedule Two Public Hearings to Consider Proposed Revisions to the Leon County Land Development Code to Amend the Lake Protection Zoning District for June 9 and July 7, 2015 at 6:00 p.m.

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator David McDevitt, Director, Development Support and Environmental Management
Lead Staff/ Project Team:	Ryan Culpepper, Director, Development Services

Fiscal Impact:

This item has no fiscal impact to the County.

Staff Recommendation:

Option #1: Schedule two required Public Hearings to consider proposed revisions to the Leon County Land Development Code to amend the Lake Protection Zoning District (Attachment #1) for June 9 and July 7, 2015 at 6:00 p.m.

Report and Discussion

Background:

The proposed Ordinance to amend the Lake Protection zoning district (Sec. 10-6.616, Land Development Code) is in response to direction by the Board, as well as response to proposed amendments to the Lake Protection Future Land Use (FLU) Category (Attachment #1). Revisions to the Lake Protection (LP) zoning district were initially considered by the Board during a workshop on November 19, 2013. During this workshop, the Board requested staff to consider recommendations intended to encourage sustainable development in the LP FLU category. In addition, the Board directed staff to review the existing exemption for sidewalks in LP and to bring back a draft Ordinance to address the requirements for developments that have the potential for “walkability.” The Board subsequently established a new Strategic Initiative to “develop solutions to promote sustainable growth inside the Lake Protection Zone” during their December 10, 2012 Annual Retreat. Additional amendments to the General Layout and Design Standards of Chapter 10 are necessary in order to fully implement the above changes to the Lake Protection zoning district.

This proposed Ordinance is essential to the following revised FY2012-2016 Strategic Initiative that the Board approved at their January 27, 2015 meeting:

- Develop solutions to promote sustainable growth inside the Lake Protection Zone (2013)

This particular Strategic Initiative aligns with the Board’s Strategic Priorities - Environment and Governance:

- Protect our water supply, conserve environmentally sensitive lands, safeguard the health of our natural ecosystems, and protect our water quality, including the Floridan Aquifer, from local and upstream pollution. (EN1, rev. 2013)
- Promote orderly growth which protects our environment, preserves our charm, maximizes public investment, and stimulates better and more sustainable economic returns. (EN2, 2012)
- Sustain a culture of performance, and deliver effective, efficient services that exceed expectations and demonstrate value. (G2, 2012)

Analysis:

Lake Protection (Sec. 10-6.616)

The proposed amendments to the LP zoning district correspond to the proposed amendments to the LP FLU category. The proposed Comprehensive Plan amendment to the LP FLU (PCT150104) was reviewed by the Local Planning Agency at a workshop on February 3, 2015, and at a Public Hearing on April 6, 2015. The proposed Comprehensive Plan amendment received approval for transmittal at a Joint City-County Transmittal Public Hearing on April 14, 2015, and has subsequently been scheduled for a Joint City-County Adoption Public Hearing on May 26, 2015.

The proposed Comprehensive Plan amendment, PCT150104, will require a corresponding amendment to the LP zoning district of the LDC. These changes are proposed pursuant to Board direction from a November 19, 2013 Board workshop.

The LP category has been in existence since the inception of the Comprehensive Plan in 1990. The category was created in response to concerns regarding water quality in Lake Jackson. At the time, the lake had been negatively impacted by development within its watershed, including the construction of I-10 and large-scale developments along North Monroe Street (Hwy 27). These developments contributed to the degradation of the water quality in Lake Jackson by allowing untreated stormwater to flow freely into the lake.

The LP district was designed to more effectively regulate development within the Lake Jackson basin. The LP district allows traditional residential development of one (1) dwelling unit per two acres, while also allowing a clustering option wherein residential development is clustered on 40 percent of the site, leaving the remaining 60 percent in a natural state. Non-residential uses (minor office and commercial) are permitted; however, those uses require a Planned Unit Development rezoning. Other more intense office and commercial uses, along with industrial uses, are prohibited.

The proposed amendment modifies Sec. 10-6.616 to be consistent with the proposed amendments to the LP FLU category. The changes proposed to the district are as follows:

- Update the formatting of the district standards;
- Clarify the density for cluster development (1 dwelling unit per 2 gross acres);
- Prohibit non-residential development (excluding existing, lawfully established uses);
- Allow stormwater facilities to be included in the 60% set-aside required under the residential cluster option (provided the facility is designed as an amenity); and
- Provide specific development standards for existing non-conforming, non-residential uses.

The format of the current zoning district regulations is relatively old and outdated. In addition, a number of uses were inherited from previous zoning codes, which may or may not be applicable in today's market. These uses are also categorized using an outdated classification code, the Standard Industrial Code (SIC). The proposed revisions to Sec. 10-6.616 include updating the format to be consistent with previously updated zoning districts of the LDC, specifically the Mahan Corridor zoning districts. The updated format improves readability, as well as identifies specifically prohibited uses. The use of the SIC classification has been removed in place of a more updated and generalized list of uses.

The current LP regulations note residential density for cluster developments at a net density of two units per acre on the developed portion of the property. This form of density calculation is inconsistent with other forms of clustering or conservation subdivisions in the LDC. The more common form of calculating density utilizes the entire property, or gross acreage. By utilizing the gross acreage, more dense residential development (on central water and sewer) would potentially be allowed in cluster subdivisions, furthering the intent to provide cluster subdivisions as a more attractive option. The cluster option is intended to reduce impervious surface area, provide more natural open space and reduce the reliance on private septic systems.

Currently, non-residential development is allowed at certain intersections within the LP zoning district, with the intent to prevent strip commercialization and provide locational certainty in non-residential development. The amendments to the LP FLU category will allow for the creation of a new zoning district, specifically intended for higher intensity and density development. This new district, Lake Protection Node (LPN), will be located at four major intersections within the LP FLU category:

1. Highway 27 North/Capital Circle Northwest;
2. Fred George Road/Highway 27 North;
3. Sessions Road/Highway 27 North; and
4. Bull Headley Road/Bannerman Road.

As a result, new non-residential development will not be allowed in the amended LP zoning district and these uses will be directed to the LPN.

Under the current LP district standards, all infrastructure, including stormwater management facilities (SWMF), are limited to the 40% development area within cluster subdivisions. This further reduces the area available for residential development and is contrary to the district intent. The proposed revisions to the LP district would allow SWMFs to be included in the 60% natural area, provided the facilities are designed as a community amenity. In addition, these natural areas could be utilized for active and passive recreation.

Areas along North Monroe Street have been previously developed with non-residential uses, a number of which pre-date the adoption of the LP zoning district. Existing, lawfully established non-residential development that meets all water quality standards will be afforded a legal non-conforming status and will have specific development/redevelopment standards. However, it should be noted that a number of these sites are severely limited in redevelopment options as a result of the current stormwater standards. As a result, staff is working on a separate amendment to the stormwater standards for properties located in the LP district that may enable more flexibility for these existing sites. These new stormwater standards are discussed in more detail in a separate agenda item.

Lake Protection Node District (Sec. 10-6.660)

This new zoning district also is in response to the Board's Strategic Initiative to promote sustainable growth in the Lake Protection Zone, and is provided for in Comprehensive Plan amendment PCT150104. This nodal concept will establish a development pattern at primary intersections allowing for intense and compact mixed-use developments that provide the surrounding area with opportunities for office, retail, and employment opportunities, as well as encourage pedestrian mobility. There are four (4) major intersection locations that have been identified as being eligible for LPN zoning: 1) Highway 27 North and Sessions Road; 2) Highway 27 North and Fred George Road; 3) Highway 27 North and Capital Circle NW/Old Bainbridge Road; and 4) Bannerman Road and Bull Headley Road.

These nodes were selected as a result of the existence of non-conforming, non-residential development on site and being located at major intersections with proximity to infrastructure. These nodes would potentially allow many existing non-residential developments to attain conforming status and allow flexibility in redevelopment. By providing a more compact development, these nodes will encourage more pedestrian friendly developments, while potentially reducing vehicular trips. The LPN district will generally allow up to eight (8) dwelling units per acre and potentially a density bonus of up to 16 dwelling units per acre, if developed as a master plan. Non-residential intensity may be increased by 2,000 square feet per acre with a master planning bonus as well. Consistent with the LP zoning district, all development within the LPN district will be required to comply with the stormwater standards of Article IV of the LDC.

The district will also identify a list of specifically prohibited uses. These prohibited uses, such as, but not limited to, golf courses, salvage yards and warehouses, are incompatible with the node concept and do not further the intent of the district to promote traditional, walkable development patterns.

Sidewalks (Sec. 10-7.529)

The role of sidewalks in sustainable development is critical. Walkable neighborhoods reduce vehicle trips, which cut greenhouse gases and other emissions, and benefits residents by increasing opportunities for exercise, reducing their need to use fuel, and allowing them to spend more time near their home. Another advantage of walkable communities is that they facilitate interactions with neighbors, which in turn creates social capital and safer communities.

Several objectives and policies in the Comprehensive Plan promote pedestrian access and mobility for new development in order to reduce vehicular trips on the external street system and provide pedestrian interconnectivity between developments. These policies are located in the Land Use, Transportation and Education Elements of the Comprehensive Plan. However, the implementation of these requirements has created various issues since 2004, particularly within the LP zoning district. This is due mainly to the difficulty in implementing the provision of sidewalks in the LP areas because of the relatively low density of one dwelling unit per two acres, the presence of established neighborhoods in LP where sidewalks were never built, and the relative lack of walkable destinations near many residential areas.

In response to these issues, the County's LDC has been modified several times over the last decade to address sidewalks in LP and other zoning districts. Modifications have included adopting more precise sidewalk requirements for new developments, and establishing criteria and procedures for payment of fee in-lieu of constructing sidewalks; clarification of the sidewalk requirements for two-lot subdivisions of non-vacant residential property; and a one-time exemption for any proposed non-residential development consisting of 1,000 square feet or less.

Title: Request to Schedule Two Public Hearings to Consider Proposed Revisions to the Leon County Land Development Code to Amend the Lake Protection Zoning District for June 9 and July 7, 2015 at 6:00 p.m.

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At their regular meeting on January 29, 2008, the Board also adopted the following exemption for new residential development in the LP zoning district: "Sidewalks shall not be required in association with new residential development within the Lake Protection zoning district." This exemption was based on the two-acre minimum residential lot size applicable in LP, as well as the Comprehensive Plan's goal of limiting total impervious area in the LP district as a primary method of protecting Lake Jackson. However, staff stated in a status report on sidewalks provided to the Board on November 10, 2009 that the impervious surface area associated with sidewalks is negligible or at most, *de minimus* in terms of stormwater runoff impacts.

Currently, the LDC does not require the installation of sidewalks for new residential development proposed within the LP zoning district. However, the LDC does require the installation of sidewalks for new residential development in all other zoning districts within the Urban Service Area. Furthermore, additional sidewalk requirements may apply to multi-family residential, non-residential, or institutional development for sidewalks connecting the street system to the interior of the development and between adjacent buildings and uses.

The proposed Comprehensive Plan amendment PCT150104 is intended to update and revise the LP Land Use category. It enables the creation of the LPN zoning district in select areas of LP that is intended to allow compact, mixed-use, and multi-modal neighborhood centers. It also offers a modified common clustering option intended to encourage more sustainable residential development within the LP area. Both of these development scenarios require connection to central water and sewer.

In order to foster more sustainable development within the LP land use category, staff recommends that the current exemption on sidewalks in LP be modified to require sidewalks in association with new residential development within the LP zoning. More specifically, a development would be subject to the provision of sidewalks if one or more of the following criteria applies: 1) the development utilizes the residential cluster option; or, 2) the development is required to connect to a central sewer service; or, 3) there are existing or planned sidewalk facilities adjacent to the development site; or, 4) the development is adjacent to a zoning district that requires sidewalks. The proposed Ordinance will enhance the sidewalk requirements for developments that have the potential for walkability, including clustered development and areas designated as LPN, while also allowing an exemption for proposed developments that do not have this potential.

Staff provided the proposed amendments to the DSEM Citizen's User Group, hereinafter referred to as "User Group," for review and recommendations at their April 23, 2015 meeting. They requested more detail regarding the location and mapping of the LPN district; however, staff has not completed the methodology for mapping the district at this time. Based upon this clarification from staff, the User Group recommended approval of the proposed Ordinance. Lastly, the Planning Commission will consider the proposed Ordinance at a Public Hearing during their June 2, 2015 meeting. The recommendation from the Planning Commission will be provided at the Board's first Public Hearing.

Title: Request to Schedule Two Public Hearings to Consider Proposed Revisions to the Leon County Land Development Code to Amend the Lake Protection Zoning District for June 9 and July 7, 2015 at 6:00 p.m.

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Options:

1. Schedule two required Public Hearings to consider proposed revisions to the Leon County Land Development Code to amend the Lake Protection Zoning District (Attachment #1) for June 9 and July 7, 2015 at 6:00 p.m.
2. Do not schedule the two required Public Hearings to consider proposed revisions to the Leon County Land Development Code to amend the Lake Protection Zoning District for June 9 and July 7, 2015 at 6:00 p.m.
3. Board direction.

Recommendation:

Option #1.

Attachments:

1. Proposed Ordinance

ORDINANCE NO. 15- _____

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3 AN ORDINANCE OF THE BOARD OF COUNTY
4 COMMISSIONERS OF LEON COUNTY, FLORIDA; AMENDING
5 CHAPTER 10, THE LAND DEVELOPMENT CODE, OF THE
6 CODE OF LAWS OF LEON COUNTY, FLORIDA; AMENDING
7 SECTION 10-6.616, LAKE PROTECTION ZONING DISTRICT;
8 ADDING A NEW SECTION 10-6.660, ENTITLED "LAKE
9 PROTECTION NODE ZONING DISTRICT"; AMENDING
10 SECTION 10-7.529, GENERAL REQUIREMENTS FOR
11 SIDEWALKS WITH NEW DEVELOPMENT, FEE IN-LIEU OF
12 SIDEWALK CONSTRUCTION; PROVIDING FOR CONFLICTS;
13 PROVIDING FOR SEVERABILITY; AND PROVIDING AN
14 EFFECTIVE DATE.

15
16 WHEREAS, the intent of the Lake Protection Zoning District is to ensure that
17 environmentally sound and sustainable development occurs within the Lake Jackson drainage
18 basin with minimal impacts to water quality; and,
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20 WHEREAS, the Board is desirous to ensure the continued protection of the water quality in
21 the Lake Jackson drainage basin; and,
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23 WHEREAS, the Ordinance will create a new zoning district intended to allow compact,
24 mixed-use and multi-modal neighborhood centers; and,
25

26 WHEREAS, the Ordinance will clarify and improve the clustering option which is intended to
27 encourage more sustainable residential development; and,
28

29 WHEREAS, the implementing regulations for the Lake Protection Zoning District are located
30 in Chapter 10 of the Leon County Code of Laws; and,
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32 WHEREAS, amendments to the applicable provisions of Chapter 10 will be required to
33 maintain consistency with the Comprehensive Plan; and,
34

35 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY,
36 FLORIDA:
37

38 **SECTION 1.** Section 10-6.616 of Article VI of Chapter 10 of the Code of Laws of Leon County,
39 Florida, entitled "Lake Protection Zoning District," is hereby amended to read as follows:
40

41 **Sec. 10-6.616 Lake Protection.**

42 ~~(a) Purpose and intent. The purpose and intent of the lake protection district is for~~
43 ~~activities in the area immediately adjacent to and affecting Lake Jackson while~~
44 ~~protecting that water body and ecosystem. This district's location is based on the~~
45 ~~lake basin boundary so adjusted to include contributing watersheds but to exclude~~
46 ~~existing, more intensely developed areas south of Interstate 10. This district allows~~
47 ~~residential uses to a maximum density of one unit per two acres. An option to~~
48 ~~cluster residential uses is allowed on 40 percent of the site at a net density of two~~
49 ~~units per acre on the developed portion of the property. The remaining 60 percent of~~
50 ~~the property must remain in natural open space in perpetuity. This cluster option is~~
51 ~~intended to leave large areas of land undisturbed within the critically impacted area~~
52 ~~and be designed to minimize non-point pollution from the site. Minor office and~~
53 ~~minor commercial uses may be approved through review by the PUD process.~~
54 ~~Approval of the PUD by the board of county commissioners shall be based upon~~
55 ~~findings that the proposed use is consistent with the purpose and intent stated~~
56 ~~herein and the proposed development will comply with the provisions of subsection~~
57 ~~10-4.323(b)(3). All other commercial, office, and industrial uses are prohibited.~~
58 ~~Urban services are intended for this category inside the urban service area. Existing~~
59 ~~nonresidential uses within this district that meet all water quality standards set forth~~
60 ~~in the comprehensive plan and the environmental regulations of the county will be~~
61 ~~considered permitted, lawfully established conforming uses.~~

62 ~~(b) Allowable uses. For the purpose of this article, the following land use types are~~
63 ~~allowable in this zoning district and are controlled by the land use development~~
64 ~~standards of this article, the Comprehensive Plan and schedules of permitted uses.~~

- 1 ~~(1) Minor commercial, planned unit development approval required and runoff~~
 2 ~~retained on-site required.~~
- 3 ~~(2) Minor office, planned unit development approval required and runoff retained~~
 4 ~~on-site required.~~
- 5 ~~(3) Low-density residential, runoff retained on-site required.~~
- 6 ~~(4) Passive recreation, runoff retained on-site required.~~
- 7 ~~(5) Active recreation, runoff retained on-site required.~~
- 8 ~~(6) Community services.~~
- 9 (c) List of permitted uses. Some of the uses on these schedules are itemized according
 10 to the Standard Industrial Code (SIC). Allowable uses, appropriate permit level and
 11 applicable development and locational standards in the lake protection district are
 12 as follows:

13 P = Permitted use R = Restricted use S = Special
 14 exception

Legend					
Ag	=	Agricultural	LR	=	Low-density residential
MO	=	Minor office	AR	=	Active recreation
MC	=	Minor commercial	CS	=	Community services

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SIC Code	Name of Use	Development and Locational Standards					
		Ag	MO*	MC*	LR	AR	CS
	RESIDENTIAL						
	Dwelling, one-family				P		
	Dwelling, two-family				P		
	Dwelling, townhouse				R		
	Dwelling, mobile home				P		
	Mobile home park				S		
	AGRICULTURE, FORESTRY, AND FISHING						
01	Agricultural production—Crops	R					
02	Agricultural production—Livestock	R					
092	Fish hatcheries and preserves	S					

	TRANSPORTATION AND PUBLIC UTILITIES						
43	Postal service						\$
	RETAIL TRADE						
581	Eating and drinking places			\$			
591	Drugstores and proprietary stores			\$			
592	Liquor stores			\$			
5992	Florists			\$			
5993	Tobacco stores and stands			\$			
5994	News dealers and newsstands			\$			
	FINANCE, INSURANCE, AND REAL ESTATE						
602	Commercial banks		\$				
603	Savings institutions		\$				
606	Credit unions		\$				
611	Federal and federal sponsored credit		\$				
614	Personal credit institutions		\$				
616	Mortgage bankers and brokers		\$				
62	Security and commodity brokers		\$				
64	Insurance agents, brokers, and service		\$				
65	Real estate		\$				
654	Title abstract offices		\$				
	SERVICES						
703	Camps and recreational vehicle parks					R	
721	Laundry, cleaning, and garment services			\$			
7215	Coin-operated laundries and cleaning			\$			
723	Beauty shops		\$				

724	Barber shops		§				
725	Shoe repair and shoeshine parlors		§				
7314	Advertising agencies		§				
732	Credit reporting and collection		§				
7364	Employment agencies		§				
737	Computer and data processing services		§				
784	Video tape rental			§			
7997	Membership sports and recreation clubs		§			§	
801	Offices and clinics of medical doctors		§				
802	Offices and clinics of dentists		§				
804	Offices of other health practitioners		§				
807	Medical and dental laboratories		§				
808	Home health care services		§				
81	Legal services		§				
821	Elementary and secondary schools						§
823	Libraries—Less than 7500 sq. ft.		§	§			
823	Libraries—7500 sq. ft. or more						§
835	Day care services		§				
836	Residential care		§				
841	Museums and art galleries					§	
842	Botanical and zoological gardens					§	
864	Civic and social associations						§
866	Religious organizations						§
871	Engineering and architectural services		§				
872	Accounting, auditing, and bookkeeping		§				
873	Research and testing services		§				
874	Management and public relations		§				

	PUBLIC ADMINISTRATION						
91	Executive, legislative and general						S
922	Public order and safety						S
9221	Police protection						S
9224	Fire protection						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	
	Boat landings					P	
	Archaeological historical sites					S	

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2 * ~~Minimum criteria for approval shall require a finding that the proposed uses would be~~
 3 ~~consistent with the district intent; would not be likely to create significant detrimental~~
 4 ~~environmental impacts; nor be likely to interfere with any lawfully established uses.~~

5 (d) ~~The maximum allowable floor area in the lake protection district is as follows:~~

COMMERCIAL LAND USE TYPE		LAKE PROTECTION
MINOR		
	Total location	—————40,000
	Single site or quadrant	—————20,000
	Single structure	—————20,000

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7 (e) ~~The minimum development standards in the lake protection district are as follows:~~

		Low-Density Residential		Commercial Office		Community Services; Active Recreation; Public, Primary and Secondary Schools
		Noncluster	Cluster*	Noncluster	Cluster*	
MINIMUM SETBACKS (FEET)						
Front yard						
	Building	25	25*	30	25*	30
	Parking	—	—	40	40*	40
Corner yard						
	Building	25	25*	30	25*	30
	Parking	—	—	40	40*	40
Side yard						
	Building	15	15*	40	20*	40
	Parking	—	—	40	20*	40
Rear yard						
	Building	25	25*	50	30*	50
	Parking	—	—	40	10*	40
Adjoining lower intensity zoning district						
	Building	—	—	50	50*	—
	Parking	—	—	50	50*	—
Maximum % impervious surface area		30	25**	40	25**	40
Maximum height at building envelope perimeter		—	35	35	35	35
Maximum additional height/additional zoning setback		1/4'	—	1/4'	1/4'	1/4'

Maximum total height	35	35	45	45	45 ^{***}
Minimum lot frontage	15	15	40	40	—
Minimum lot area	2.0	^{****}	2.0	1.0	—

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2 ~~—* This number applies to the perimeter setback only.~~

3 ~~—** Maximum percent impervious area of developable portion of site.~~

4 ~~—*** This height applies to habitable portion of a structure.~~

5 ~~—**** If central sanitary sewer is not available, lot sizes shall be at a minimum one-half~~
 6 ~~acre of contiguous buildable area.~~

7 ~~(f) Development standards. All proposed development shall meet the commercial site~~
 8 ~~location standards (section 10-6.619); buffer zone standards (section 10-7.522);~~
 9 ~~and the parking and loading requirements (Subdivision 3 of Division 5 of Article VII).~~

10 ~~(g) Specific restrictions. If uses are restricted according to the schedule of permitted~~
 11 ~~uses, they are not allowed unless they follow the general development guidelines~~
 12 ~~for restricted uses as provided in this division. Specific restricted uses are~~
 13 ~~addressed below.~~

14 ~~(1) Nonresidential uses allowed only upon approval of a site and development plan~~
 15 ~~by the Board of County Commissioners.~~

16 ~~(h) Vested developments. Any development meeting the requirements of Footnote 1~~
 17 ~~of the Lake Protection Future Land Use Category in the 2010 Tallahassee Leon County~~
 18 ~~Comprehensive Plan shall be vested as provided therein.~~

1 **Sec. 10-6.616 Lake Protection.**

1. District Intent		2. Allowable District Location
<p>The purpose and intent of the Lake Protection (LP) zoning district is to allow for the regulation and, where appropriate, limitation of development and redevelopment of land within the Lake Jackson Basin in a manner that improves water quality within the Lake. The bounds of the category include the Lake Jackson Basin and contributing watersheds and limited to the Urban Service Area. Intensely developed properties and areas south of Interstate 10 (I-10) have been excluded from the boundary.</p> <p>The LP zoning district shall permit low density residential development at one (1) dwelling unit per two (2) gross acres. A clustered subdivision option is available that allows two (2) dwelling units per gross acre, consistent with environmental and infrastructure constraints. This clustered subdivision option allows an increased number of residential units if clustered on 40 percent of the property and leaving the remaining 60 percent of the property as undisturbed open space in perpetuity. This cluster option is intended to leave large areas of natural open space within the watershed and minimize pollution</p> <p>Recreational facilities and community services/institutional uses consistent with the applicable provisions of section 10-6.806 may be approved by the Board of County Commissioners through review by the existing Type "C" process. Approval by the Board of County Commissioners shall be based upon findings that the proposed use is consistent with the purpose and intent stated herein and the proposed development will comply with the provisions of Section 10-4.323(b), as well as all current stormwater regulations.</p> <p>Other nonresidential uses are not permitted within the LP zoning district. However, lawfully established, nonresidential uses within this district that meet all current water quality standards set forth in the Comprehensive Plan and the environmental regulations of the county will be considered permitted, conforming uses. These sites shall be regulated by the allowable uses provided in Section 10-6.660, Lake Protection Node.</p> <p>Urban services are intended for this district.</p>		<p>The district may only be located within areas designated Lake Protection on the Future Land Use Map.</p>
PERMITTED, PROHIBITED, CONDITIONAL AND RESTRICTED USES		
3. Principal Uses	4. Prohibited Uses	5. Restricted Uses
<ul style="list-style-type: none"> (1) Single-family detached dwellings. (2) Community facilities related to residential uses including religious facilities, police/fire stations, and elementary and middle schools. Libraries, vocational and high schools are prohibited. Other community facilities may be allowed in accordance with section 10-6.806 of these regulations. (3) Passive and active recreational facilities. (4) Light Infrastructure 	<ul style="list-style-type: none"> (1) Commercial, retail, office, and industrial activities (2) Golf Courses (3) Manufactured Home Parks (4) Other uses which, in the opinion of the County Administrator or designee, are of a similar nature to those prohibited uses in this district. 	<ul style="list-style-type: none"> (1) Single-family attached and two-family dwellings shall be part of a clustered subdivision. (2) Mobile Homes and Standard Design Manufactured Homes may be replaced or may be located within subdivisions platted explicitly for manufactured housing. (3) Campgrounds and recreational vehicle parks* <p>*Campgrounds and recreational vehicle parks shall address the provisions of Section 10-6.611, unless otherwise provided for in this section.</p>

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DEVELOPMENT STANDARDS									
Use Category	6. Minimum Lot or Site Size			7. Minimum Building Setbacks				8. 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)
Conventional Residential									
Single-Family Detached Dwellings	2 acres	80 feet	100 feet	35 feet	15 feet on each side; or any combination of setbacks that equals at least 30 feet, provided that no such setback shall be less than 10 feet	25 feet	25 feet	Not applicable	3 stories
Clustered Subdivision									
Single-Family Detached Dwellings	5,000 square feet	40 feet	100 feet	15 feet; 10 feet w/ alley-loaded garage	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	15 feet; 10 feet w/ alley-loaded garage	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	15 feet; 10 feet w/ alley-loaded garage	Not applicable	15 feet	15 feet; 10 feet w/ alley-loaded garage	maximum length: 8 units	3 stories
Two-Family Dwellings	8,000 square feet	80 feet	100 feet	15 feet; 10 feet w/ alley-loaded garage	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	15 feet; 10 feet w/ alley-loaded garage	Not applicable	3 stories
Any Permitted Principal Non-Residential Use	12,000 square feet	60 feet	100 feet	25 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	10,000 square feet of gross building floor area per acre	3 stories

GENERAL NOTES:

1. If central sanitary sewer is not available, residential lots shall contain a minimum of 0.50 acre of contiguous 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. Residential lots less than 60 feet in width shall be alley-loaded.
3. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
4. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, schools, parks, etc.).

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9. Clustered subdivision.

1. Density and Layout.

The maximum gross density allowed for new residential development in the LP district is one (1) dwelling unit per two (2) gross acres. As an alternative to large-lot developments, clustered subdivisions shall be permitted within the Lake Protection zoning district. Clustered subdivisions shall:

- (a) contain a minimum of 60% open space as a reserve area; comprised of such things as preservation and conservation features, undeveloped uplands, passive recreation areas, and stormwater facilities designed as a community amenity;
- (b) Be developed at a maximum density of two (2) dwelling units per gross acre;
- (c) Be served by central water and sewer systems

2. Reserve area.

The acreage that comprises the reserve area shall comprise no less than 60 percent of the total parcel; shall be permanently preserved through the creation of a perpetual easement; shall be continuous and contiguous to the greatest extent practicable with other portions of the site including the reserve area; shall be contiguous with or proximal to existing or planned public or private greenspace to the greatest extent practicable, and shall be of sufficient size and buffered to accommodate authorized uses and ensure the protection of all critical on-site resources that are to be preserved.

- (a) Preservation areas and viewshed areas within designated protection zones for canopy roads shall be incorporated into the reserve area; conservation areas, archaeological sites, and other open space shall be incorporated into the reserve area to the greatest extent practicable.
- (b) The reserve area shall adjoin any existing or planned adjacent areas of open space, or natural areas that would be potential sites for inclusion as part of a future area of protected open space as depicted in the Greenways Master Plan. In those instances where a clustered subdivision will be located adjacent to another existing or planned clustered subdivision, each clustered subdivision shall be designed so that reserve areas of each are adjacent.
- (c) Reserve area land shall be reserved permanently by easement for natural open space, passive recreation uses (e.g., greenbelts, trails, picnic areas or open fields), stormwater facilities, or other environmental conservation purposes.
- (d) Stormwater management facilities which are otherwise permissible are allowed in the reserve area provided that the facilities are located outside of preservation areas, canopy road protection zones, naturally forested areas, and meet one of the following two standards:
 - 1. Wet detention ponds shall have side slopes of 6:1 or flatter with appropriate wetland tree and aquatic plants species that visually integrates the stormwater facility into the overall reserve area.
 - 2. Retention ponds shall have side slopes of flatter than 4:1 or with appropriate tree and plant species that visually integrates the stormwater facility into the overall reserve area. All such facilities shall be designed as community amenities, with trails, observation decks, or platforms where appropriate,
- (e) All applicants for a clustered subdivision shall submit a management plan describing how the reserve area land will be maintained in perpetuity, including provision of a dedicated source of funds approved by the local government, to finance the timely and consistent execution of the plan.

3. Development area.

The development area shall include that portion of the parcel proposed for clustered subdivision development at the density established for the land use category and base zoning applicable to the subject property. The development area shall be located on the least environmentally sensitive or otherwise significant portions of the total clustered subdivision parcel; comprise no more than 40 percent of the total clustered subdivision parcel; be contiguous; and allow maximum open space to be easily maintained in the reserve area. Design of the development area shall follow the procedural steps set forth below.

- (a) Delineate areas of the site to be reserved due to their significant features and value to the area's continued natural character in accordance with subsection (2) above;
- (b) Determine the number of allowable lots desired;

- (c) Locate potential development sites on the area of the tract not delineated as reservation areas, with due consideration for topography, soil suitability for construction, and efficient service by public or central water and/or sewerage systems;
- (d) Align streets to serve house sites, with due consideration for topography and connections to existing, planned or potential streets in adjacent areas, and align pedestrian trails if planned; and
- (e) Delineate boundaries of individual residential lots where lot sizes and shapes, block sizes and shapes, and street networks and alignments shall be designed in accordance with accepted planning practices to produce a rational and economical system without undue clearing or grading. The lot arrangement, design and orientation shall be such that all lots will provide satisfactory building sites that are properly related to topography and the character of surrounding development, encourage a range of housing types and sizes, and provide safe and convenient vehicular access to public streets.
- (f) Specific development and locational standards shall be subject to the minimum standards of the underlying land use category and base zoning district and shall be established at the time of development plan submittal.

10. Existing Nonconforming Non-residential Uses.

Existing non-residential uses within the Lake Protection land use category that meet all water quality standards for their respective use, as specified within the land development regulations, will be considered permitted uses. These non-residential developments may be redeveloped at a maximum of 10,000 square feet (s.f.) per acre. Projects containing a vertical mixture of uses, including any combination of office, commercial and residential uses, may receive a bonus of 2,500 s.f. per acre, for a total of 12,500 s.f. per acre.

11. Sidewalks.

Sidewalks shall be provided in the LP district consistent with the provisions of Sec. 10-7.529. For clustered subdivisions, all required sidewalks shall connect to existing and proposed sidewalks to the maximum extent possible. Multi-use trails designed for non-motorized vehicles and pedestrians are also encouraged in the LP district to promote connectivity and to reduce automobile dependency.

12. Stormwater Management.

Refer to Sec. 10-4.301 for water quality treatment standards associated with development.

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SECTION 2. A new Section 10-6.660 of Article VI of Chapter 10 of the Code of Laws of Leon County, Florida, entitled “Lake Protection Node Zoning District,” is hereby created to read as follows:

Sec. 10-6.660. Lake Protection Node Zoning District.

1. District Intent		2. Allowable District Location	
<p>The Lake Protection Node (LPN) zoning district is intended to:</p> <ul style="list-style-type: none"> Accommodate compact mixed-use development at major intersections to provide convenience for area residents by providing access to common goods, services, and recreation within a short distance of home; Provide a development pattern that is transit supportive, based on a high degree of interconnected streets, and a compact layout of uses that addresses streets and sidewalks; Create a development pattern that maximizes infrastructure and environmental efficiency by concentrating non-residential uses around major intersections; Protect community health and safety by minimizing automobile dependency and reducing vehicle miles traveled through design supporting a variety of travel modes; Create a community where travel by foot and bicycle is safe, convenient, and comfortable; Minimize stormwater runoff by limiting surface area devoted to parking; and, Facilitate compatibility with nearby neighborhoods through buffers, transitioning building mass and scale, and through careful site design. <p>The LPN District shall permit residential, non-residential, and mixed-use development (including, but not limited to, office and commercial uses) utilizing urban services. Non-residential development allowed within this district is limited to office, retail, services, and community facilities. The LPN district also allows certain community and recreational facilities related to residential uses. Urban services are intended for this district inside the urban service area. Existing nonresidential uses within this district that meet all water quality standards set forth in the Comprehensive Plan and the environmental regulations of the county will be considered permitted, lawfully established conforming uses.</p>		<p>a. The district may only be located within areas designated Lake Protection on the Future Land Use Map; and,</p> <p>b. The Lake Protection Node zoning district shall be permitted only within ¼ mile of the center of the following intersections:</p> <ol style="list-style-type: none"> Highway 27 North and Sessions Road Highway 27 North and Fred George Road Highway 27 North and Capital Circle NW/Old Bainbridge Road Bannerman Road and Bull Headley Road, and <p>c. Within the areas described in (b), the location of the district may be further limited to facilitate compatibility with existing adjoining Residential Preservation areas on the Future Land Use Map, and/or to minimize potential adverse environmental impacts on Lake Jackson and its tributaries and other environmental features; and,</p> <p>d. Shall be located in areas served by central sewer and central water.</p>	
PERMITTED, PROHIBITED, AND CONDITIONAL USES			
3. Principal Uses	4. Prohibited Uses	5. Conditional Uses and Applicable Conditions	6. Accessory Uses
<ol style="list-style-type: none"> Active and Passive Recreation Facilities Automotive Retail, Service, and Repair, including Car Wash Banks and Other Financial Institutions Community facilities related to the permitted principal uses, including libraries, religious facilities, police/fire stations, and middle, high, and vocational schools. Daycare Centers Government Offices and Services Live-Work Units Lodging Medical and Dental Offices, Services, Laboratories, and Clinics Motor Vehicle Fuel Sales Nursing Homes and Other Residential Care Facilities Office Residential – Any Unit Type 	<ol style="list-style-type: none"> Campgrounds and recreational vehicle parks, except where legally established and in existence prior to 01-01-2010 Fuel/Oil Dealers and Liquefied Petroleum (LP) Dealers Golf Courses Heavy Equipment Rental Manufactured Home Parks Outdoor storage Residential – Mobile Homes and Standard Design Manufactured Homes Scrap Material storage or processing Towing, wrecking, and recovery Warehouses and Self-Storage Welding and machine shops Wholesale Trade 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. 	<ol style="list-style-type: none"> Daycare centers. <ol style="list-style-type: none"> May be established after 300 dwelling units have been built within ½-mile radius; or, May be established as part of a development application including other uses, in which case, must be limited to no greater than 45% of the total development floor area, and; May not obtain a certificate of occupancy prior to the issuance of certificate for no less than 45% of the remainder of the development. Small appliance repair. <ol style="list-style-type: none"> All repair activity shall occur within an enclosed structure; Pet Day Care. <ol style="list-style-type: none"> Shall be an accessory use to a veterinary clinic or pet store. Outside boarding and unsupervised outside activity are prohibited. Shared stormwater management facilities. <ol style="list-style-type: none"> Shall be designed as an amenity Safety fences shall be planted with vegetation equal to the fence height at plant maturity. 	<ol style="list-style-type: none"> Any use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure, as determined by the County Administrator or designee. Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.

(14) <u>Restaurants, without Drive-in Facilities</u>			
(15) <u>Retail</u>			
(16) <u>Studios for Photography, Music, Art, Dance, and Voice</u>			
(17) <u>Retail Commercial</u>			
(18) <u>Schools – All Types</u>			
(19) <u>Tailoring</u>			

DEVELOPMENT STANDARDS										
	7. Density, Intensity and Building Restrictions			8. Lot or Site Area Restrictions			9. Building Setbacks			
<i>Use Category</i>	<i>a. Allowable Densities (dwelling units/ acre)</i>	<i>b. Allowable Intensities (square feet/ acre)</i>	<i>c. Maximum Building Height</i>	<i>a. Minimum Lot Area</i>	<i>b. Lot Width</i>	<i>c. Minimum Lot Depth</i>	<i>a. Front</i>	<i>b. Side Interior</i>	<i>c. Side Corner</i>	<i>d. Rear</i>
SINGLE USE DEVELOPMENT										
<u>Single-Family Attached Residential</u>	<u>Min: 4</u> <u>Max:8</u>	<u>None</u>	<u>35 feet</u>	<u>None</u>	<u>None</u>	<u>None</u>	<u>Min: 10 feet</u> <u>Max: 15 feet</u>	<u>Min: 0 feet</u> <u>Max: 10 feet</u> <u>Adjoins RP Future Land Use Category: 25 feet min.</u>	<u>Min: 10 feet</u> <u>Max: 15 feet</u>	<u>Min: 20 feet</u> <u>Adjoins RP Future Land Use Category: 40 feet min.</u>
<u>Multi-Family Residential</u>	<u>Min: 4</u> <u>Max:8</u>	<u>None</u>	<u>35 feet</u>	<u>None</u>	<u>None</u>	<u>None</u>	<u>Min: 5 feet</u> <u>Max: 15 feet</u>	<u>Min: 10 feet</u> <u>Max: 15 feet</u> <u>Adjoins RP Future Land Use Category: 40 feet min.</u>	<u>Min: 10 feet</u> <u>Max: 15 feet</u>	<u>Min: 20 feet</u> <u>Adjoins RP Future Land Use Category: 40 feet min.</u>
<u>Non-Residential and Community Facilities</u>	<u>N/A</u>	<u>8,000 sf/ac</u>	<u>4 stories</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>Min: 5 feet</u> <u>Max: 15 feet</u>	<u>Min: Zero [abutting buildings] or 10 feet</u> <u>Max: 15 feet</u> <u>Adjoins RP Future Land Use Category: 40 feet min.</u>	<u>Min: Zero</u> <u>Max: 15 feet</u>	<u>Min: 20 feet</u> <u>Adjoins RP Future Land Use Category: 40 feet min.</u>

MIXED-USE DEVELOPMENT										
Mixed-Use Development	Min: 4 Max:8	10,000 sf/ac	4 stories	N/A	N/A	N/A	Min: 5 feet Max: 15 feet	Min: Zero [abutting buildings] or 10 feet Max: 15 feet Adjoins RP Future Land Use Category: 40 feet min.	Min: 10 feet Max: 15 feet	Min: 20 feet Adjoins RP Future Land Use Category: 40 feet min.

1

10. Building Size Standards		
Use Category	a. Maximum Building Footprint	b. Maximum building floor area per structure
Single-Family Attached Residential	N/A	N/A
Multi-Family Residential	15,000 sq. ft.	N/A
Non-Residential and Community Facilities	Standard: 8,000 sq ft.	Standard: 14,000 sq ft.
Mixed-Use Development	Standard: 10,000 sq ft.	Standard: 30,000 sq ft.

2

<p>11. Mixed Use Incentive qualifications. Developments incorporating both residential and non-residential uses within a single development application or those which retrofit an existing development to include both residential and non-residential uses, qualify for additional density and intensity provided for mixed-use development, pursuant to the following criteria:</p> <ol style="list-style-type: none"> At the completion of all development phases, no less than 20% of the gross floor area within the development is devoted to either residential use or non-residential use; The development consists of a mixture of uses within a single building or within multiple adjacent buildings, wherein the different uses are located no further than 200 feet apart; and, The development application must provide a common plan for the development of all included parcels, including shared infrastructure.

<p>12. Access Management:</p> <ul style="list-style-type: none">a. <u>Direct access to an arterial roadway or major collector shall be limited and provided via public right-of-way.</u>b. <u>There shall be no more than one public right-of-way connection to an arterial roadway and to each adjacent collector street per each nodal quadrant; until such time as a street system is created to provide access to all parcels adjoining the adjacent arterial roadway or the adjacent collector street, individual properties may obtain access, if needed, on a temporary basis.</u>c. <u>Applicants for development shall enter an agreement to cooperate in any future project to consolidate access points or to share access with abutting properties as opportunities arise.</u>
<p>13. Blocks, Frontage, & Sidewalks.</p> <p><u>Street design and layout shall support an interconnected street network and pattern of a scale conducive to pedestrian and bicycle use.</u></p> <ul style="list-style-type: none">a. Block Length: <u>Long side: 600 feet maximum, except where divided by a mid-block pedestrian crossing or alley, in which case, maximum block length may be 850 feet. Short side: Distance may vary between 200 and 400 feet to accommodate environmental and physiographic limitations.</u>b. Mid-block Pedestrian Crossings: <u>A publicly accessible pedestrian crossing shall be provided for blocks with a length greater than 600 feet on one or more sides.</u>c. Sidewalk width and placement: <u>Frontage sidewalks shall be a minimum of eight feet in width. All other sidewalks shall be no less than five feet in width.</u>d. Pedestrian weather protection: <u>Where practical, non-residential and mixed-use buildings shall provide weather protection – arcade, awning, etc. – along the frontage sidewalk extending at least three feet.</u>e. Alternative Surface Material: <u>Use of distinctive paving texture, type, and color for transitions between neighborhoods and within pedestrian areas is encouraged. Interconnections between neighborhoods should also be distinguished through the use of vertical architectural elements, such as archways, gateways, or bollards.</u>
<p>14. Street Trees.</p> <p><u>All development or redevelopment shall incorporate street trees within the right-of-way, preferably between the back of curb and sidewalk.</u></p> <ul style="list-style-type: none">a. <u>Street trees shall be planted between 20-30 feet on center, except when a greater distance may be required to avoid conflict with visibility, street lamps, utilities, or safety issues would be compromised with the required location.</u>b. <u>A minimum planting strip of six (6) feet shall be provided between the back of curb and sidewalk, except where on-street parking is provided and tree wells or planters are more appropriate.</u>c. <u>Tree selection and location shall be approved by the local utility provider and shall be no higher than 20 feet at maturity when located beneath power lines.</u>
<p>15. Parking.</p> <ul style="list-style-type: none">a. Location: <u>Parking shall not be located between the building façade and the right-of-way, and shall be located on-street, internal to the block, or to the rear of structures. Where site constraints necessitate, up to 25% of required parking may be permitted to the side of buildings.</u>b. On-street parking: <u>All streets created or expanded in association with development in this district shall be designed to accommodate on-street parking.</u>c. Quantity: <u>On-site parking shall be limited to a range of 40% to 70% of the general parking standard set forth in Section 10-7.545, Schedule 6-2. On-street parking, provided on adjacent rights-of-way within the LPN zoning district without crossing an arterial or collector street may be counted towards meeting the parking requirement. Shared parking may also count toward the requirement.</u>d. Size: <u>Individual off-street surface parking lots shall not exceed 0.75 acre.</u>
<p>16. Building Position.</p> <ul style="list-style-type: none">a. Orientation: <u>The principal building entryway shall be oriented to the street, other than an arterial roadway, and be designed to provide direct pedestrian access from that street. Where buildings are equidistant to two or more streets, the principal entryway may be located on either street. Buildings may be oriented toward the arterial roadway so long as there is a parallel street located between the arterial roadway and the building.</u>b. Encroachments: <u>Porches, balconies, patios, pedestrian weather protection features and other like architectural features may encroach into 50% of the front setbacks. Seating within the required yard setbacks shall be allowed. Encroachments – permanent and temporary – shall not result in a constrained pedestrian passageway of less than five feet in width.</u>
<ul style="list-style-type: none">a. Building Façade Length. <u>Non-residential and mixed-use building façades along any public street frontage shall not exceed 100 feet, unless vertical structural elements and functional entrance doors divide that façade no less than every 50 feet.</u>

<p>b. Transparency. Adjacent to streets, sidewalks, and publicly accessible parking areas, non-residential and mixed-use buildings shall provide a minimum façade transparency of 50% at pedestrian level – between 2 and 8 feet above finished grade – and residential buildings shall provide a minimum façade transparency of 25% at pedestrian level.</p>
<p>c. Building materials. i. The following materials are prohibited: corrugated metal, standing seam, or v-crimp metal sheeting exterior walls or wall coverings. ii. The use of vinyl siding may not comprise more than 20% of any wall plane.</p>
<p>d. Roof types: i. All roof types are allowed. The use of gable roofs, cross gable roofs, and dormers are encouraged for buildings of two stories or less. ii. Flat roofs shall provide horizontal articulation with a building cap at the top of the building base and/or incorporate the use of parapets.</p>
<p>22. Buffering, fencing, and screening. a. Buffer Zone Standards: Buffering is not required between uses in the LPN zoning district. Where development abuts Residential Preservation future land use areas, the landscape buffer standards of Section 10-7.522 shall apply. b. Fencing: Chain link fencing visible from public right-of-way or property is prohibited, unless screened by vegetation that covers completely at plant maturity. c. Screening of service connections and facilities: Outdoor service areas – loading docks, trash collection, outdoor storage, mechanical equipment – shall be mitigated by the use of screening material consistent with the materials and design treatments of the primary facade of the primary building and/or evergreen landscape plant material. i. Landscape plans shall provide sight lines for natural surveillance between 3 and 8 feet above grade. ii. The service areas shall not be within 50 feet of any adjoining residential property. iii. The service areas shall be screened with vegetation and fences/ masonry walls that are of sufficient height (min. 6') and opacity (min. 50%) to screen from nearby streets and residential areas. Fences or masonry walls shall be constructed with materials that are incorporated in the design of the principal building. iv. Above-ground utility boxes visible from the street shall be screened with landscaping on at least two sides, thereby preserving access for the utility provider. d. Off-street parking–Landscaping: A minimum 10-foot wide landscaping strip shall line the perimeter of surface parking lots, and shall be landscaped with one canopy tree per 20 linear feet of frontage and a continuous row of shrubbery not to exceed three feet at maturity. e. Required Landscaping–Alternative Compliance Methods. Development is encouraged to utilize the site design alternatives set out in Section 10-4.346 and 10-4.350.</p>
<p>23. Lighting: a. Intensity limits. Lighting levels at the property line as measured at 6 feet above ground level shall not exceed 0.5 foot-candles. The foot-candle average in on-site parking lots should not exceed 2.0 foot-candles. The recommended maximum uniformity ratio (average: minimum light level) is 4:1. b. Light fixture types and location: i. “Shoebox” and “Cobrahead” lights are prohibited. ii. All light fixtures shall be full cut-off type fixtures and direct light internal to the site. iii. Individual light poles and wall mounted light fixtures shall be no taller than 20 feet above grade. Wall mounted light fixtures shall be placed no closer than every 25 feet along the façade. Lighted bollards are encouraged along pedestrian routes.</p>

24. Signage.

All signs shall comply with the County sign code and requirements set out in this section; where conflicts occur, the most restrictive standard applies.

- a. **Prohibited Signs:** Roof signs, billboard signs, pole signs, signs that rotate or are in motion, including animated signs, are not allowed in this district.
- b. One free-standing monument ground sign of no greater than 80 square feet display area per side, with no more than two sides, may be provided for each tenant. Properties shall be entitled to one ground sign per 500 feet of frontage.
- c. **Maximum height** of monument signs shall not exceed six feet above grade for single tenant structures and shall not exceed 15 feet above grade for multiple tenant structures.
- d. Monument ground signs shall incorporate the same exterior materials as the principal structure, and should utilize exterior finish of metal, wood, or masonry materials.
- e. Two on-site directional signs, not to exceed 4 square feet each, shall be allowed per tenant. Such signs are intended for navigational purposes and shall be free of logos, advertisements, badges, or slogans.
- f. **Sign Illumination:**
 - i. Prohibited lighting: Flashing, rotating, pulsing, search, laser, or lights moving in any manner.
 - ii. Ground sign lighting: Ground signs are encouraged to be illuminated with an opaque field and letters of a lighter tone to control glare.
 - iii. Wall sign lighting: Wall mounted signs shall be internally illuminated or externally illuminated with full cut off-type light fixtures directed downward.

25. Stormwater Management Facilities.

- a. All development and redevelopment within the LPN district shall require volume control. Stormwater runoff volumes in excess of the pre-development runoff volume shall be retained for all storm events up to a 100-year, 24-hour duration storm. Recovery of the retention volume shall comply with one of the following:
 - i. **Option 1** - On the basis of a subsurface geotechnical analysis demonstrate the functionality of the retention facility through a continuous hydrologic simulation. The analysis shall clearly demonstrate that the increase in runoff volume above the predevelopment condition is retained within the on-site stormwater facility. Additionally, the rate of discharge shall not exceed predevelopment rates for all duration and return frequencies up to and including the 25-year critical duration storm. The continuous hydrologic simulation can be accomplished by developing a stage/storage/infiltration relationship based on the proposed retention facility configuration and reported design infiltration rate. This relationship can be used to model the retention facility over an extended period of rainfall.
 - ii. **Option 2** - One-half the required pond volume shall be recovered within seven days, and the full volume shall be recovered within 30 days.
- b. Whenever possible, Low Impact Development (LID) techniques such as rain gardens and bio-retention swales are encouraged to allow stormwater infiltration to occur as close to the source as possible. A decentralized stormwater management design which disperses stormwater facilities across the site rather than to a centralized treatment facility is encouraged.
- c. Landscape vegetation shall be incorporated around the perimeter of the stormwater facility, which at maturity will visually conceal required fencing.
- d. Landscape plants should be native. A minimum of four different species of trees and shrubs shall be utilized. Stormwater management facilities shall incorporate appropriate tree and plant species that take into account the soil, hydrologic, and other site and facility conditions. Existing vegetation should be incorporated into the facility design where possible.
- e. Existing non-residential uses within the Lake Protection land use category that meet all water quality standards for their respective use, as specified within the land development regulations, will be considered permitted uses.

26. Facility Accommodation Credit Exchange.

Where land area is dedicated to the State, Leon County, or City of Tallahassee for public facility development, the associated development rights may be transferred in whole or part to any other parcel within the LPN district. The resulting density and intensity shall not be greater than 200% of the amount which would otherwise be authorized to be developed.

27. Sidewalks.

Sidewalks shall be provided in the LPN district consistent with the provisions of Sec. 10-7.529. For clustered subdivision, all required sidewalks shall connect to existing and proposed sidewalks to the maximum extent possible. Multi-use trails designed for non-motorized vehicles and pedestrians are also encouraged in the LPN district to promote connectivity and to reduce automobile dependency.

GENERAL NOTES:

- 1. Central sanitary sewer is required within LPN.
- 2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.

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- 1 3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, schools, parks, etc.).
- 2 4. 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
- 3 (Subdivision 3 of Division 5 of Article VII).
- 4
- 5

1 **SECTION 3.** Section 10-7.529 of Article VII of Chapter 10 of the Code of Laws of Leon County,
2 Florida, entitled "General requirements for sidewalks with new development; fee in-lieu of
3 sidewalk construction," is hereby amended to read as follows:
4

5 **Sec. 10-7.529. General requirements for sidewalks with new development; fee in-lieu of**
6 **sidewalk construction.**

7 (1) *Purpose and intent.* Within the urban services area, new development shall be designed
8 and constructed to facilitate pedestrian mobility in and between residential developments;
9 between residential development and nearby businesses, recreational opportunities, and
10 community facilities; and, to connect places of business to one another and to residential
11 developments.
12

13 (2) *Objective.* New development shall be designed to implement a pedestrian mobility system
14 that facilitates access to residential development, business establishments, community
15 facilities and other nonresidential land uses, and, provides safe and convenient linkage
16 between developments and between the public and private street system.
17

18 (3) *Specific requirements for sidewalks.*
19

20 (a) Along adjacent streets and rights-of-way. Within the urban services area, all new
21 development, as well as reconstruction, expansion, and extension, as defined in
22 article VI, division 3, shall provide sidewalks along all public and private streets
23 adjoining the development. However, no sidewalks shall be required if the
24 expansion, reconstruction, or renovation is less than 1,000 square feet. Said
25 exemption shall only be available once per subject property, and shall be expressly
26 conditioned upon the fee simple title holder's (and any lien holder) execution of a
27 document providing for sidewalk easement if and when the sidewalk is ultimately
28 constructed by a third-party or a governmental entity. The sidewalk shall be located
29 as follows: when sufficient right-of-way exists, the sidewalk shall be located within
30 the public right-of-way; when sufficient right-of-way does not exist, the sidewalk
31 shall be located at an alternative location parallel to the right-of-way or elsewhere
32 on the development property, if approved by the county engineer. For those
33 developments where sidewalks cannot be located within the public right-of-way, the
34 developer must provide and record in the public records of Leon County, Florida, all
35 easements necessary to guarantee public access to the sidewalk.
36

37 (b) Linking pedestrian on-site destinations and adjacent rights-of-way. Within the urban
38 services area, nonresidential and multifamily residential development shall provide
39 safe and efficient sidewalk linkages between building entrances and parking areas,
40 adjacent portions of the development, and adjacent rights-of-way. At least one
41 accessible route in accordance with the Florida Accessibility Code shall connect
42 buildings to parking areas and adjacent rights-of-way.
43

44 (c) *Linking adjacent development.* In addition to the requirements of paragraph (2),
45 within the urban services area, both commercial and office development shall
46 provide internal sidewalk interconnection between adjacent commercial and office
47 development. This requirement does not apply to the following development
48 proposals: (i) where the building entrance is located within 30 feet of a sidewalk
49 along an adjacent right-of-way serving both developments, (ii) where the length of
50 the common property boundary of the two adjacent developments is less than 50
51 feet, (iii) where construction or use of the sidewalk would have an adverse impact
52 upon a preservation area, as defined in article VI, or (iv) where a sidewalk would
53 create a safety hazard.
54

55 (d) *Along new streets.* Within the urban services area, sidewalks shall be constructed
56 on both sides of all new arterial and collector streets. Sidewalks shall be

1 constructed on at least one side of all other new streets within residential and
2 nonresidential subdivisions.

3
4 (e) *Design and construction standard.* Sidewalks shall be installed and constructed in
5 accordance with the requirements and specifications of the county engineer.

6
7 (f) *Exemptions.* Sidewalks shall not be required in association with new residential
8 development within the Lake Protection zoning district provided that: (i) the
9 development does not utilize the cluster option described in Sec. 10-6.616, or
10 (ii) the development is not connected to a central sewer service, or (iii) there are
11 no existing or planned sidewalk facilities adjacent to the development site, or
12 (iv) the development is not adjacent to a zoning district that requires sidewalks.

13
14 (4) *Fee in-lieu of sidewalk construction authorized.* In those instances where the development
15 review committee determines, pursuant to the satisfaction of applicable criteria set out herein,
16 that the construction of a sidewalk required by section 10-7.502(b)(2) is inappropriate or
17 unnecessary, the applicant for the development or subdivision shall be required to pay, into
18 the applicable sidewalk area trust fund, a fee in-lieu of providing the sidewalk.

19
20 (5) *Fee in-lieu of sidewalk construction - process and criteria for approval.* In order to approve
21 payment of a fee-in-lieu of sidewalk construction, the developer shall submit a formal request
22 with sufficient documentation to the development review committee, which shall approve the
23 request if it finds that one or more of the following criteria have been met:

- 24
25 (a) The location of the sidewalk would likely create a significant safety hazard; or
26
27 (b) Construction or subsequent use of the sidewalk would have an adverse impact
28 upon a preservation area, as defined in article X; or
29
30 (c) Construction of the sidewalk has already been scheduled by its inclusion in the
31 approved transportation improvement plan, the approved capital budget, a state- or
32 federally-funded project, or a development agreement executed pursuant to F.S. §
33 163.3221; or
34
35 (d) The construction of sidewalks is not warranted at the time of development due the
36 presence of safety hazard or environmental limitations off-site that would likely
37 preclude the extension of sidewalks to the affected development site; or
38
39 (e) The affected development site lies within a subdivision recorded prior to August 1,
40 2006, that does not presently have sidewalks; or
41
42 (f) The construction of a sidewalk from the interior of the site connecting to the public
43 sidewalk system along and parallel to street frontage, when the site is located
44 within a the M-1, I, or PUD zoning district and principal use is proposed to be
45 industrial or warehousing, and such sidewalk would not be warranted at the time of
46 development due to projected low pedestrian accessibility demand.

47
48 (6) *Payment of fee in-lieu.* In those instances where the entity with authority to approve a
49 proposed development or subdivision authorizes payment of a fee in-lieu of sidewalk
50 construction, the following provisions shall apply:

- 51
52 (a) The developer shall pay a fee in-lieu to the sidewalk area trust fund account,
53 applicable based upon project location, prior to receiving final approval for the
54 development;

1
2 (b) The fee shall be adopted by resolution of the Board of County Commissioners.
3

4 (7) *Appropriation of fees paid in-lieu of sidewalk construction.* To facilitate the equitable and
5 efficient expenditure of fee revenues for the exclusive purpose of improvements to the
6 pedestrian mobility system within the area of affected development projects, there are hereby
7 established the following Leon County Sidewalk Trust Fund Areas:
8

9 *Trust fund area 1:* That portion of county commission district 1, not including that area within
10 the corporate limits of any municipality, located within the urban services area, as of July 31,
11 2004;
12

13 *Trust fund area 2:* That portion of county commission district 2, not including that area within
14 the corporate limits of any municipality, located within the urban services area, as of July 31,
15 2004;
16

17 *Trust fund area 3:* That portion of county commission district 3, not including that area within
18 the corporate limits of any municipality, located within the urban services area, as of July 31,
19 2004;
20

21 *Trust fund area 4:* That portion of county commission district 4, not including that area within
22 the corporate limits of any municipality, located within the urban services area, as of July 31,
23 2004; and,
24

25 *Trust fund area 5:* That portion of county commission district 5, not including that area within
26 the corporate limits of any municipality, located within the urban services area, as of July 31,
27 2004.
28

29 Fees collected pursuant to this section shall be held in an account for that trust fund area in
30 which the affected development project is located; shall be expended only for the purpose of
31 improvements to the pedestrian mobility system within that trust fund area; and, may not be
32 combined with the assets of any other trust fund area account, except when used for
33 improvements to the pedestrian mobility system facilities extending into two or more trust fund
34 areas, in which case only those assets necessary for the improvements may be combined. Any
35 fees paid in-lieu of sidewalk construction associated with an individual development project not
36 expended within a period of seven years from the date of collection shall be refunded to the
37 payer.
38

39 (8) *Interpretation.* The directors of the departments of development support and
40 environmental management and public works or their designees shall be authorized to
41 administer and provide interpretations regarding the implementation and administration of this
42 section.
43

44 (Ord. No. 07-20, § 2, 7-10-07; Ord. No. 08-03, § 20, 1-29-08; Ord. No. 10-06, § 1, 3-23-10; Ord. No.
45 13-06, § 15, 3-12-13)

46 **SECTION 4. Conflicts.** All ordinances or parts of ordinances in conflict with the provisions of
47 this Ordinance are hereby repealed to the extent of such conflict, as of the effective date of this
48 Ordinance, except to the extent of any conflicts with the Tallahassee-Leon County
49 Comprehensive Plan, as amended, which provisions shall prevail over any parts of this
50 Ordinance which are inconsistent, either in whole or in part, with the Comprehensive Plan.
51

52 **SECTION 5. Severability.** If any section, subsection, sentence, clause, phrase or portion of this
53 article is for any reason held invalid or unconstitutional by any court of competent jurisdiction,
54 such portion shall be deemed a separate, distinct, and independent provision and such holding
55 shall not affect the validity of the remaining portions of this Ordinance.
56

57 **SECTION 6. Effective date.** This ordinance shall be effective according to law.

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DULY PASSED AND ADOPTED BY the Board of County Commissioners of Leon County, Florida, this ____ day of _____, 2015.

LEON COUNTY, FLORIDA

BY: _____
MARY ANN LINDLEY, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

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

BY: _____

APPROVED AS TO FORM:
LEON COUNTY ATTORNEY'S OFFICE

BY: _____
HERBERT W.A. THIELE, ESQ.
COUNTY ATTORNEY


**Leon County
Board of County Commissioners**

Notes for Agenda Item #7

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

May 26, 2015

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Request to Schedule Two Public Hearings to Consider Proposed Revisions to the Leon County Land Development Code to Amend the Rural Zoning District for June 9 and July 7, 2015 at 6:00 p.m.

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator David McDevitt, Director, Development Support and Environmental Management
Lead Staff/ Project Team:	Ryan Culpepper, Director, Development Services

Fiscal Impact:

This item has no fiscal impact to the County.

Staff Recommendation:

Option #1: Schedule two required Public Hearings to consider proposed revisions to the Leon County Land Development Code to amend the Rural Zoning District (Attachment #1) for June 9 and July 7, 2015 at 6:00 p.m.

Report and Discussion

Background:

The proposed Ordinance to amend the Rural zoning district (Sec. 10-6.612, Land Development Code) is in response to direction by the Board, as well as response to proposed amendments to the Rural Future Land Use (FLU) Category (Attachment #1). On September 23, 2014, the Board approved a Settlement Agreement as a result of litigation involving the Keep It Rural Coalition (KIRC), Thelma Crump, and Leon County concerning a proposed development within the Rural zoning district. One of the terms of the Settlement Agreement required the County to consider amendments to the Rural Future Land Use (FLU) category to determine whether commercial development was appropriate on properties designated “Rural” on the Future Land Use Map of the Comprehensive Plan. An application for a Comprehensive Plan Amendment to the Rural FLU Category was submitted by the KIRC on September 26, 2014. The amendments also address the Board’s Strategic Initiative to “protect the rural character of our Rural Land Use Category,” adopted by the Board on January 27, 2015. Additional amendments to the Definitions and Commercial Site Location Standards of Chapter 10 are necessary in order to fully implement the above changes to the Rural zoning district.

This proposed Ordinance is essential to the following revised FY2012-2016 Strategic Initiative that the Board approved at their January 27, 2015 meeting:

- Protect the rural character of our Rural Land Use Category (2015)

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

- Support the preservation of strong neighborhoods through appropriate community planning, land use regulations, and high quality provision of services. (Q6, 2012)
- Further create connectedness and livability through supporting human scale infrastructure and development, including: enhancing our multimodal districts. (Q7, 2012)

Analysis:

Definitions. (Sec. 10-1.101)

This section of the Leon County Land Development Code (LDC) contains the definitions of terms and phrases commonly utilized in the remaining sections of Chapter 10. This section is proposed for amendment to include three new definitions intended to assist in the implementation of amendments to the Rural zoning district. The three new definitions are as follows:

- *Agritourism* – shall mean any agricultural related activity consistent with a bona-fide farm or ranch or in a working forest, which allows members of the general public to view or enjoy activities related to farming, ranching, historical, cultural, or harvest-your-own attractions for recreational, entertainment or educational purposes.

- *Ecotourism* – shall mean tourism that focuses on the appreciation of natural areas, wildlife, or cultural and historical resources and strives to minimize ecological impact or damage. This nature-based tourism involves education and interpretation of the natural environment and is managed to be ecologically sustainable. Activities may include cycling, camping, fishing, hunting, paddling, hiking, birding, visiting scenic by-ways, agritourism, and wildlife viewing.
- *Natural resource based activities* – shall mean activities directly dependent upon naturally occurring resources, such as minerals, forests, water, and fertile land. These activities include, but are not limited to, farming, forestry, grazing, mining, hunting, and fishing.

In developing language for the LDC to implement the proposed amendments, these activities were identified as uses that would be consistent with the intent of the Rural FLU category and implementing zoning district. Neither term is currently defined in the Comprehensive Plan, although these terms will be included with the proposed Comprehensive Plan amendment for the Rural FLU category. The inclusion of these definitions furthers the intent of the Rural zoning district to provide non-residential uses that are functionally related to and supportive of agriculture, silviculture and other uses that rely on the naturally occurring resources on a site.

Rural Zoning District (Sec. 10-6.612)

On September 2, 2014, the Board adopted amendments (Ordinance 14-14) to the LDC to revise the Rural zoning district. These revisions further limited the location of minor commercial activity within the Rural zoning district by reducing the number of intersections eligible for minor commercial development from over 200 intersections to approximately 26 intersections. Subsequently, the Settlement and Forbearance Agreement, hereinafter referred to as “Agreement,” was approved by the Board on September 23, 2014 (Attachment #2). The Agreement terms required the County to remove specific land uses from the Rural zoning district, namely gas stations, fuel oil dealers, and liquefied petroleum gas dealers.

On December 9, 2014, the Board adopted Ordinance 14-17 amending the Rural zoning district to remove those referenced uses from the list of allowable land uses. The terms of the Agreement also required the County to consider an amendment to the Rural FLU category to evaluate whether commercial development was appropriate in the Rural zoning district. In addition, on January 27, 2015, the Board ratified actions taken at their December 8, 2014 Board Retreat, which included adopting a new Strategic Initiative to “protect the rural character of our Rural land use category.”

An application to amend the Rural FLU category (PCT150105) has been filed and is currently under consideration. The proposed Comprehensive Plan amendment to the Rural FLU was reviewed by the Local Planning Agency at a workshop on March 30, 2015, and at a Public Hearing on April 6, 2015. The proposed Comprehensive Plan amendment received approval for transmittal at a Joint City-County Transmittal Public Hearing on April 14, 2015, and has subsequently been scheduled for a Joint City-County Adoption Public Hearing on May 26, 2015.

The proposed Comprehensive Plan amendments to the Rural FLU will require a corresponding amendment to the Rural zoning district of the LDC.

Staff has collaborated with the representatives of KIRC to draft new language for the Rural FLU, as well as the implementing provisions in the LDC for the Rural zoning district. This new language is consistent with the intent of KIRC to “protect and enhance the rural areas” and “promote agricultural land uses, as well as preserve its natural resources.” In general, the provisions specifically allow agriculture, silviculture, and natural resource-based uses while continuing to note that residential development is limited to one dwelling unit per 10 acres. The provisions specifically prohibit uses that are not functionally related to or supportive of agriculture, such as convenience stores, gas stations, and manufacturing.

A key component of the change is allowing retail uses as part of a bona fide agricultural operation, provided the retail uses are functionally related to or supportive of the primary agriculture, silviculture, or natural resource based use. Bona fide agricultural operations will be those operations that have an agricultural exemption through the Florida Department of Agriculture. This change would potentially allow commercial uses at locations other than intersections, which have traditionally been where commercial uses in the Rural area have been located. However, some commercial activity will continue to be located at the intersection of arterial/arterial or arterial/major collector roadways.

Staff notes that the Florida Right to Farm Act preempts local governments from adopting land development standards and regulations for agricultural uses (Attachment #3). Florida Statute 823.14 states the following:

“...a local government may not adopt any ordinance, regulation, rule, or policy to prohibit, restrict, regulate, or otherwise limit an activity of a bona fide farm operation on land classified as agricultural land.”

The Florida Right to Farm Act specifically addresses agricultural uses/activities such as, but not limited to, farm stands as “farm operations,” and exempts them from local regulation. Farm operation is defined in the Act as:

“all conditions or activities by the owner, lessee, agent, independent contractor, and supplier which occur on a farm in connection with the production of farm, honeybee, or apiculture products and includes, but is not limited to, the marketing of produce at roadside stands or farm markets...”

By exempting bona fide agricultural uses and farm operations governed by the Florida Right to Farm Act, allowable non-residential uses are proposed to be limited to the intersection of major collector/arterial or arterial/arterial designated roadways. This further limits the location of allowable non-residential uses and provides greater certainty and predictability regarding where those uses can occur in the Rural areas.

Commercial Site Location Standards (Sec. 10-6.619)

The commercial site location standards currently apply to those sites located in the Rural, Urban Fringe, Activity Center, Rural Community, Lake Protection, Residential Preservation, Lake Talquin/Urban Fringe, and Industrial zoning districts. These standards are intended to direct development towards intersections and prevent strip commercialization.

This section classifies commercial development into three categories:

1. minor commercial;
2. neighborhood commercial; and
3. regional commercial.

Minor commercial, which is the least intensive commercial classification, is generally associated with the sale of convenience goods and services to the immediate residential area, while regional commercial is generally associated with major shopping centers.

Currently, within the Rural zoning district, non-residential uses generally must comply with minor commercial location standards. However, with the proposed amendments to the Rural FLU, and more specifically the Rural zoning district, the location and development standards for non-residential in the Rural area will be provided for within the Rural zoning district regulations. Therefore, references to Rural in the commercial site location standards of Sec. 10-6.619 are no longer necessary and are proposed for removal. No further changes to this section are proposed.

Staff provided the proposed Ordinance to the DSEM Citizen's User Group, hereinafter referred to as "User Group," for review and recommendations at their April 23, 2015 meeting. During the meeting, the User Group noted the following: 1) whether "equestrian" uses would be allowed; 2) whether a shooting range would be allowed; 3) whether the number of sites per acre for recreational vehicle campgrounds was too intense; and, 4) whether the Right to Farm Act needed to be clarified further in the Ordinance. Ultimately, the User Group recommended approval of the proposed Ordinance.

Subsequent to the User Group meeting, staff met with KIR to address the User Group comments and determined that equestrian uses should be considered restricted uses. Therefore, "riding academies/livery or boarding stables" is now listed in the restricted uses subsection. Staff also worked with KIR to determine a more compatible intensity standard for recreational vehicle campgrounds and settled on a reduction from 10 sites per acre to five sites per acre. In regards to clarification of the Right to Farm Act, staff determined that the provision was adequately clarified in the proposed Ordinance and that no further changes were necessary. The possibility of proposing shooting ranges as an allowable use in the Rural zoning district will require additional research, and therefore, has not been addressed in the attached draft Ordinance. However, it is anticipated this issue will be resolved and a recommendation provided to the Board at the first Public Hearing on the proposed Ordinance. Staff is researching how other jurisdictions are addressing this specific issue.

Title: Request to Schedule Two Public Hearings to Consider Proposed Revisions to the Leon County Land Development Code to Amend the Rural Zoning District for June 9 and July 7, 2015 at 6:00 p.m.

May 26, 2015

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Lastly, the Planning Commission will consider the proposed Ordinance at a Public Hearing during their June 2, 2015 meeting. The recommendations from the Planning Commission will be provided at the Board's first Public Hearing.

Options:

1. Schedule two required Public Hearings to consider proposed revisions to the Leon County Land Development Code to amend the Rural Zoning District (Attachment #1) for June 9 and July 7, 2015 at 6:00 p.m.
2. Do not schedule the two required Public Hearings to consider proposed revisions to the Leon County Land Development Code to amend the Rural Zoning District for June 9 and July 7, 2015 at 6:00 p.m.
3. Board direction.

Recommendation:

Option #1.

Attachments:

1. Proposed Ordinance
2. Settlement and Forbearance Agreement
3. Florida Statute 823.14 (Florida Right to Farm Act)

ORDINANCE NO. 15- _____

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2
3 AN ORDINANCE OF THE BOARD OF COUNTY
4 COMMISSIONERS OF LEON COUNTY, FLORIDA; AMENDING
5 CHAPTER 10, THE LAND DEVELOPMENT CODE, OF THE
6 CODE OF LAWS OF LEON COUNTY, FLORIDA; AMENDING
7 SECTION 10-1.101, DEFINITIONS; AMENDING SECTION 10-
8 6.612, RURAL ZONING DISTRICT; AMENDING SECTION 10-
9 6.619, COMMERCIAL SITE LOCATION STANDARDS;
10 PROVIDING FOR CONFLICTS; PROVIDING FOR
11 SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.
12

13 WHEREAS, the intent of the Rural Zoning District is to maintain and promote agriculture,
14 silviculture and natural resource based activities, to preserve natural systems and ecosystem
15 functions and to protect the scenic vistas and pastoral development patterns that typify Leon
16 County's rural areas; and
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18 WHEREAS, the Ordinance will protect and enhance the Rural area as an amenity; and,
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20 WHEREAS, the Ordinance allows for the development of residential and non-residential
21 uses compatible with agricultural, silvicultural and other natural resource based activities; and,
22

23 WHEREAS, the implementing regulations for the Rural Zoning District are located in
24 Chapter 10 of the Leon County Code of Laws; and,
25

26 WHEREAS, amendments to the applicable provisions of Chapter 10 will be required to
27 maintain consistency with the Comprehensive Plan; and,
28

29 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY,
30 FLORIDA:
31

32 **SECTION 1.** Section 10-1.101 of Article I of Chapter 10 of the Code of Laws of Leon County,
33 Florida, entitled "Definitions" is hereby amended to include the following new definitions:
34

35 **Sec. 10-1.101. Definitions.**
36

* * *

37 *Agritourism* shall mean any agricultural related activity consistent with a bona-fide farm or
38 ranch or in a working forest which allows members of the general public to view or enjoy
39 activities related to farming, ranching, historical, cultural or harvest-your-own attractions for
40 recreational, entertainment or educational purposes.
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42 *Ecotourism* shall mean tourism that focuses on the appreciation of natural areas, wildlife or
43 cultural and historical resources and strives to minimize ecological impact or damage. This
44 nature-based tourism involves education and interpretation of the natural environment and is
45 managed to be ecologically sustainable. Activities may include cycling, camping, fishing,
46 hunting, paddling, hiking, birding, visiting scenic by-ways, agritourism, and wildlife viewing.
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48 *Natural resource-based activities* shall mean activities directly dependent upon naturally
49 occurring resources, such as minerals, forests, water, and fertile land. These activities
50 include, but are not limited to, farming, forestry, grazing, mining, hunting and fishing.
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* * *

SECTION 2. Section 10-6.612 of Article VI of Chapter 10 of the Code of Laws of Leon County, Florida, entitled "Rural zoning district," is hereby amended to read as follows:

Sec. 10-6.612. Rural zoning district.

~~(a) Purpose and intent.~~ This section applies to the rural zoning district which includes undeveloped and nonintensively developed acreage remotely located away from urbanized areas containing majority of county's present agricultural, forestry and grazing activities. Land use intensities associated with urban activity are not anticipated during the time frame of the Comprehensive Plan, due to lack of urban infrastructure and services. Very low residential density (one unit per ten acres) and small scale commercial activities designed to service basic household needs of area residents are allowed as are passive recreational land uses. Industrial and ancillary commercial land uses associated directly with the timbering and/or agribusiness are permitted. This district is intended to maintain and promote present and future agricultural and silvicultural uses and to prohibit residential sprawl into remote areas lacking basic urban infrastructure and services.

~~(b) Allowable uses.~~ For the purpose of this article, the following land use types are allowable in this zoning district and are controlled by the land use development standards of this article, the Comprehensive Plan and chart of permitted uses.

- ~~(1) — Agricultural.~~
- ~~(2) — Minor commercial.~~
- ~~(3) — Low-density residential.~~
- ~~(4) — Passive recreation.~~
- ~~(5) — Active recreation.~~
- ~~(6) — Community services.~~
- ~~(7) — Light infrastructure.~~
- ~~(8) — Heavy infrastructure.~~
- ~~(9) — Post-secondary.~~

~~(c) List of permitted uses.~~ Some of the uses on these schedules are itemized according to the Standard Industrial Code (SIC). Allowable uses, appropriate permit level and applicable development and locational standards in the rural zoning district are as follows:

P = Permitted use R = Restricted use S = Special exception

Legend					
Ag	=	Agricultural	CS	=	Community services
MC	=	Minor commercial	LI	=	Light industrial
LR	=	Low-density residency	LF	=	Light infrastructure
PR	=	Passive recreation	HLF	=	Heavy infrastructure
AR	=	Active recreation			

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SIC Code	Name of Use	Development and Locational Standards							
		Ag	MC	LR	PR	AR	GS	LI	HLF
	RESIDENTIAL								
	Dwelling, one-family	P		P					
	Dwelling, two-family	P		P					
	Dwelling, mobile home	P		P					
	AGRICULTURE, FORESTRY, AND FISHING								
01	Agricultural production—Crops	P							
0181	Ornamental nursery products	P							
02	Agricultural production— Livestock	P							
074	Veterinary services	P	P						
0781	Landscape counseling and planning	R							
092	Fish hatcheries and preserves	P							
	MINING								
144	Sand and gravel	S							
145	Clay, ceramic, and refractory minerals	S							
	MANUFACTURING								
201	Meat products	R							
202	Dairy products	R							
203	Preserved fruits and vegetables	R							
204	Grain mill products	R							
205	Bakery products	R							
206	Sugar and confectionery products	R							
21	Tobacco products	R							
24	Lumber and wood products	R							
	TRANSPORTATION AND PUBLIC UTILITIES								
401	Railroads						S		S
43	Postal service		P						
4513	Air courier services								S

458	Airports, flying fields and services								S
483	Radio and television broadcasting						R		
	WHOLESALE TRADE								
503	Lumber and construction materials	S							
515	Farm-product raw materials	P							
	RETAIL TRADE								
525	Hardware stores		R						
526	Retail nurseries and garden stores		R						
533	Variety stores		R						
539	Misc. general merchandise stores		R						
541	Grocery stores		R						
542	Meat and fish markets		R						
543	Fruit and vegetable markets		R						
544	Candy, nut and confectionery stores		R						
545	Dairy products stores		R						
546	Retail bakeries		R						
553	Auto and home supply stores		R						
554	Gasoline service stations		S						
	Convenience store		R						
581	Eating and drinking places		R						
591	Drugstores and proprietary stores		R						
592	Liquor stores		R						
593	Used merchandise stores		R						
5961	Catalog and mail-order houses		R						
5983	Fuel oil dealers		S						
5984	Liquefied petroleum gas dealers		S						
5992	Florists		R						
5994	News dealers and newsstands		R						
	FINANCE, INSURANCE, AND REAL ESTATE								
602	Commercial banks		S						
603	Savings institutions		S						
606	Credit unions		S						

6553	Cemeteries		P				P		
	SERVICES								
703	Camps and recreational vehicle parks					R			
7353	Heavy construction equipment rental	R							
7359	Equipment rental and leasing, nec	R							
7992	Public golf courses		P				S		
7997	Membership sports and recreation clubs						S		
821	Elementary and secondary schools							S	
822	Colleges and universities							S	
823	Libraries—Less than 7500 sq. ft.		P						
823	Libraries—7500 sq. ft. or more							S	
824	Vocational schools							S	
841	Museums and art galleries						S		
842	Botanical and zoological gardens						S		
866	Religious organizations							R	
	PUBLIC ADMINISTRATION								
922	Public order and safety							P	
9221	Police protection							P	
9223	Correctional institutions								S
9224	Fire protection							P	
	RECREATION								
	Hiking and nature trails					P			
	Picnicking					P			
	Canoe trails					P			
	Bicycle trails					P			
	Horseback riding trails					P			
	Tot lots						P		
	Court sports						P		
	Field sports						P		
	Boat landings						P		
	Archaeological historical sites					S			

1 —

1 ——— (d) The maximum allowable gross square footage in the rural district is as follows:
2

COMMERCIAL LAND USE TYPE	RURAL
MINOR	
Total location	20,000
Single site or quadrant	10,000
Single structure	5,000

3 Maximum 10,000 gross square feet, if located on a local street.
4

5 (e) Minimum development standards in the rural district are as follows:
6

	Low Density Residential	Commercial	Agricultural-Related Industrial	Community Services; Active Recreation; Public, Primary and Secondary Schools	Comp. Plan Policy 2.1.9: Subdivision
MINIMUM SETBACKS (FEET)					
Front yard					
— Building	30	30	50	30	25
— Parking	—	40	50	40	—
Corner yard					
— Building	30	20	50	30	25
— Parking	—	25	50	40	—
Side yard					
— Building	20	25	50	40	15
— Parking	—	25	50	40	—
Rear yard					
— Building	50	50	50	50	50
— Parking	—	40	50	50	50
Adjoining lower intensity use					
— Building	—	15	100	—	—
— Parking	—	15	100	—	—
Maximum percent impervious surface area	30	30	30	30	30
Maximum height at building envelope perimeter	35	35	35	35	35
Maximum height	1'4"	1'4"	1'4"	1'4"	1'4"

per additional setback					
Total maximum height	—	45	45*	45	—
Minimum lot area (acres)	10.0	0.5	10.0	1.0	0.5
Minimum lot frontage	15	40	100	—	15

* This height applies to habitable portion of an industrial structure.

~~(f) Development standards. All proposed development shall meet the commercial site location standards (section 10-6.619); buffer zone standards (section 10-7.522); and the parking and loading requirements (Subdivision 3 of Division 5 of Article VII).~~

~~(1) Mining activities.~~

~~a. All mining activities as defined on the schedule of permitted uses must meet the specific development standards, as follows upon review and approval by the Board of County Commissioners following a duly noticed public hearing. This includes SIC items 144 and 145.~~

~~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~~

1 condition that will allow an effective reuse comparable to
2 surrounding properties.
3

- 4 4. ~~Fencing requirement: All areas proposed for use in open-pit
5 mining operations and/or construction and demolition debris
6 disposal must be secured by a fence, unless the area is
7 determined by the county administrator or designee to be a
8 reclaimed open-pit mine. The fence must be at least four feet
9 in height with openings that will reject the passage of a seven-
10 inch diameter sphere. The fence must be equipped with a gate
11 which shall remain locked when workers or employees of the
12 land owner or mining company are not present at the site. At
13 every gate or access point, at least one sign must be posted
14 which states, in at least four inch tall letters, "Danger," "Keep
15 Out," "No Trespassing," or similar language indicate that there
16 may be hazardous conditions on the premises.
17~~

18 ~~(g) Restricted uses and special exception uses. If uses are restricted or are special
19 exception uses according to the schedule of permitted uses, they will not be allowed
20 unless they follow the general development guidelines for restricted uses as provided in
21 this division or for special exceptions as provided in this subsection. Specific restricted
22 uses are addressed in this division.
23~~

24 ~~(1) Lumber and wood products.~~

- 25 a. ~~A plan must be submitted demonstrating protection of adjacent
26 properties and public interest which shall include, but not be limited to
27 the following:~~

- 28
29 1. ~~All buildings and outside activities associated with the use
30 shall be set back a minimum of 200 feet from the nearest off-
31 site residence or subdivision intended primarily for residential
32 land uses.
33~~

34 ~~(2) Camps and recreational vehicle parks (SIG 703).~~

- 35 a. ~~A plan must be submitted demonstrating protection of adjacent
36 properties and public interest which shall include, but not be limited to
37 the following:~~

- 38
39 1. ~~Sanitary facilities shall be provided.~~
40 2. ~~Not more than ten campsites per acre shall be provided.~~
41 3. ~~Individual campsites, roadways, and accessory structures
42 shall be located to meet the minimum building setback
43 standards from the exterior property lines of the campground.
44~~

45 ~~(3) Heavy construction equipment rental and equipment rental and leasing (SIG
46 7353 and 7359).~~

- 47 a. ~~A plan must be submitted demonstrating protection of adjacent
48 properties and public interest which shall include, but not be limited to
49 the following:
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- ~~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 local government Comprehensive Plan and the Tallahassee-Leon County Long Range Transportation Plan.~~

~~(4) Retail Trade~~

- ~~a. A plan and supporting narrative must be submitted pursuant to the Type B site and development plan process that demonstrates compliance as applicable with the following:~~
 - ~~1. Free-standing 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.~~
 - ~~2. Building design including any proposed accessory buildings and structures shall reflect or compliment the local vernacular architectural style. Building facade treatments and materials shall provide architectural interest through, but not limited to: the utilization of fenestration that allows for natural surveillance and gabled or parapet roof treatments. Flat roof treatments are prohibited.~~
 - ~~3. Onsite lighting including 24-hour security lighting shall be wall mounted with illumination focused on the building in a manner that limits off-site illumination.~~
 - ~~4. Perimeter buffering and/or fencing requirements shall be based on the density of the adjacent residential uses. If the adjacent density is one residential unit per two acres or less, a Type C buffer shall be required. A wooden buffer fence may be utilized on sites where the required vegetative buffer cannot be established based on site limitations or constraints.~~
 - ~~5. The trash collection dumpster shall be assessable 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.~~

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- ~~6. All appurtenant mechanical and electrical equipment, outside collection/drop-off/storage areas, and other accessory or ancillary structures shall be screened from public view. The screening material shall be consistent with the materials and design context of the primary onsite building.~~
- ~~7. The site design shall integrate internal and where appropriate external pedestrian circulation and interconnection including the accommodation of bike circulation where applicable.~~
- ~~8. The hours of operation shall be limited to 6:00 am to 10:00 pm.~~
- ~~9. The site shall be designed where applicable to provide a cross-access easement to adjoining property in the commercial node. The cross-access easement shall be improved to the property boundary.~~
- ~~10. Other site design treatments and considerations as may be applicable to the proposed use and shall be identified during the proposed project's application review meeting.~~
- ~~11. The applicant shall submit documentation demonstrating compliance with the trade area and customer expectation provisions outlined in Section 10-6.619(b)c.~~

1 Sec. 10-6.612 Rural

1. District Intent 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 recreational facilities. Non-residential uses, with the exception of community and 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.	2. Allowable District Location The district may only be located within areas designated Rural on the Future Land Use Map.
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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) <u>Agricultural</u> (2) <u>Silviculture</u> (3) <u>Wholesale Trade: Farm-product raw materials</u> (4) <u>Wholesale Nursery Products</u> (5) <u>Rural commercial</u> (6) <u>Community services</u> (7) <u>Low-density residential (single, two-family, or manufactured home)</u> (8) <u>Passive recreation</u> (9) <u>Light infrastructure</u> (10) <u>Cemeteries</u>	(1) <u>Manufacturing</u> (2) <u>Extraction and bottling of mineral or springwater – wholesale</u> (3) <u>High Pressure well stimulation/Acid Fracturing and/or Hydraulic Fracturing</u> (4) <u>Gas stations, fuel oil and liquefied petroleum products</u> (5) <u>Convenience stores</u> (6) <u>Grocery stores</u> (7) <u>General merchandise sales</u> (8) <u>Drug stores</u> (9) <u>Automotive repair</u> (10) <u>Motor vehicle racing tracks/amusement parks</u> (11) <u>Heavy Infrastructure (with the exception of those listed under restricted uses)</u> (12) <u>Active recreation (with the exception of those listed under restricted uses)</u> (13) <u>Other uses which are not functionally supportive of and accessory to established agricultural, silvicultural or natural resource-based uses within the Rural zoning district.</u>	(1) <u>Mining</u> (2) <u>Landscape counseling and planning</u> (3) <u>Airports, flying fields and services</u> (4) <u>Camps and recreational vehicle parks</u> (5) <u>Botanical and zoological gardens</u> (6) <u>Archaeological historical sites</u> (7) <u>Commercial kennels</u> (8) <u>Veterinary clinics</u> (9) <u>Riding academies/livery or boarding stables</u>	<u>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.</u> <u>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.</u>

2

<u>Use Category</u>	<u>a. Lot area (acres)</u>	<u>b. Minimum lot frontage</u>	<u>c. Front yard setback</u>	<u>d. Corner yard setback</u>	<u>e. Side yard setback</u>	<u>f. Rear Yard Setback</u>	<u>g. Maximum percent impervious surface area</u>	<u>h. Maximum height at building envelope perimeter</u>	<u>i. Maximum height per additional setback</u>	<u>j. Total maximum height</u>
<u>Low Density Residential</u>	<u>10 acres minimum</u>	<u>15 feet</u>	<u>30 feet</u>	<u>30 feet</u>	<u>20 feet</u>	<u>50 feet</u>	<u>30</u>	<u>35 feet</u>	<u>1'/1'</u>	<u>Not applicable</u>

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
Community Services; Active Recreation	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	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

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.

8. Development Standards for Community Service uses:

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.

- (1) Single structure: 5,000 gross square feet maximum
- (2) Site area: 3 acres minimum with a maximum of 5 acres

9. Rural Commercial Intersection Location Standards:

The intersection location standard is intended to group rural commercial activities toward intersections to provide access and to prevent fragmentation of agricultural uses.

- (1) **Major Function:**
Provide sales and services functionally related to and supportive of agriculture, silviculture and natural resource-based activities.
- (2) **Location:**
On or near the intersection (access within 330 feet of the centerline of the intersection) of an arterial/arterial or arterial/major collector roadway
- (3) **Site area:**
3.0 acres minimum with a maximum of 5.0 acres per quadrant
- (4) **Allowable building square footage:**
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

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10. Development standards for restricted uses.

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 contain no less than 3.0 acres. The following restricted uses require satisfaction of additional criteria:

(1) Mining activities.

- a. All mining activities as defined on the schedule of permitted uses must meet the specific development standards, as follows upon review and approval by the Board of County Commissioners following a duly noticed public hearing. This includes NAICS items 212321 and 212324.
- b. A plan must be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:
 1. The mining activity, all accessory uses and structures, internal roadways, and driveways onto the adjacent streets shall be set back a minimum of 100 feet from the perimeter property boundaries or 200 feet from the nearest off-site residence, residential zoning district, or subdivision intended primarily for residential land use, whichever distance is greater. This setback standard may be reduced if less of a setback is approved in writing by the adjacent property owner or owners prior to site plan approval or if the adjacent property is also used as a mining activity.
 2. A plan of vehicular access to and from the site demonstrating that heavy trucks and equipment will not travel on that portion of a local or minor collector street with frontage containing residential land use, zoned for residential land use, or containing subdivision lots intended primarily for residential land use. For purposes of this requirement, local and minor collector streets shall be those identified in the local government Comprehensive Plan and the Tallahassee-Leon County Long Range Transportation Plan.
 3. A land reclamation plan shall be submitted demonstrating that upon termination of the activity the land shall be returned to a condition that will allow an effective reuse comparable to surrounding properties.
 4. Fencing requirement: All areas proposed for use in open-pit mining operations and/or construction and demolition debris disposal must be secured by a fence, unless the area is determined by the county administrator or designee to be a reclaimed open-pit mine. The fence must be at least four feet in height with openings that will reject the passage of a seven-inch diameter sphere. The fence must be equipped with a gate which shall remain locked when workers or employees of the land owner or mining company are not present at the site. At every gate or access point, at least one sign must be posted which states, in at least four-inch tall letters, "Danger," "Keep Out," "No Trespassing," or similar language indicate that there may be hazardous conditions on the premises.

(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 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 follows upon 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 footcandles.
 - 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 where 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.

1 **SECTION 3.** Section 10-6.619 of Article VI of Chapter 10 of the Code of Laws of Leon County,
2 Florida, entitled "Commercial site location standards," is hereby amended to read as follows:

3
4 **Sec. 10-6.619. Commercial Site Location Standards.**

5 (a) The provisions of this section apply to the following zoning districts: ~~Rural~~, Urban
6 Fringe, Activity Center, Rural Community, Lake Protection, Residential Preservation,
7 Lake Talquin/Urban Fringe, and Industrial. Commercial sites are determined through the
8 use of site location standards. The intensity of the commercial use is dependent upon
9 the land use category of the potential site and the classification of the immediate
10 adjacent roads. Individual road classifications are depicted on map 14 of the
11 Comprehensive Plan. The site location standard is intended to group commercial land
12 use toward intersections to provide access and prevent strip commercialization.

13
14 (b) *Commercial classifications.*

15
16 (1) *Minor commercial.*

17
18 a. *Major function:* Provide for sale of convenience goods and services to
19 immediate residential area.

20
21 b. *Location:*

22
23 1. On or near the intersection (within 330 feet of the centerline of
24 the intersection) of, local and arterial, collector and arterial,
25 and collector and collector. ~~Minor commercial uses are not
26 allowed on or near the intersection of local and collector or
27 local and arterial roadways in the Rural zoning district.~~

28
29 2. May be located within planned unit development provided it is
30 located and designed to meet commercial needs of the
31 majority of the residents of the development.

32
33 3. If on a local street, only one quadrant of the intersection shall
34 be used for commercial purposes.

35
36 c. *Trade area:* Generally within one mile and not considered as an
37 attractor.

38
39 d. *Design standards:*

40
41 1. Compatible with adjacent uses.

42 2. Adequate buffering, screening, landscaping and architectural
43 treatment if integrated into neighborhood.

44 3. Sufficient parking; properly designed and safe internal traffic
45 circulation.

46
47 (2) *Neighborhood commercial.*

48
49 a. *Major function:* Provide for the sale of convenience goods and
50 personal services such as food, drugs, sundries and hardware items
51 to one or more neighborhoods.

52
53 b. *Leading tenants:* Supermarket, drugstore and postal substation.

54
55 c. *Location:* At the intersection of major collector and arterial or arterial
56 and arterial. Only one neighborhood commercial development will be
57 allowed within one-quarter mile of the centerline of the intersection of
58 a major collector and arterial road.

59
60 (3) *Community commercial.*

61
62 a. *Major function:* Same functions of neighborhood commercial but on a
63 large scale, provide for sale of retail goods such as clothing, variety
64 items, appliances and furniture, hardware and home improvement
65 items.

66

- b. *Leading tenants:* Supermarket, drug store, minor department store, home improvement center, variety or discount center.
- c. *Location:* Within one-quarter mile of the centerline of the intersection of arterials. Prohibited on designated canopy roads.
- d. *Radius of trade area:* Five miles or 15 to 20 minutes driving time. Service distinct geographical quadrants of three or more combinations of neighborhoods within community.

(4) *Regional commercial.*

- a. *Major function:* Same functions of community center, provide full range and variety of shopping goods for comparative shopping such as general merchandise apparel, furniture and home furnishings.
- b. *Leading tenants:* One or more full time department stores.
- c. *Location:* Integrated into local transportation system and accessible by combination of arterials, major collectors, expressways and interstate highways. Potential on-site and off-site transportation improvements needed to provide adequate ingress and egress. Prohibited on designated canopy roads.
- d. *Radius of trade area:* Regional.
- e. *Site area:* Minimum 35 acres.
- f. *Range of gross floor area:* Over 200,000 up to 1,000,000 square feet.

(5) *Highway commercial.*

- a. *Major function:* Provide for consumer oriented retail services designed for drive-in convenience.
- b. *Leading tenants:* Fast food franchise, liquor store, automotive service (i.e. oil change), and convenience stores.
- c. *Location:* Access via a combination of arterials or major collectors or integrated into transportation network by comprehensive ingress and egress system. Parking within rear is encouraged.
- d. *Radius of trade area:* May serve immediate area but relies heavily on passerby traffic.
- e. *Range of gross floor area:* Up to 10,000 square feet.
- f. *Design standards:*
 - 1. Adequate setback.
 - 2. Aesthetic landscaping.
 - 3. Rear parking

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

SECTION 5. Severability. If any section, subsection, sentence, clause, phrase or portion of this article is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 6. Effective date. This ordinance shall be effective according to law.

1 DULY PASSED AND ADOPTED BY the Board of County Commissioners of Leon County,
2 Florida, this ____ day of _____, 2015.
3

4
5 LEON COUNTY, FLORIDA
6

7
8 BY: _____
9 MARY ANN LINDLEY, CHAIRMAN
10 BOARD OF COUNTY COMMISSIONERS
11

12
13 ATTEST:
14 BOB INZER, CLERK OF THE COURT
15 AND COMPTROLLER
16 LEON COUNTY, FLORIDA
17

18
19 BY: _____
20

21 APPROVED AS TO FORM:
22 LEON COUNTY ATTORNEY'S OFFICE
23

24
25 BY: _____
26 HERBERT W.A. THIELE, ESQ.
27 COUNTY ATTORNEY

SETTLEMENT AND FORBEARANCE AGREEMENT

THIS SETTLEMENT AND FORBEARANCE AGREEMENT ("Agreement") is made and entered into on this ____ day of September 2014, by and between THELMA CRUMP, KEEP IT RURAL, INC., a Florida not-for-profit corporation, WILLIAM GLENN BROWN, and LEON COUNTY, FLORIDA ("County") (collectively "Parties").

RECITALS:

WHEREAS, on May 8, 2014, the Development Services Division of the Leon County Department of Development Support and Environmental Management issued a "Written Preliminary Decision" approving a 2,904 square foot convenience store with seven (7) fueling positions on 6.68 acres of property located approximately 330 feet north of the northeast intersection of Crump Road and Miccosukee Road in Leon County, Florida ("Commercial Project"); and

WHEREAS, the Commercial Project is approved to be located on Parcel Number: 12-04-20-018-000-0 in Leon County, Florida ("Property"), which is owned by William Glenn Brown; and

WHEREAS, on June 5, 2014, pursuant to Section 10-7.414 of the Leon County Land Development Code ("County's LDC"), Thelma Crump filed a "Petition for a *De Novo* Quasi-Judicial Hearing" ("Petition") in which Ms. Crump alleged that the proposed Commercial Project violated several requirements of the County's Comprehensive Plan and the County's LDC; and

WHEREAS, on June 12, 2014, the County transmitted Ms. Crump's Petition to the State of Florida Division of Administrative Hearings ("DOAH") for assignment of an Administrative Law Judge to conduct an evidentiary hearing in regard to the allegations set forth in Ms. Crump's Petition; and

WHEREAS, on or about June 16, 2014, the DOAH assigned an Administrative Law Judge in *Thelma Crump v. Leon County*, DOAH Case No. 14-2741 ("DOAH Proceeding"), and scheduled the Final Hearing for September 8 and 9, 2014; and

WHEREAS, on June 23, 2014, Mr. Brown intervened in the DOAH Proceeding; and

WHEREAS, on July 31, 2014, the Parties participated in a mediation conference in an attempt to amicably resolve their dispute and the DOAH Proceeding; and

WHEREAS, the Parties desire to enter into this Agreement for the purpose of resolving the DOAH Proceeding, and are motivated by a desire to avoid the costs, time, and uncertainty associated with litigation and to arrive at a fair and reasonable agreement to resolve their dispute.

NOW, THEREFORE, in consideration of the terms and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties, intending to be legally bound, agree as follows:

1. **Recitals.** The above-referenced recitals are true and correct and are hereby incorporated into this Agreement for all purposes.

2. **Terms of Agreement.** In connection with the Parties' mutual execution of this Agreement and the covenants and terms herein, the Parties agree as follows:

- A. Within sixty (60) days of the Effective Date of this Agreement, the Leon County Board of County Commissioners ("BOCC") shall consider, at a duly-noticed public meeting, whether to amend the County's LDC to prohibit gasoline service stations (SIC Code 554), fuel oil dealers (SIC Code 5983), and liquefied petroleum gas dealers (SIC 5984) on all property designated as "Rural" on the County's Future Land Use Map.
- B. Within sixty (60) days of the Effective Date of this Agreement, the BOCC shall initiate the process for a Comprehensive Plan Amendment to evaluate whether commercial development is appropriate on any property designated as "Rural" on the County's Future Land Use Map, and shall complete such process within one (1) year of the Effective Date of this Agreement.
- C. Within seventy (70) days of the Effective Date of this Agreement, Mr. Brown shall: (i) withdraw his application for the proposed Commercial Project; (ii) abandon the "Written Preliminary Decision" issued by the Development Services Division of the Leon County Department of Development Support and Environmental Management on May 8, 2014; and (iii) record a deed restriction for the Property restricting the use of the Property to one (1) single-family residence.
- D. Within five (5) days after Mr. Brown fulfills all of the requirements of Paragraph 2.C above, Ms. Crump shall file a Notice of Voluntary Dismissal with Prejudice in the DOAH Proceeding.
- E. Within ninety (90) days of the Effective Date of this Agreement, the County shall pay \$36,250.00 to Mr. Brown as reimbursement of fees and costs that Mr. Brown incurred during the permitting process for the Commercial Project and during the DOAH Proceeding.

- F. Within ninety (90) days of the Effective Date of this Agreement, Keep It Rural, Inc., shall pay \$25,000.00 to Mr. Brown as compensation for Mr. Brown's withdrawal of his application for the proposed Commercial Project and abandonment of the "Written Preliminary Decision" issued by the Development Services Division of the Leon County Department of Development Support and Environmental Management on May 8, 2014.
- G. Within ninety (90) days of the Effective Date of this Agreement, Ms. Crump shall pay \$70,000.00 to Mr. Brown pursuant to a Purchase and Sale Agreement for Ms. Crump's purchase of the Property, in fee simple, from Mr. Brown. Such purchase is contingent upon Ms. Crump's ability to obtain financing for such purchase from a financial institution. If Ms. Crump is unable to obtain such financing, Mr. Brown shall be entitled to retain the Property subject to all of the conditions of this Agreement, including, but not limited to, the conditions set forth in Paragraph 2.C above.
- H. Mr. Brown shall retain the right to harvest the corn that is currently planted on the Property, provided such harvest occurs no later than September 30, 2014.

3. **Scope of Agreement.** The Parties' obligations and rights under this Agreement are expressly made contingent upon the BOCC's approval of this Agreement and the BOCC's approval, within sixty (60) days of the Effective Date of this Agreement, of an amendment to the County's LDC prohibiting gasoline service stations (SIC Code 554), fuel oil dealers (SIC Code 5983), and liquefied petroleum gas dealers (SIC Code 5984) on all property designated as "Rural" on the County's Future Land Use Map. In the event the BOCC does not approve this Agreement and does not approve, within sixty (60) days of the Effective Date of this Agreement, an amendment to the County's LDC prohibiting gasoline service stations (SIC Code 554), fuel oil dealers (SIC Code 5983), and liquefied petroleum gas dealers (SIC Code 5984) on all property designated as "Rural" on the County's Future Land Use Map, this Agreement shall be null and void and the Parties shall retain all of their rights to continue with the DOAH Proceeding. All parties expressly acknowledge that this Agreement is not contingent upon the BOCC taking any action in regard to whether convenience stores should be allowed or prohibited on property designated as "Rural" on the County's Future Land Use Map.

4. **Authority.** Except as expressly set forth herein, each party represents and warrants, with respect to itself, that the execution and delivery of this Agreement has been authorized by all necessary action of each party, and that this Agreement constitutes the legal, valid, and binding agreement of each party, enforceable in accordance with its terms. It is expressly understood and agreed that this Agreement shall not become binding upon the County unless and until the BOCC approves this Agreement at a public meeting, as is required by Florida law.

5. **Governing Law; Venue.** This Agreement shall be construed, interpreted, enforced, and governed in accordance with the laws of the State of Florida. Venue for any action arising out of or related to this Agreement shall be in Leon County, Florida.

6. **Binding Effect.** This Agreement shall be binding upon and shall inure to the benefit of the respective successors, heirs, assigns, representatives, affiliates, officers, directors, and members of the Parties.

7. **Non-Waiver.** Failure by any party to insist upon the strict performance of any of the terms, conditions, or provisions of this Agreement shall not be deemed to be a waiver of such terms, conditions, and provisions, and such party, notwithstanding such failure, shall have the right hereafter to insist upon the strict performance of any or all such terms and conditions of this Agreement as set forth herein.

8. **Mutual Releases.**

- A. Ms. Crump hereby waives and releases, acquits, satisfies, and forever discharges Mr. Brown and the County, including their commissioners, officers, directors, shareholders, and employees, and any and all subsidiaries, affiliates, legal representatives, insurance carriers, successors, and assigns thereof, from any and all claims, counterclaims, defenses, actions, causes of action, suits, controversies, agreements, promises, and demands whatsoever which Ms. Crump ever had or now has, in law or in equity, for, upon, or by reason of any matter, cause, or thing whatsoever in connection with, or in any way arising out of, any claim raised or which could have been raised by any party in the DOAH Proceeding as of the date of this waiver and release or related in any way to the Commercial Project, the Property, or the administrative or legal process involving the Commercial Project or the Property as of the date of this waiver and release. In addition, and without waiving the generality of the foregoing, Ms. Crump covenants with and warrants to Mr. Brown and the County, including their commissioners, officers, directors, shareholders, and employees, and its successors and assigns, that there exist no claims, counterclaims, defenses, objections, offsets, or claims of offsets against Mr. Brown and the County, including their commissioners, officers, directors, shareholders, and employees, with regard to any claim raised by any party in the DOAH Proceeding as of the date of this waiver and release or related in any way to the Commercial Project, the Property, or the administrative or legal process involving the Commercial Project or the Property as of the date of this waiver and release that are not included in and covered by this Agreement. The release set forth in this provision does not apply to any rights granted by or arising from this Agreement.

- B. Keep It Rural, Inc., hereby waives and releases, acquits, satisfies, and forever discharges Mr. Brown and the County, including their commissioners, officers, directors, shareholders, and employees, and any and all subsidiaries, affiliates, legal representatives, insurance carriers, successors, and assigns thereof, from any and all claims, counterclaims, defenses, actions, causes of action, suits, controversies, agreements, promises, and demands whatsoever which Keep It Rural, Inc., ever had or now has, in law or in equity, for, upon, or by reason of any matter, cause, or thing whatsoever in connection with, or in any way arising out of, any claim raised or which could have been raised by any party in the DOAH Proceeding as of the date of this waiver and release or related in any way to the Commercial Project, the Property, or the administrative or legal process involving the Commercial Project or the Property as of the date of this waiver and release. In addition, and without waiving the generality of the foregoing, Keep It Rural, Inc., covenants with and warrants to Mr. Brown and the County, including their commissioners, officers, directors, shareholders, and employees, and its successors and assigns, that there exist no claims, counterclaims, defenses, objections, offsets, or claims of offsets against Mr. Brown and the County, including their commissioners, officers, directors, shareholders, and employees, with regard to any claim raised by any party in the DOAH Proceeding as of the date of this waiver and release or related in any way to the Commercial Project, the Property, or the administrative or legal process involving the Commercial Project or the Property as of the date of this waiver and release that are not included in and covered by this Agreement. The release set forth in this provision does not apply to any rights granted by or arising from this Agreement.
- C. Mr. Brown hereby waives and releases, acquits, satisfies, and forever discharges Ms. Crump, Keep It Rural, Inc., and the County, including their commissioners, officers, directors, shareholders, and employees, and any and all subsidiaries, affiliates, legal representatives, insurance carriers, successors, and assigns thereof, from any and all claims, counterclaims, defenses, actions, causes of action, suits, controversies, agreements, promises, and demands whatsoever which Mr. Brown ever had or now has, in law or in equity, for, upon, or by reason of any matter, cause, or thing whatsoever in connection with, or in any way arising out of, any claim raised or which could have been raised by any party in the DOAH Proceeding as of the date of this waiver and release or related in any way to the Commercial Project, the Property, or the administrative or legal process involving the Commercial Project or the Property as of the date of this waiver and release. In addition, and without waiving the generality of the foregoing, Mr. Brown covenants with and warrants to Ms. Crump, Keep It Rural, Inc., and the

County, including their commissioners, officers, directors, shareholders, and employees, and its successors and assigns, that there exist no claims, counterclaims, defenses, objections, offsets, or claims of offsets against Ms. Crump, Keep It Rural, Inc., and the County, including their commissioners, officers, directors, shareholders, and employees, with regard to any claim raised by any party in the DOAH Proceeding as of the date of this waiver and release or related in any way to the Commercial Project, the Property, or the administrative or legal process involving the Commercial Project or the Property as of the date of this waiver and release that are not included in and covered by this Agreement. The release set forth in this provision does not apply to any rights granted by or arising from this Agreement.

- D. The County hereby waives and releases, acquits, satisfies, and forever discharges Ms. Crump, Keep It Rural, Inc., and Mr. Brown from any and all claims, counterclaims, defenses, actions, causes of action, suits, controversies, agreements, promises, and demands whatsoever which the County ever had or now has, in law or in equity, for, upon, or by any reason of any matter, cause, or thing whatsoever in connection with, or in any way arising out of, any claim raised or which could have been raised by any party in the DOAH Proceeding as of the date of this waiver and release or related in any way to the Commercial Project, the Property, or the administrative or legal process involving the Commercial Project or the Property as of the date of this waiver and release. In addition, and without waiving the generality of the foregoing, the County covenants with and warrants to Ms. Crump, Keep It Rural, Inc., and Mr. Brown that there exist no claims, counterclaims, defenses, objections, offsets, or claims of offsets against Ms. Crump, Keep It Rural, Inc., and Mr. Brown with regard to any claim raised by any party in the DOAH Proceeding as of the date of this waiver and release or related in any way to the Commercial Project, the Property, or the administrative or legal process involving the Commercial Project or the Property as of the date of this waiver and release that are not included in and covered by this Agreement. The release set forth in this provision does not apply to any rights granted by or arising from this Agreement.
- E. These releases shall become effective only upon the BOCC's approval of this Agreement and the BOCC's approval, within sixty (60) days of the Effective Date of this Agreement, of an amendment to the County's LDC prohibiting gasoline service stations (SIC Code 554), fuel oil dealers (SIC Code 5983), and liquefied petroleum gas dealers (SIC Code 5984) on all property designated as "Rural" on the County's Future Land Use Map.

9. **Interpretation; Headings.** All Parties acknowledge that they participated in the negotiation and drafting of the terms of this Agreement and acknowledge that no provision shall be strictly construed against one party or the other based solely on draftsmanship. The Parties have entered into this Agreement without duress, coercion, or under undue influence of any kind, and are motivated by a desire to avoid the costs, time, and uncertainty associated with the DOAH Proceeding and to arrive at a fair and reasonable agreement with regard to the Parties' dispute. All Parties acknowledge that they have been represented by counsel in connection with the negotiation of the terms of this Agreement and that they enter into this Agreement freely and voluntarily, and only after consultation with their respective counsel. All sections and descriptive headings in this Agreement are inserted for convenience only, and shall neither affect the construction or interpretation hereof, nor add or subtract from the meaning of the contents of each section.

10. **Entire Agreement; Amendments.** This Agreement represents the entire understanding and agreement between the Parties with respect to the subject matter hereof. No representations have been made, either express or implied by the Parties, other than those expressly set forth in this Agreement. This Agreement or any part hereof may not be changed, amended, waived, discharged, or terminated except by an instrument in writing, executed by all Parties.

11. **Enforcement; Remedies.** The Parties shall have all equitable and legal remedies available under Florida law to enforce the terms and conditions of this Agreement, and the terms of this Agreement shall be specifically enforceable in court. In the event of any dispute hereunder or any action to interpret or enforce this Agreement, any provision hereof, or any matter arising herefrom, the prevailing party shall be paid by the non-prevailing party the reasonable attorneys' fees and costs incurred in enforcing its rights and remedies, whether incurred at the pre-trial, trial, or appellate levels, including any fees and costs incurred in determining the amount of awardable fees.

12. **Severability.** If any part of this Agreement is found invalid or unenforceable by any court of competent jurisdiction, such invalidity or unenforceability shall not affect the other parts of this Agreement if the rights and obligations of the Parties contained therein are not materially prejudiced and if the intentions of the Parties can continue to be effectuated. To that end, this Agreement is declared severable.

13. **Disclaimer of Third-Party Beneficiaries.** This Agreement is solely for the benefit of the Parties and no right or cause of action shall accrue by reason hereof to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement, expressed or implied, is intended or shall be construed to confer upon or give any person or entity any right, remedy, or claim under or by reason of this Agreement or any provisions or conditions hereof, other than the Parties.

14. **Purpose of this Agreement; Not Establishing Precedent.** By entering into this Agreement, the Parties do not admit any liability whatsoever to the other, or to any other person, arising out of any claims asserted, or that could have been asserted, in the DOAH Proceeding, and expressly deny any and all such liability. The Parties acknowledge and agree that this Agreement is

not intended by any party to be construed, and shall not be construed, as an admission by Mr. Brown or the County of any liability or violation of any law, statute, ordinance, regulation, or other legal duty of any nature whatsoever. Rather, this Agreement is for the compromise of potential and disputed claims, involving both fact and law, and the Parties enter into this Agreement in a spirit of cooperation for the purpose of avoiding further litigation and in recognition of the desire for the speedy and reasonable resolution of the Parties' dispute. The acceptance of proposals for purposes of this Agreement is part of a mediated settlement affecting many factual and legal issues and is not an endorsement of, and does not establish precedent for, the use of these proposals in any other circumstances. Any party's waiver of any breach of this Agreement or forbearance from action shall not be a continuing waiver or a waiver of any other breach of this Agreement.

15. **Attorneys' Fees; Costs.** Except as set forth in Paragraph 2.E above, the Parties expressly agree to bear the fees and costs of their respective counsel, experts, and consultants in the DOAH Proceeding and in the preparation of this Agreement, and the Parties expressly waive any and all rights to pursue an award of attorneys' fees and costs in the DOAH Proceeding.

16. **Notices.** All notices and other communications required hereunder shall be in writing and shall be delivered personally, or by registered or certified mail, return receipt requested, postage prepaid, or by Federal Express, Airborne Express Mail, or other nationally recognized overnight commercial delivery service, fees prepaid for next day delivery. Such notices shall be deemed to have been received (i) upon delivery, if personally delivered; (ii) upon the earlier of actual receipt or the second day after mailing, if mailed by registered or certified United States mail, return receipt requested, postage prepaid; and (iii) upon the earlier of actual receipt or the next business day if sent by Federal Express, Airborne Express, or other nationally recognized overnight commercial delivery service, if fees are prepaid for next day delivery. The addresses for delivery of such notices shall be as follows:

(a) To Ms. Crump:

Thelma Crump
8848 Miccosukee Road
Tallahassee, Florida 32309

With a copy to:

David A. Theriaque, Esquire
Theriaque & Spain
433 North Magnolia Drive
Tallahassee, Florida 32308

(b) To Keep It Rural, Inc.:

Keep It Rural, Inc.
c/o Jeff Blair, Registered Agent
9143 Stargate Way
Tallahassee, Florida 32309

With a copy to:

David A. Theriaque, Esquire
Theriaque & Spain
433 North Magnolia Drive
Tallahassee, Florida 32308

(c) To Mr. Brown:

William Glenn Brown
2802 Topaz Way
Tallahassee, Florida 32309

With a copy to:

Dan R. Stengle, Esquire
Dan R. Stengle, Attorney, LLC
502 North Adams Street
Tallahassee, Florida 32301

(d) To Leon County:

Board of County Commissioners
Attn: Vincent S. Long, County Administrator
Leon County Courthouse
301 S. Monroe Street
Tallahassee, Florida 32301

With a copy to:

Leon County Attorney's Office
Attn: Herbert W. A. Thiele, Esquire
Leon County Courthouse
301 South Monroe Street
Tallahassee, Florida 32301

or to such other address as any party hereto shall from time to time designate to the other party by notice in writing as herein provided.

17. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed to be an original and need not be signed by more than one of the Parties and all of which shall constitute one and the same agreement. The Parties further agree that each party shall execute and deliver all other appropriate supplemental agreements and other instruments, and take any other action necessary to make this Agreement fully and legally effective, binding, and enforceable as between them and as against third parties.

18. **Effective Date.** This Agreement shall become effective upon the date of execution by the last of the Parties.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

19. **Waiver of Jury Trial.** The Parties hereby knowingly, voluntarily, and intentionally waive any right to a jury trial with respect to any claims arising in connection with this Agreement.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed in a manner sufficient to bind them on the day and year identified above.

Signed, sealed, and delivered before me:

WITNESSES

THELMA CRUMP

R. Phillips
Print Name: R. Phillips

By: Thelma Crump

Name: Thelma Crump

M. Wilson
Print Name: George Wilson

Date: September 8, 2014

STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was acknowledged before me this 8 day of ~~August~~ ^{September} 2014, by THELMA CRUMP. Said person (check one) is personally known to me or produced FL DL as identification.

(Notary Seal)

Printed Name: Dorothy Irvine
Notary Public, State of FL
Commission No. EE 044976
My commission expires: 11/28/2014



WITNESSES

KEEP IT RURAL, INC.

Virginia Williams
Print Name: VIRGINIA WILLIAMS

Christian Pedersen
Print Name: Christian Pedersen

By: _____
Name: JEFF BLAIR
Its: PRESIDENT
Date: 9/8/14

STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was acknowledged before me this 8 day of August 2014, by JEFF BLAIR, as PRESIDENT of KEEP IT RURAL, INC., on behalf of said entity. Said person (check one) is personally known to me or produced DRIVERS LICENSE as identification.
B468-421-54-458-0

(Notary Seal)

Printed Name: KATHRYN PENNINGTON
Notary Public, State of FLORIDA
Commission No. EE 846092
My commission expires: 11/24/2016



WITNESSES

WILLIAM GLENN BROWN

[Signature]
Print Name: Jeremy Branch
[Signature]
Print Name: Paige Carter Smith

By: William Glenn Brown
Name: WILLIAM GLENN BROWN
Date: September 2, 2014

STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was acknowledged before me this 2nd day of September 2014, by WILLIAM GLENN BROWN. Said person (check one) is personally known to me or produced _____ as identification.

(Notary Seal)

Printed Name: DAN R STENGLE
Notary Public, State of FLORIDA
Commission No. 146591
My commission expires: 7/31/2018



WITNESSES

LEON COUNTY, FLORIDA

Print Name: _____

By: _____

Name: _____

Print Name: _____

Its: _____

Date: _____

STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was acknowledged before me this ____ day of September 2014, by _____, as _____ of LEON COUNTY, FLORIDA, on behalf of said entity. Said person (check one) is personally known to me or produced _____ as identification.

(Notary Seal)

Printed Name: _____
Notary Public, State of _____
Commission No. _____
My commission expires: _____

Select Year: **2014**

The 2014 Florida Statutes

Title XLVI
CRIMES

Chapter 823
PUBLIC NUISANCES

[View Entire Chapter](#)

823.14 Florida Right to Farm Act.—

(1) **SHORT TITLE.**—This section shall be known and may be cited as the “Florida Right to Farm Act.”

(2) **LEGISLATIVE FINDINGS AND PURPOSE.**—The Legislature finds that agricultural production is a major contributor to the economy of the state; that agricultural lands constitute unique and irreplaceable resources of statewide importance; that the continuation of agricultural activities preserves the landscape and environmental resources of the state, contributes to the increase of tourism, and furthers the economic self-sufficiency of the people of the state; and that the encouragement, development, improvement, and preservation of agriculture will result in a general benefit to the health and welfare of the people of the state. The Legislature further finds that agricultural activities conducted on farm land in urbanizing areas are potentially subject to lawsuits based on the theory of nuisance and that these suits encourage and even force the premature removal of the farm land from agricultural use. It is the purpose of this act to protect reasonable agricultural activities conducted on farm land from nuisance suits.

(3) **DEFINITIONS.**—As used in this section:

(a) “Farm” means the land, buildings, support facilities, machinery, and other appurtenances used in the production of farm or aquaculture products.

(b) “Farm operation” means all conditions or activities by the owner, lessee, agent, independent contractor, and supplier which occur on a farm in connection with the production of farm, honeybee, or apiculture products and includes, but is not limited to, the marketing of produce at roadside stands or farm markets; the operation of machinery and irrigation pumps; the generation of noise, odors, dust, and fumes; ground or aerial seeding and spraying; the placement and operation of an apiary; the application of chemical fertilizers, conditioners, insecticides, pesticides, and herbicides; and the employment and use of labor.

(c) “Farm product” means any plant, as defined in s. 581.011, or animal or insect useful to humans and includes, but is not limited to, any product derived therefrom.

(d) “Established date of operation” means the date the farm operation commenced. If the farm operation is subsequently expanded within the original boundaries of the farm land, the established date of operation of the expansion shall also be considered as the date the original farm operation commenced. If the land boundaries of the farm are subsequently expanded, the established date of operation for each expansion is deemed to be a separate and independent established date of operation. The expanded operation shall not divest the farm operation of a previous established date of operation.

(4) **FARM OPERATION NOT TO BE OR BECOME A NUISANCE.**—

(a) No farm operation which has been in operation for 1 year or more since its established date of operation and which was not a nuisance at the time of its established date of operation shall be a public or private nuisance if the farm operation conforms to generally accepted agricultural and management practices, except that the following conditions shall constitute evidence of a nuisance:

1. The presence of untreated or improperly treated human waste, garbage, offal, dead animals,

dangerous waste materials, or gases which are harmful to human or animal life.

2. The presence of improperly built or improperly maintained septic tanks, water closets, or privies.

3. The keeping of diseased animals which are dangerous to human health, unless such animals are kept in accordance with a current state or federal disease control program.

4. The presence of unsanitary places where animals are slaughtered, which may give rise to diseases which are harmful to human or animal life.

(b) No farm operation shall become a public or private nuisance as a result of a change in ownership, a change in the type of farm product being produced, a change in conditions in or around the locality of the farm, or a change brought about to comply with Best Management Practices adopted by local, state, or federal agencies if such farm has been in operation for 1 year or more since its established date of operation and if it was not a nuisance at the time of its established date of operation.

(5) WHEN EXPANSION OF OPERATION NOT PERMITTED.—This act shall not be construed to permit an existing farm operation to change to a more excessive farm operation with regard to noise, odor, dust, or fumes where the existing farm operation is adjacent to an established homestead or business on March 15, 1982.

(6) LIMITATION ON DUPLICATION OF GOVERNMENT REGULATION.—It is the intent of the Legislature to eliminate duplication of regulatory authority over farm operations as expressed in this subsection. Except as otherwise provided for in this section and s. 487.051(2), and notwithstanding any other provision of law, a local government may not adopt any ordinance, regulation, rule, or policy to prohibit, restrict, regulate, or otherwise limit an activity of a bona fide farm operation on land classified as agricultural land pursuant to s. 193.461, where such activity is regulated through implemented best management practices or interim measures developed by the Department of Environmental Protection, the Department of Agriculture and Consumer Services, or water management districts and adopted under chapter 120 as part of a statewide or regional program. When an activity of a farm operation takes place within a wellfield protection area as defined in any wellfield protection ordinance adopted by a local government, and the adopted best management practice or interim measure does not specifically address wellfield protection, a local government may regulate that activity pursuant to such ordinance. This subsection does not limit the powers and duties provided for in s. 373.4592 or limit the powers and duties of any local government to address an emergency as provided for in chapter 252.

History.—s. 1, ch. 79-61; ss. 1, 2, ch. 82-24; s. 9, ch. 87-367; s. 75, ch. 93-206; s. 1279, ch. 97-102; s. 25, ch. 99-391; s. 39, ch. 2000-308; s. 13, ch. 2012-83.

**Leon County
Board of County Commissioners**


Notes for Agenda Item #8

Leon County Board of County Commissioners

Cover Sheet for Agenda #8

May 26, 2015

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Request to Schedule Two Public Hearings on a Proposed Ordinance to Amend the Stormwater Standard for the Lake Jackson Basin for June 9 and July 7, 2015 at 6:00 p.m.

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator David McDevitt, Director, Development Support and Environmental Management
Lead Staff/ Project Team:	John Kraynak, Director, Environmental Services Division

Fiscal Impact:

This item has no fiscal impact to the County.

Staff Recommendation:

Option #1: Schedule two required Public Hearings to consider a proposed Ordinance to amend the stormwater standard for the Lake Jackson Basin (Attachment #1) for June 9 and July 7, 2015 at 6:00 p.m.

Report and Discussion

Background:

The Lake Protection Future Land Use category has been in the Comprehensive Plan since the Plan's inception in 1990. It was created in response to concerns regarding water quality in Lake Jackson. It is important to note that Lake Jackson has been designated both an Outstanding Florida Waterway and Aquatic Preserve by the Florida Department of Environmental Protection (FDEP).

At the time the Comprehensive Plan was being written, the lake had been recently impacted by development within its watershed, including the construction of Interstate 10 and the large-scale commercial developments along North Monroe Street (U.S. Highway 27). This development degraded the water quality of Lake Jackson by allowing large quantities of untreated stormwater containing organic sediment and undesirable nutrients to flow freely into the lake.

In response to the Lake Protection initiative in the Comprehensive Plan, the Land Development Regulations (LDRs) were amended in the Environmental Management Act (EMA) to adopt Special Development Zones (SDZs) around Lake Jackson and to adopt a new stormwater standard for non-single family residential uses. Subsequently, the Lake Jackson 50-year stormwater retention standard was adopted on January 28, 1992.

At their regular meeting on January 29, 2013, the Leon County Board of County Commissioners ratified actions taken at the December 10, 2012 Annual Retreat. These actions included establishing a new Strategic Initiative within the Board's Strategic Plan to "develop solutions to promote sustainable growth inside the Lake Protection Zone."

This proposed Ordinance is essential to the following revised FY2012-2016 Strategic Initiatives that the Board approved at their January 27, 2015 meeting:

- Implement strategies that protect the environment and promote orderly growth, including develop solutions to promote sustainable growth inside the Lake Protection Zone (2013)

This particular Strategic Initiative aligns with the Board's Strategic Priorities - Environment and Governance:

- Protect our water supply, conserve environmentally sensitive lands, safeguard the health of our natural ecosystems, and protect our water quality, including the Floridan Aquifer, from local and upstream pollution. (EN1 – rev. 2013)
- Promote orderly growth which protects our environment, preserves our charm, maximizes public investment, and stimulates better and more sustainable economic returns. (EN2 - 2012)
- Sustain a culture of performance, and deliver effective, efficient services that exceed expectations and demonstrate value. (G2)

With the guidance of these Strategic Priorities, staff from the Planning Department, Development Support and Environmental Management (DSEM), and Public Works developed recommendations intended to implement this Strategic Initiative. At a workshop held on November 19, 2013, the Board directed staff to move forward with these recommendations as part of the Lake Jackson Sustainable Development Project. A joint workshop with both City and County Commissions was conducted on March 10, 2015, that culminated in the proposed Text Amendment in Attachment #2. This Amendment was approved by both City and County Commissions for transmittal on April 14, 2015, and is scheduled for adoption by both Commissions on May 26, 2015.

Analysis:

Currently, there are two stormwater treatment standards for development within the Lake Jackson Basin:

- 1) single family residential, which must meet the base Minimum Countywide Environmental Standard which would typically treat the first 1.125 inches of runoff (there are four options to this minimum standard, but the 1.125 is the option most commonly used); and,
- 2) non-single family residential uses, which must retain post-development stormwater on-site for all storm events up to and including the 50-year, 24-hour duration storm.

The 50-year standard is retention-based and requires a significantly larger volume to be retained on site. A comparison of these two standards is shown in Attachment #3 for a one-acre site. The 50-year standard for commercial (non-single family residential) provides more than six times the volume compared to the base minimum standard for single family residential. More importantly, the base minimum standard for single family residential allows the volume to be discharged through a sand filter, which is inefficient at removing nitrogen and phosphorous compared to a retention standard, as shown in Attachment #4.

The stormwater treatment standard proposed for the Lake Jackson Basin is based on volume control. Volume control in the LDR refers to a volume of stormwater runoff in excess of the pre-development runoff volume generated by a particular storm event (usually the 100-year, 24-hour event) that is retained onsite. In general, as a development increases its impervious area, there is a corresponding increase in the volume of stormwater that is allowed to discharge downstream from the detention stormwater ponds. However, a volume control based pond would retain this corresponding increase on site.

Volume control is not a new concept for stormwater management. Both City and County codes require volume control for all closed basins. Closed basins are naturally depressed or artificially closed off portions of the earth's surface for which there is no natural and normal outlet for runoff other than percolation, evaporation, or discharge into a karst feature. Volume control is required to prevent the floodplain at the bottom of the closed basin from increasing its flood elevation. If you subtract the City of Tallahassee and the Apalachicola National Forest from the land area of Leon County, the closed basin areas encompass approximately 30% of the remaining land area within the County. Consequently, volume control regulations apply to 30% of the land regulated by Leon County.

As previously mentioned, detention with filtration does not provide the pollutant removal necessary to protect our lakes. The best form of stormwater treatment is retention, which is utilized in volume control type ponds. It is the best option because the pollutants are kept in the pond and either percolated in the ground or re-used for irrigation purposes. The Bradfordville Stormwater Study showed that to produce no new loading downstream, retention of 4-inches over the impervious area was needed, and retention was required as the primary method to achieve this goal. The size of the volume control type retention pond would exceed this Bradfordville standard as shown in Table 1.

Research on comparisons of treatment efficiencies for stormwater management systems showed retention (also referred to as “dry retention”) is the best treatment option for achieving maximum pollutant removal efficiencies (Attachment #4). A volume control based pond for both residential at 20% impervious and commercial at 50% impervious would exceed the pollutant load efficiencies for the largest dry retention pond (1.25-inch). This would provide excellent water quality treatment and protect Lake Jackson.

The proposed Ordinance was drafted to implement the stormwater treatment requirement in the proposed Comprehensive Plan Text Amendment #PCT150104. The stormwater portion of this Amendment was highlighted in yellow for easy recognition. The proposed Ordinance will amend the Minimum Countywide Environmental Standards; therefore, the City will also be amending their Environmental Management Ordinance for stormwater treatment standards inside the Lake Jackson Basin to be consistent with both the Minimum Countywide Environmental Standards and the Comprehensive Plan.

The Planning Commission found that the Ordinance was consistent with the proposed Tallahassee-Leon County Comprehensive Plan Text Amendment #PCT150104 at a Public Hearing on May 5, 2015. The Comprehensive Plan Amendment is scheduled for adoption by both Commissions on May 26, 2015.

Options:

1. Schedule two required Public Hearings to consider a proposed Ordinance to amend the stormwater standard for the Lake Jackson Basin (Attachment #1) for June 9 and July 7, 2015 at 6:00 p.m.
2. Schedule two required Public Hearings to consider a proposed Ordinance to amend the stormwater standard for the Lake Jackson Basin for an alternate date.
3. Board direction.

Recommendation:

Option #1.

Attachments:

1. Proposed Ordinance Amendment
2. Proposed Comprehensive Plan Amendment
3. Stormwater Pond Treatment Volumes
4. Comparison of Treatment Efficiencies for Stormwater Management Systems

1 equal to 50 percent of the runoff from the first 3.0 inches of rainfall, or as
2 an option for sites with drainage areas less than 100 acres, the first 3/4
3 inch of runoff. The full treatment volume shall again be available within
4 72 hours following a storm event, with appropriate on-site soils tests
5 submitted to verify the infiltration rate.

6 (iii) *On-line retention.* For on-line retention or detention with filtration,
7 treatment volume shall be equal to 75 percent of the runoff from the first
8 3.0 inches of rainfall, or as an option for sites with drainage areas less than
9 100 acres, the first 1.125 inches of runoff. For the filtration option, only
10 systems that are capable of recovering the treatment volume within 36
11 hours shall be allowed.

12 (iv) *Swales.* Swale treatment volume shall be percolation of 80 percent of
13 runoff from a three-year, one-hour (2.6 inches) storm event. Calculations
14 demonstrating percolation of this volume within the swale within 72 hours
15 shall be submitted with the permit application.

16 (v) If site constraints require another method of water quality treatment, such
17 other method may be approved by the county administrator or designee if
18 such method provides a level of treatment equivalent to off-line retention
19 as specified in subsection (ii).

20 (3) Closed basins and standards.

21 (a) Closed basins meeting the following criteria shall be regulated in
22 accordance with this subsection:

23 (i) Any closed basin which has been identified and mapped as a
24 regulated closed basin by the Board of County Commissioners; or

25 (ii) Any closed basin for which it can be shown by hydrologic analysis
26 that cumulative increases in runoff volume from potential development patterns
27 will cause a significant adverse impact on the frequency, duration, or extent of
28 flooding.

29 (b) *Volume control required.* Runoff volumes within regulated closed basins
30 in excess of the pre-development runoff volume shall be retained for all storm
31 events up to a 100-year, 24-hour duration storm, except that if multiple
32 development sites are located within the closed basin, the excess volume may be
33 discharged from individual sites to an approved regional detention or retention
34 facility located within the closed basin as may be allowed under other subsections
35 of this section and pursuant to section 10-4.305. Recovery of the retention volume
36 shall comply with one of the following:

37 Option (1): On the basis of a subsurface geotechnical analysis demonstrate the
38 functionality of the retention facility through a continuous hydrologic simulation.
39 The analysis shall clearly demonstrate that the increase in runoff volume above

1 the predevelopment condition is retained within the on-site stormwater facility.
2 Additionally, the rate of discharge shall not exceed predevelopment rates for all
3 duration and return frequencies up to and including the 25-year critical duration
4 storm. The continuous hydrologic simulation can be accomplished by developing
5 a stage/storage/infiltration relationship based on the proposed retention facility
6 configuration and reported design infiltration rate. This relationship can be used to
7 model the retention facility over an extended period of rainfall.

8 Option (2): One-half the required pond volume shall be recovered within seven
9 days, and the full volume shall be recovered within 30 days.

10 (4) *Additional stormwater retention standards for the Lake Jackson Drainage*
11 *Basin.* ~~Non-single family residential uses which are approved for development (as specified in~~
12 ~~the comprehensive plan) subsequent to March 15, 1992, shall retain post development~~
13 ~~stormwater on-site for all storm events up to and including the 50-year 24-hour duration~~
14 ~~storm.~~ Runoff volumes in excess of the pre-development runoff volume shall be retained for all
15 storm events up to a 100-year, 24-hour duration storm, except that if multiple development sites
16 are located within the basin, the excess volume may be discharged from individual sites to an
17 approved regional retention facility located within the basin. For redevelopment, pre-
18 development runoff volume calculations shall be based on a natural condition. The retained
19 volume shall be recovered in accordance with subsection (3)(b) above.

20 (5) *Stormwater treatment standards within the Bradfordville Study Area.* Stormwater
21 runoff from new development in the Bradfordville Study Area shall meet the standards set forth
22 in this section in addition to other standards within Article IV.

23 (a) Stormwater runoff shall be treated to one of the following standards below:

24 (i) Systems utilizing on-line dry retention only. A volume of runoff
25 calculated as four inches times the total impervious area that will be
26 situated on the site shall be retained on the site or in an approved master
27 stormwater facility. This calculation can exclude the wetted area of the
28 pond/stormwater facility. This volume of runoff shall be collected from
29 the entire developed portion of the site and directed to on-line dry
30 retention storage. Retention can occur in cisterns, ponds, shallow swales,
31 landscaped areas, or natural areas.

32 (ii) Systems utilizing a combination of off-line dry retention and detention:

33 a. Off-line retention shall be provided with a treatment volume
34 calculated as two and one-half inches times the total impervious
35 area on the site.

- 1 b. Detention portion of system--In addition to the dry retention
2 volume, one of the following detention options shall also be
3 provided:
- 4 1. Dry detention systems will provide a treatment volume
5 calculated as two inches times the total impervious area on
6 the site, or
- 7 2. Wet detention system with a permanent pool volume
8 equivalent to two and nine-tenths inches times the
9 impervious area onsite.
- 10 c. The calculation of the above volumes can exclude the wetted area
11 of the stormwater facility.
- 12 d. Runoff from the entire developed portion of the site shall be
13 directed in sequence to each of the above facilities.
- 14 (b) Drawdown requirements:
- 15 (i) For on-line dry retention (Subsection (5)(a)(i) above), the entire treatment
16 volume must recover within 72 hours.
- 17 (ii) For off-line dry retention (Subsection (5)(a)(ii)a. above), the entire
18 treatment volume must recover within 24 hours.
- 19 (iii) For dry detention systems (Subsection (5)(a)(ii)b.1.above), the treatment
20 volume must recover within 72 hours. Dry detention systems will not
21 include underdrains but will utilize an orifice or V-notch weir for
22 drawdown. The bottom of the drawdown device will be a minimum of six
23 inches above the pond bottom.
- 24 (iv) For wet detention systems (Subsection (5)(a)(ii)b.2. above), the bottom of
25 the weir crest will be a minimum of 12 inches above the normal water
26 level (seasonal high groundwater table elevation).
- 27 (v) Regardless of the method of volume recovery, the entire retention volume
28 must recover within the time frame established above unless an approved
29 continuous analysis, using Tallahassee Airport rainfall data from January
30 1, 1959 to December 31, 1998, demonstrates that the total volume retained
31 within the stormwater system over the 40-year period is greater than or
32 equal to that retained by a dry retention system as set forth in subsection
33 (5)(a)(i) based on the above described recovery times. For systems

1 requiring a combination of retention and detention, this analysis shall only
2 be used for the retention portion of the system. The detention portion of
3 this combination system will still be required in full pursuant to
4 Subsection (5)(a)(ii)b.

5 (c) For calculating the treatment volume required for pervious pavements and
6 graveled areas, initially such surfaces shall be assumed to be 100 percent
7 impervious, then deductions in the required treatment volume for such areas can
8 be taken that is equivalent to:

9 (i) The porosity of the pavement material times the thickness of the paving
10 material times a safety factor of five-tenths.

11 (ii) If, and only if, the soils immediately underlying the pavement for a depth
12 of 18 inches have a permeability of three inches per hour or greater, as
13 demonstrated by onsite percolation tests, then a further deduction can be
14 taken equivalent to the porosity of the soil strata times four inches times a
15 safety factor of five-tenths.

16 The above deductions will be allowed provided that the applicant
17 specifically commits, in his Stormwater Operating Permit, to regularly
18 sweep/vacuum the area covered with pervious pavement and to verify the
19 pavement's percolation capacity when the operating permit is renewed.

20 (d) Groundwater table:

21 (i) Where volume recovery is to be by percolation, groundwater mounding
22 calculations to demonstrate recovery of the retention volume pursuant to
23 the requirements set forth in subsection (b) above shall be required unless
24 the applicant conclusively demonstrates by other engineering methods that
25 pond recovery will not be adversely affected by an elevated groundwater
26 table. If the bottoms of all retention areas intended to percolate stormwater
27 are shown by soil borings to be less than three feet above the historical
28 wet-season high water table, a mounding analysis shall be required.

29 (ii) For dry detention systems, the bottom elevation of the detention basin
30 shall be a minimum of one foot above the historical seasonal high
31 groundwater table.

32 (e) Where volume recovery is to be by irrigation, the rate of land application shall not
33 exceed one and one-half inches per week unless the applicant can conclusively
34 demonstrate that the on-site soil conditions and vegetation warrant a higher

1 application rate. Under no circumstances shall irrigation water be allowed to
2 discharge from the irrigation-site.

3 (f) The requirements in this section shall not preclude the applicant from voluntarily
4 choosing to design and construct the on-line dry retention facility as an off-line
5 facility.

6 (g) Facility design standards.

7 (i) Facility configuration: All on-line facilities shall have a flow-path-length
8 to flow-path-width ratio of 2:1 or greater. The inlets and outlets shall be on
9 opposite ends of the facility. If this is not possible, the effective flow
10 length shall be increased by adding diversion barriers within the facility as
11 necessary to provide this minimum flow length.

12 (ii) Retention ponds/areas shall have 4H:1V maximum side slopes on a
13 sufficient length of the perimeter to allow adequate maintenance access to
14 the bottom of the facility. If any of the side slopes are steeper than this, a
15 security fence shall be placed completely around the perimeter of the
16 facility and located exterior to the maintenance access ways. The fence
17 shall not be required if the pond depth is less than 18 inches.

18 (iii) Wet detention ponds shall have 6H:1V maximum side slopes to two feet
19 below the normal water level, then a maximum side slope of 2H:1V to the
20 bottom.

21 (iv) Retention facilities shall have flat bottoms in order to maximize the
22 surface area for percolation.

23 (v) Maintenance access requirements:

24 a. For every facility, the owner or developer shall provide, at a
25 minimum, a 15 foot wide clear and stable access to the facility
26 from the nearest "public" right-of-way or road. Such access shall
27 be evidenced by a recorded reservation or grant of an easement,
28 which shall run with the land. If the facility is to be dedicated to a
29 local government, then such access shall be evidenced by the grant
30 of an easement, which shall run with the land, to the benefit of the
31 local government.

32 b. For retention facilities with an overall depth greater than 18 inches,
33 provide, at a minimum, a 20 foot wide clear, level and stable
34 access around a sufficient portion of the perimeter of the facility,

1 that is inside of any fences and external to the top-of-bank of the
2 facility, to allow adequate maintenance from dry land. For
3 retention facilities with an overall depth of 18 inches or less,
4 provided the facility has side slopes of four horizontal to one
5 vertical (or less) on at least one side of the facility, the applicant
6 can provide the above access on the sloped side of the facility only.
7 Any access required by the provisions of this subsection shall be
8 evidenced by a recorded reservation or grant of an easement,
9 which shall run with the land, to the benefit of the county.

10 c. The minimum inside radiuses of all access ways shall be 20 feet.

11 d. Adequate access for both personnel and mechanized equipment
12 shall be provided to all inlet and outlet structures.

13 e. If Leon County is proposed to be the maintenance entity for any
14 stormwater management facility permitted under this section,
15 either by dedication, or by reservation of an easement, or by any
16 other process, the applicant shall submit the engineering design for
17 the facility directly to the Leon County Department of Public
18 Works for its review and approval as to the adequacy of
19 maintenance access to the facilities. An environmental permit shall
20 not be issued until the applicant demonstrates, in writing, the
21 approval of the department of public works.

22 (vi) Skimmer/trash rack requirements:

23 a. Trash/leaf traps with easy maintenance access shall be provided at
24 key inlets and all outlets from a facility unless the applicant can
25 conclusively demonstrate that it is not possible.

26 b. All outlet structures shall have an oil skimmer that extends above
27 and below any outlet structure opening.

28 (vii) Energy dissipation requirements:

29 a. Energy dissipation devices sufficient to prevent erosion and
30 resuspension of loose sediments shall be placed on all inlets to
31 retention facilities.

32 b. Energy dissipation devices sufficient to prevent downstream
33 channel erosion shall be placed at the outlets of all retention
34 facilities.

1 (viii) Stabilization of stormwater treatment facilities: All berms and side slopes
2 shall be stabilized with pinned sod. Pond bottoms can be seeded and
3 mulched. Restabilization by the contractor or owner shall be necessary
4 until such time that the sod is fully rooted and otherwise well established.

5 (ix) Rate control as required in Subsection 10-4.302 can be provided within
6 any of the above water quality treatment facilities provided that the water
7 quality treatment as required within this section is fully satisfied prior to
8 any overflow/discharge from the facility.

9 (h) Nothing in this section shall affect the redevelopment standards for the
10 incorporated area of the Bradfordville Study Area, which shall remain subject to
11 the requirements of Chapter 5, Environmental Management, of the Tallahassee
12 Land Development Code, as it may be amended from time to time.

13 (6) *Retention for all post-development runoff.* No newly concentrated or increased
14 concentration of stormwater flow, including discharge from detention and retention facilities,
15 shall be discharged off-site before or after treatment as required by subsection (2), unless such
16 discharge is into an adequate conveyance, watercourse, wetland or waterbody of sufficient
17 capacity at the time of discharge to sustain the effects of, and to convey such discharges, without
18 detriment to the continued natural function of the resource and in accordance with the
19 requirements of this division. Design of stormwater management systems should not allow
20 changes in rate or course in a manner substantially different from pre-development conditions. If
21 there is no adequate conveyance, floodplain or easement available, full retention of the
22 stormwater for all events up to and including the 100-year, 24-hour duration storm is required.

23 (7) *Treatment for direct discharge to active karst features.* Runoff to be discharged to active
24 karst features shall be treated to comply with F.A.C. 62-520.420 prior to discharge.

25 * * *

26
27 **SECTION 2.** Conflicts. All ordinances or parts of ordinances in conflict with the provisions of
28 this Ordinance are hereby repealed to the extent of such conflict, as of the effective date of this
29 Ordinance, except to the extent of any conflicts with the Tallahassee-Leon County
30 Comprehensive Plan, as amended, which provisions shall prevail over any parts of this
31 Ordinance which are inconsistent, either in whole or in part, with the Comprehensive Plan.

32
33 **SECTION 3.** Severability. If any section, subsection, sentence, clause, phrase or portion of this
34 article is for any reason held invalid or unconstitutional by any court of competent jurisdiction,
35 such portion shall be deemed a separate, distinct, and independent provision and such holding
36 shall not affect the validity of the remaining portions of this Ordinance.

37
38 **SECTION 4.** Effective date. This ordinance shall be effective according to law.

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DULY PASSED AND ADOPTED BY the Board of County Commissioners of Leon County,
Florida, this ____ day of _____, 2015.

LEON COUNTY, FLORIDA

BY: _____
MARY ANN LINDLEY, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

ATTEST:
BOB INZER, LEON COUNTY 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

Policy 2.2.18: [L]

LAKE PROTECTION (Rev. Effective 12/22/95; Revision Effective 7/26/06; Renumbered 3/14/07)

Intent

Lake Jackson, designated both an Outstanding Florida Water (OFW) and Aquatic Preserve, is one of the most unique waterways in Florida. Historically, the lake has suffered from water quality issues associated with rapid urbanization and large-scale roadway projects. Lake Jackson's water quality has improved since adoption of the Comprehensive Plan, due in large part to the adoption of stringent stormwater treatment standards and the implementation of capital projects; however, nutrient levels in the Lake remain elevated and the Lake continues to be designated "Impaired" by the Florida Department of Environmental Protection.

The intent of the Lake Protection category is to ensure that development within the Lake Jackson basin occurs in a sustainable and environmentally sound manner with minimal impact to water quality. The Lake Protection category is the basis for regulation and, where appropriate, limitation of development and redevelopment of land within the Lake Jackson Basin. The bounds of this category are to be the Lake Jackson basin boundary adjusted to include contributing watersheds but excluding existing, more intensely developed areas south of Interstate 10 and areas outside the Urban Service Area.

Allowable Uses, Densities, and Intensities

Residential

The Lake Protection category shall allow for single family residential uses at a base density of one (1) dwelling unit per two (2) gross acres.¹ To encourage compact and efficient development, two density bonus options are available for properties within the category:

1. A residential density of up to two (2) dwelling units per gross acre may be permitted within developments designed as a Clustered Subdivision.
2. A residential density of up to eight (8) dwelling units per gross acre may be permitted within the Lake Protection Node (LPN) zoning district.

¹ (Leon County) Any development affecting real property located in whole or in part within the Lake Protection Future Land Use Map category west of US 27 North for which an initial Planned Unit Development Concept or Final Development Plan was approved before January 1, 2005 shall be vested for all uses, intensities and densities set forth in the PUD Concept Plan Ordinance. Said PUD shall be entitled to rely on the closed basin exemption previously set forth in this section if the Commission determined prior to January 1, 2005 that the PUD met the requirements for such closed basin exceptions and that such determination has not been overturned by a court of competent jurisdiction at the time vested rights are sought under this provision. If a court of competent jurisdiction invalidates such a PUD due to reasons unrelated to whether the property met the requirements for the closed basin exception, any new or modified PUD application relating to the same real property shall be vested for the uses, intensities and densities of the previously approved PUD. All development within said certified closed basins approved pursuant to this provision shall be approved through the PUD amendment process, except that in unincorporated Leon County a one-into-two residential lot split exemption shall be processed according to the established County procedures instead of the PUD process.

Mixed-use & Non-residential

Non-residential and mixed-use development (including, but not limited to, office and commercial uses) within the Lake Protection category may only be permitted within areas designated with the Lake Protection Node (LPN) zoning district. Within this district, single use, non-residential development shall be allowed at a maximum intensity of 10,000 square feet (s.f.) per acre. Projects containing a vertical mixture of uses, including any combination of office, commercial and residential uses, may receive a bonus of 2,500 s.f. per acre, for a total of 12,500 s.f. per acre.

Community and Recreational Facilities

Community facilities and recreational uses, including, but not limited to, schools, parks, police and fire stations, and religious facilities, shall be permitted within the Lake Protection (LP) and Lake Protection Node (LPN) zoning districts. These uses shall be allowed at a maximum intensity of 10,000 square feet (s.f.) per acre.

Special Conditions

The following special conditions shall apply to the Lake Protection Future Land Use category:

1. The Lake Protection Node zoning district shall only be permitted at the following intersections:
 - Highway 27 North and Sessions Road
 - Highway 27 North and Capital Circle NW/Old Bainbridge Road
 - Highway 27 North and Fred George Road
 - Bannerman Road and Bull Headley Road

The exact extent of these Nodes shall be specified in the City of Tallahassee and Leon County land development regulations, but generally shall not extend beyond ¼ mile from the respective intersection and shall not include areas within a Special Development Zone (SDZ) or existing single-family subdivisions.

2. As an alternative to large-lot developments, Clustered Subdivisions shall be permitted within the Lake Protection zoning district. Clustered Subdivisions shall:
 - Contain a minimum of 60% contiguous open space preserved in perpetuity and comprised of such things as preservation and conservation features, Special Development Zones, undeveloped uplands, passive recreation areas, and storm water facilities designed as a community amenity;
 - Be developed at a maximum density of two (2) dwelling units per gross acre; and,
 - Be served by central water and sewer systems.
3. A volume control based stormwater treatment standard shall be required for all development and redevelopment within the Lake Protection land use category. This standard shall ensure that runoff volumes in excess of the pre-development runoff volume shall be retained for all storm events up to a 100-year, 24-hour duration storm.

To encourage redevelopment in the Lake Protection category, a partial credit may be applied toward existing impervious surface on previously developed sites.

4. Additional development standards deemed necessary to protect Lake Jackson from further degradation and/or improve existing water quality may be included in the land development code.
5. Existing, lawfully established, non-residential uses within the Lake Protection land use category that are compatible with surrounding uses and meet all water quality standards for the Lake Jackson Basin shall be considered permitted uses.

~~This is a protection category that is specific to the well documented scientific concerns regarding the degradation and continuing pollution of Lake Jackson. The category is based on the lake basin boundary adjusted to include contributing watersheds but to exclude existing, more intensely developed areas south of Interstate 10. Consistent with the purpose of this category, Lake Protection densities and intensities shall be applied to undeveloped areas within the Lake Jackson drainage basin when such properties are developed. The Lake Protection category allows residential uses of one unit per two acres¹. An option to develop at a density of one unit per gross acre is available within the City as long as the resultant development clusters the units on 25% of the property and maintains the remaining 75% in natural open space. In the unincorporated portions of the Lake Protection category clustering is allowed on 40% of the site at a net density of two (2) units per acre on the developed portion of the property. The remaining 60% of the property must remain in natural open space. The cluster options are intended to preserve green space within this land use category and be designed to minimize non-point pollution from the site. Cluster of residential development in areas designated for Lake Protection land use shall be permitted only on those portions of parcels not located within the Lake Jackson Special Development Zone and lying below one hundred ten (110) feet NGVD, and for higher elevations not determined to be severely limited by environmental constraints. Such constraints may be determined by on-site environmental analysis, building or soil limitation ratings in the Leon County Soil Survey, or other natural resource inventory determined appropriate by the local government. Industrial, office and commercial uses are prohibited in the Lake Protection category within the city limits. In the unincorporated areas of the Lake Protection category, minor office and minor commercial uses may be approved through the PUD process only if development retains its resultant stormwater on site. All industrial, commercial and office uses other than minor are prohibited in the unincorporated areas of the Lake Protection category as well. Urban services are intended for this category inside the Urban Service Area.~~

~~Additional requirements based on scientific studies and deemed necessary to protect the lake from further degradation, as well as improve existing water quality, will be included in the land development code. Existing non-residential uses within the Lake Protection land use category that meet all water quality standards required in the comprehensive plan by the time frames required in the plan, will be considered permitted uses.~~

4/9/2015

~~Within the Lake Protection Category, stormwater for non single family and non-vested uses shall be retained on-site.~~

DRAFT

Stormwater Pond Treatment Volumes

Ordinance Provision Met	*Pond Volumes for a One Acre Site (inches over the site/total cubic feet)	
	Assume Residential at 20% Impervious	Assume Commercial At 50% Impervious
**FDEP - 0.5" (State Min. Standard)	0.50" / 1,815cf	0.50" / 1,815cf
**FDEP -0.75" (Outstanding Florida Water Standard)	0.75" / 2,723cf	0.75" / 2,723cf
**Lake Protection - 1.125" (Base Min. Countywide Standard)	1.125" / 4,084cf	N/A
Bradfordville - 4" Over Impervious Standard	0.80" / 2,904cf	2.00" / 7,260cf
Volume Control -Pre/Post retention through the 100-year, 24 hour storm	1.72" / 6,278cf	3.01" / 10,922cf
Lake Jackson 50-year Post-development Retention Standard	N/A	7.39" / 26,826cf

*All of the values above are for stormwater facilities serving a 1.0-acre site developed with a post-developed pervious area CN of 66 – which has been constructed on an undeveloped site with an original CN of 60.

**Calculated as inches over the 1.0-acre drainage area – recovery by filtration is allowable.

**POLLUTANT REMOVAL
EFFICIENCIES FOR TYPICAL
STORMWATER MANAGEMENT
SYSTEMS IN FLORIDA**

Presented at the
Fourth Biennial Stormwater Research Conference
Clearwater, FL

October 18-20, 1995

Sponsored By:

The Southwest Florida Water Management District

Prepared By:

Environmental Research & Design, Inc.

3419 Trentwood Blvd., Suite 102

Orlando, FL 32812

Harvey H. Harper, Ph.D., P.E.

Comparison of Treatment Efficiencies for Stormwater Management Systems

A comparison of treatment efficiencies for typical stormwater management systems used in the State of Florida is given in Table 8 based on information obtained in the literature review. In cases where a range of removal efficiencies are presented in technical reports related to a particular stormwater management technique, the mid-point of the range is given in Table 8 for comparison purposes.

The Florida State Water Policy, outlined in Chapter 17-40 of the Florida Administrative Code, establishes a goal of 80% annual reduction of stormwater pollutant loadings by stormwater management systems. Of the stormwater management systems listed in Table 8, only dry retention systems, with 0.5-inch of runoff retained, meet the State Water Policy goal of 80% reduction in annual pollutant loadings to the system. Off-line retention/detention facilities meet the 80% reduction goal for total phosphorus, TSS, BOD and total zinc, but provide only a 60-75% annual pollutant reduction for total nitrogen, copper and lead. Wet detention systems can meet the 80% reduction goal for TSS only, with removal efficiencies from 40-50% for total nitrogen, total phosphorus and BOD. Dry detention with filtration systems meet the 80% reduction goal for total lead only and provide virtually no pollutant removal for total nitrogen, total phosphorus and BOD. Based on the available literature, dry detention with filtration systems were found to exhibit a high degree of variability in estimated removal efficiencies. The actual removal efficiencies achieved by dry detention with filtration systems are a function of the relationship between the underdrain system and the seasonal high groundwater table.

**TABLE 8
COMPARISON OF TREATMENT EFFICIENCIES
FOR TYPICAL STORMWATER MANAGEMENT
SYSTEMS USED IN FLORIDA**

TYPE OF SYSTEM	ESTIMATED REMOVAL EFFICIENCIES (%)						
	TOTAL N	TOTAL P	TSS	BOD	TOTAL Cu	TOTAL Pb	TOTAL Zn
Dry Retention							
a. 0.25-inch retention	-60	-60	-60	-60	-60	-60	-60
b. 0.50-inch retention	-80	-80	-80	-80	-80	-80	-80
c. 0.75-inch retention	-90	-90	-90	-90	-90	-90	-90
d. 1.00-inch retention	-95	-95	-95	-95	-95	-95	-95
e. 1.25-inch retention	-98	-98	-98	-98	-98	-98	-98
Off-Line Retention/Detention	-60	-85	-90	-80	-65	-75	-85
Wet Retention	-40	-50	-85	-40	-25	-50	-70
Wet Detention	-25	-65	-85	-55	-60	-75	-85
Wet Detention with Filtration	-25	-60	-98	-99	-35	-70	-90
Dry Detention	-15	-25	-70	-40	-35	-60	-70
Dry Detention with Filtration	0	0	-75	0	-65	-90	-25
Alum Treatment	-50	-90	-90	-75	-80	-90	-80

**Leon County
Board of County Commissioners**


Notes for Agenda Item #9

Leon County Board of County Commissioners

Cover Sheet for Agenda #9

May 26, 2015

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Acceptance of the 2015 Status Report on the Leon County Water Quality Monitoring Program

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Tony Park, P.E, Director of Public Works Kathy Burke, P.E., Director of Engineering Services
Lead Staff/ Project Team:	Theresa B. Heiker, P.E., Stormwater Management Coordinator Johnny Richardson, Water Resource Scientist

Fiscal Impact:

This item has no fiscal impact.

Staff Recommendations:

Option #1: Accept the 2015 Status Report on the Leon County Water Quality Monitoring Program (Attachment #1).

Report and Discussion

Background:

In 1988, the FSU Center for Aquatic Research and Resource Management undertook sampling of various Leon County lakes and stormwater ponds to document the response of natural lakes to stormwater runoff. Beginning in 1991, Leon County provided grant funding when the research focused on Lakes Jackson, Hall, Ella, Lafayette, McBride/No-Name Pond, Munson, and Talquin. In 1996, the County standardized the sampling program and solicited bids for the work. The first Leon County contract for ambient water quality monitoring was awarded in April 1998, and required monthly sampling of 13 lakes.

Since 1996, the Public Works Department sampled stormwater runoff as required by the County's National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) permit. The permit requires sampling of streams, stormwater facilities, and sediment to document the impacts of stormwater runoff on the natural waterbodies.

The ambient and stormwater sampling programs were consolidated in 2005. The program includes quarterly water quality sampling along with annual sediment and biological assessments of 13 lakes, 27 streams, and 2 rivers, for a total of 73 stations (Attachment #1). Field sampling efforts were moved in-house in FY 2010 to reduce program expense; laboratory analysis continues to be contracted.

This item is essential to the following revised FY2012-FY2016 Strategic Initiative that the Board approved at the January 27, 2015 meeting:

- Provide water quality testing.

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

- Protect our water supply, conserve environmentally sensitive lands, safeguard the health of our natural ecosystems, and protect our water quality, including the Floridian Aquifer from local and upstream pollution (EN1).

Analysis:

The current program collects quarterly data on approximately 39 water quality parameters at each of the stations (Attachment #2). The annual lake sediment analysis involves six laboratory parameters. County staff is certified to perform the field work for the biological assessments (Stream Condition Indices and Lake Vegetation Indices). Stream Condition Indices require laboratory verification of the biological samples.

The program data allows the County to monitor the ecosystem health of the lakes, streams, and rivers of Leon County. This is necessary to document waterbody conditions for potential Total Maximum Daily Load (TMDL) consideration, identify the most effective means of stormwater management, and guide appropriate land use decisions. The data is entered into the Florida STorage and RETrieval (STORET) database for use by local, state, and federal agencies.

Leon County's program is the primary source of data for the Florida Department of Environmental Protection (FDEP) and the U.S. Environmental Protection Agency (USEPA) TMDL programs regarding waterbodies in the unincorporated areas of the County. This is based on the volume of data collected historically, as well as the number of lakes and streams sampled. The Leon County program is the only systematic effort to monitor the health of waterbodies in the unincorporated areas of the County.

The extensive monitoring network records the impact of development in the unincorporated area. Local corrective action could be taken, if needed, to address water quality or habitat impacts before the waterbody is identified for state or federal action. Corrective action could range from modifying future land use designations to developing a capital project to reduce pollutant loads in sensitive areas.

Long-term data is critical to identify trends in waterbody health. Areas with limited development, such as Miccosukee and Ft. Braden, are monitored to establish a "baseline" condition. Data collected demonstrates that relatively healthy systems, like Lake Miccosukee and Freeman Creek, did not always meet former state minimum oxygen level standards. Because of this type of situation, the Florida Department of Environmental Protection (FDEP) utilized data collected by Leon County and other entities across the state to modify the state water quality dissolved oxygen standard to more accurately reflect natural conditions. In addition, past data will be compared to future data to identify the impacts of development and to prepare any corrective action, which may be required to protect these areas.

While algal blooms remain a problem for local lakes, the resumption of normal rainfall patterns has diluted nutrients needed by algae, causing a reduction of algal blooms in the County. While the frequency of algal blooms appeared to be reduced in 2014, algal blooms in both lakes Munson and Piney Z were observed. Leon County staff continues to work with the Florida Department of Environmental Protection to determine the types of algae and potential human and ecological effects of the algal blooms. In the case of Lake Munson, the dominant algae is often *Microcystis* sp., a known microcystin toxin producer.

Monitoring in heavily developed areas, such as the Lake Munson Basin, is required by regulatory agencies under state and federal permits. Monitoring may demonstrate the benefits of capital projects and non-structural efforts to reduce pollutant loads to all waterbodies. This is seen with the improving water chemistry downstream of the new Harbinwood Facility in Jackson Heights Creek. In addition, monitoring shows where targeted improvements might be made. For example, the Munson Slough and Lake Munson water quality results continue to show the effects of upstream urbanization, despite the construction/restoration of Lake Henrietta and the Lake Munson 2010-2011 drawdown.

Metal analyses showed fewer exceedances in surface water quality standards than in the past. Lead levels exceedances were mainly confined to the Bradford Chain of Lakes and the Munson Slough/Lake Munson watershed. With the resumption of normal rainfall in the area, waterbodies tend to flow more, reducing contact time with possible sources of lead (e.g. relict sources found in sediment). Metals analysis is a recent addition to the water quality sampling program and staff should be able to better evaluate the extent of lead in the water as sampling continues.

As the data collection program continues to mature, it will serve as a key component of the County's environmental stewardship efforts by guiding where to focus and by providing documented/verifiable results of improvements resulting from these efforts.

The broadest distribution of the water quality data and report can be achieved by using the Leon County website rather than printing copies of the documents. As a result, the full water quality report can also be accessed on the County website at www.leoncountyfl.gov/waterresources

Options:

1. Accept the status report on the Leon County Water Quality Monitoring Program.
2. Do not accept the status report on the Leon County Water Quality Monitoring Program.
3. Board direction.

Recommendation:

Option #1.

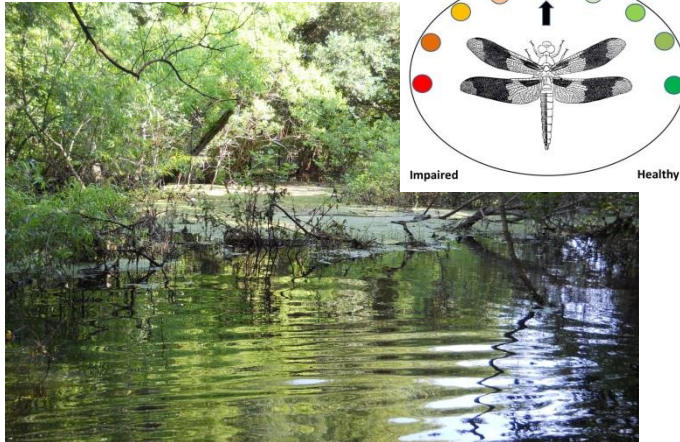
Attachments:

1. Water Quality Monitoring Status Report
2. Location Map – Leon County Water Quality Stations

2015
LEON COUNTY
WATER QUALITY MONITORING PROGRAM
STATUS REPORT



Waterbody: Alford Arm Creek



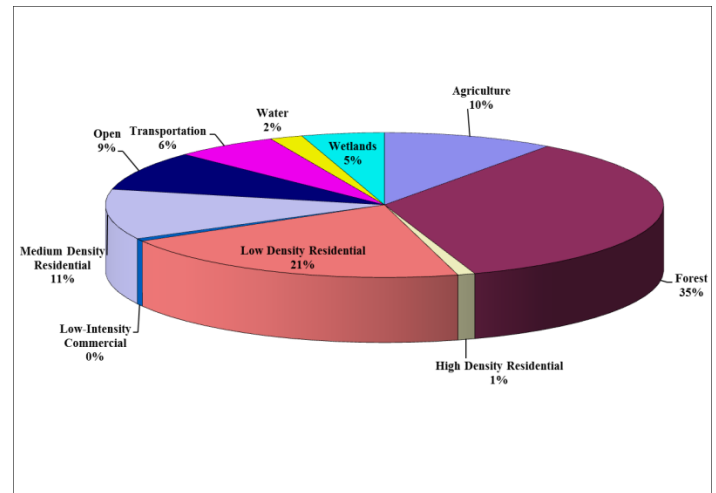
Basin: Lake Lafayette

The Alford Arm tributary is a moderately altered, nitrogen-limited stream located in the northern part of Leon County. The tributary flows from Lake McBride in the Bradfordville area and receives runoff from the heavily developed Killearn Estates and Killearn Acres neighborhoods. Many of the waterbodies are former agricultural ponds, most notably the Velda Dairy impoundments that are now seen as residential amenities. The zoning designation south of Centerville Road and US 90 remains agricultural.

As shown in the following pie chart, approximately 50% of land use in the 21,729 acre watershed is residential, commercial, agriculture, industrial, or transportation. Increases in stormwater runoff, and waterbody nutrient loads can often be attributed to these types of land uses.

Background

Healthy, well-balanced stream communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may include increased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse hydrologic alterations, undesirable removal of habitat or riparian buffer vegetation, and introduction of exotic plants and animals. State water quality



standards are designed to protect designated uses of the waters of the state (e.g., recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

Methods

Surface water sampling was conducted to determine the health of Alford Arm Creek and met the collection and analysis requirements of the Florida Department of Environmental Protection (FDEP).

Results

According to FDEP requirements, Numeric Nutrient Criteria (NNC) (expressed as annual geometric mean) cannot be exceeded more than once in a three year period. Due to low water conditions, four temporally independent samples per year have never been collected from this station. Even though staff was not able to collect the required amount of samples, some conclusions can be made. Based on the geometric mean of the two samples taken in 2014, total phosphorus (0.06 mg/L), and total nitrogen levels (0.32 mg/L) demonstrate that nutrients were below the NNC thresholds.

Dissolved Oxygen

As Figure 1 shows, Alford Arm Creek seldom met the Class III criteria for dissolved oxygen (DO). This is not surprising since low gradient, low flow streams often have low DO levels.

Other Parameters

Other water quality parameters appear to be normal for the area and no other impairments were noted.

Conclusions

Based on ongoing sampling, Alford Arm nutrient levels in 2014 appear to meet the nutrient thresholds for the East Panhandle Region. However, the Class III criterion for DO was seldom met. This is not a surprising result in this low gradient, low flow stream.

Thank you for your interest in maintaining the water quality of Leon County's aquatic resources. Please feel free to contact us if you have any questions.

Contact and resources for more information

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[Click here to access the results for all water quality stations sampled in 2014.](#)

[Click here for map of watershed – Sample Site 1](#)

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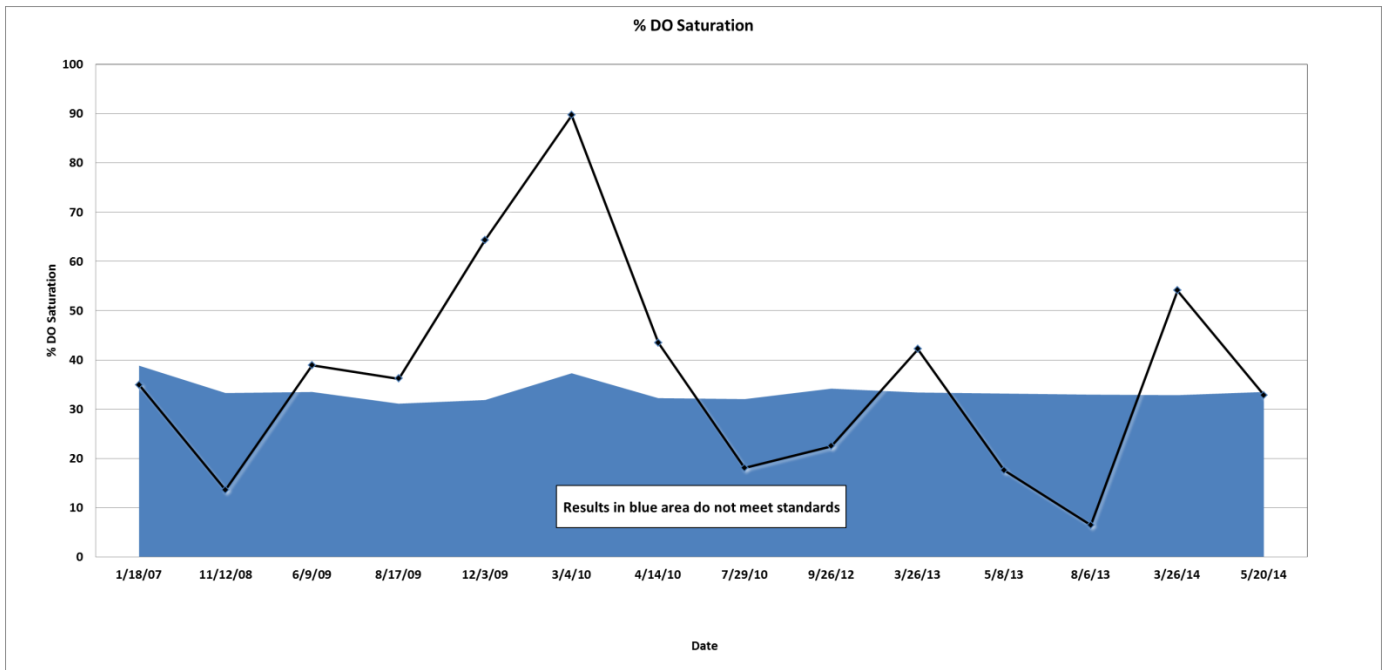
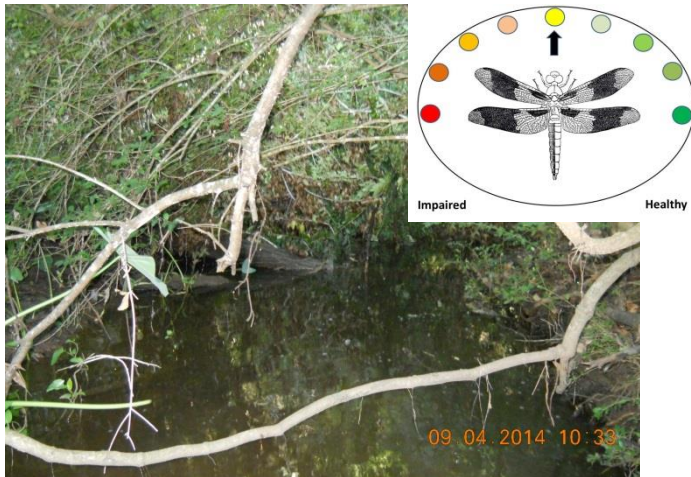


Figure 1. Dissolved Oxygen Percent Saturation results for Alford Arm Creek.

Waterbody: Apalachee Creek



hydrologic alterations, undesirable removal of habitat or riparian buffer vegetation, and introduction of exotic plants and animals. Water quality standards are designed to protect designated uses of the waters of the state (e.g., recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

Methods

Surface water samples were collected to determine the health of Apalachee Creek and met the requirements of the Florida Department of Environmental Protection (FDEP).

Results

Nutrients

According to FDEP requirements, Numeric Nutrient Criteria (NNC) (expressed as an annual geometric mean) cannot be exceeded more than once in a three year period. Due to low water conditions, FDEP data requirements for the NNC could not be met for 2007 through 2008 and 2010 through 2012 (Table 1). The 2009, 2013 and 2014 results showed that the NNC thresholds were not exceeded.

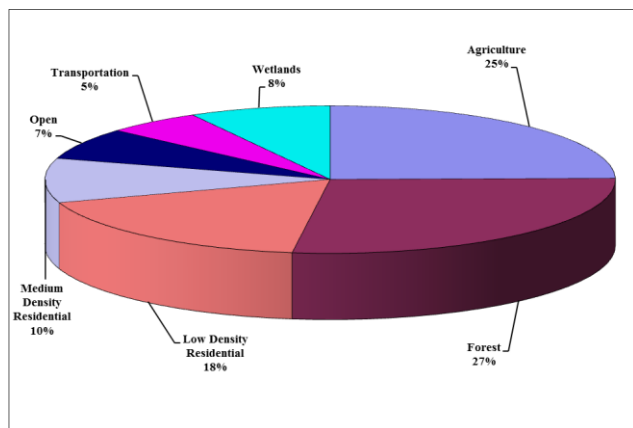
Table1. FDEP's total nitrogen and phosphorus criteria for streams applied to Apalachee Creek.

Apalachee Creek	Total Nitrogen Threshold 1.03 mg/L	Total Phosphorus Threshold 0.18 mg/L
2007- 2008	-	-
2009	0.32	0.11
2010-2012	-	-
2013	0.41	0.12
2014	0.30	0.10

Basin: Lake Lafayette

Apalachee Creek is a slightly tannic stream that flows north and drains into Lower Lake Lafayette.

As shown in the following pie chart, approximately 58% of land use in the 1,052 acre watershed is agricultural, residential, or transportation. Increases in stormwater runoff, and waterbody nutrient loads can often be attributed to these types of land uses.



Background

Healthy, well-balanced stream communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may include increased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse

Other Parameters

Vegetation

Several species of exotic plants line the bank of Apalachee Creek including wild taro (*Colocasia* sp.) and privet (*Ligustrum* sp.). In many cases, exotic plants will crowd out and replace native plants. This may stress native wildlife, which have evolved to depend on native plants for food and shelter. The native wildlife may move away or perish if the native vegetation is replaced by exotic plants.

[Click here for more information on common exotic and invasive plants in Leon County wetlands and waterbodies.](#)

Other Parameters

The fecal coliform results (530/100 mL) during the September 2014 event exceeded the State criteria of > 400/100 mL in 10% of the samples. Other water quality parameters appear to be normal for the area and no impairments were noted.

Conclusions

Based on ongoing sampling, Apalachee Creek met the nutrient thresholds for the East Panhandle Region. Several species of exotic plants line the bank of Apalachee Creek which may affect native wildlife dependent on native plants for food and shelter. The fecal coliform results during the September 2014 event exceeded the State criteria > 400/100 mL in 10% of the samples. Other water quality parameters appear to be normal for the area and no impairments were noted.

Thank you for your interest in maintaining the water quality of Leon County's aquatic resources. Please feel free to contact us if you have any questions.

Contact and resources for more information

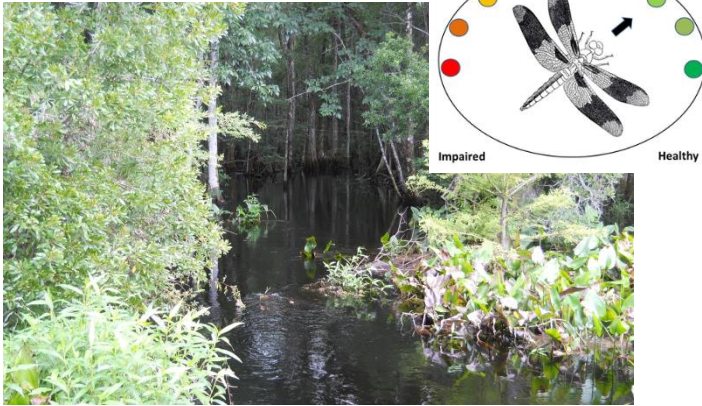
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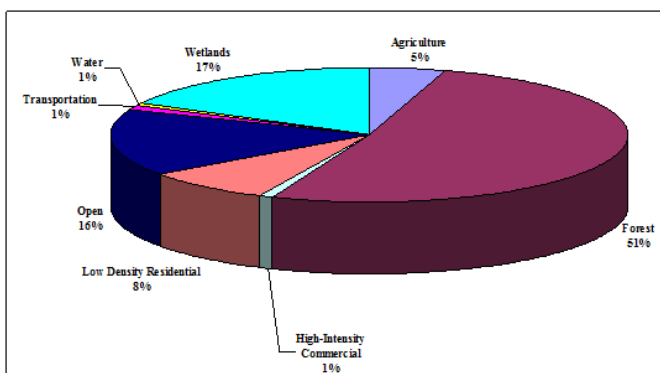
Waterbody: Chicken Branch



Basin: St. Marks River

Chicken Branch is located in southeastern Leon County. The stream is partially fed by Chicken Branch Spring and flows southeast, eventually draining into the St. Marks River.

While the following pie chart shows the majority of the 5,054 acre watershed relatively undeveloped, residential, commercial, agricultural, and transportation uses make up approximately 15% of the watershed. Increases in stormwater runoff, and waterbody nutrient loads, can often be attributed to these types of land uses.



Background

Healthy, well-balanced stream communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may include increased inputs of nutrients, sediments, and/or other

contaminants from watershed runoff, adverse hydrologic alterations, undesirable removal of habitat or riparian buffer vegetation, and introduction of exotic plants and animals. State water quality standards are designed to protect designated uses of the waters of the state (e.g., recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

Methods

Surface water sampling was conducted to determine the health of Chicken Branch and met the collection and analysis requirements of the Florida Department of Environmental Protection (FDEP).

Results

The nutrient thresholds and results are found in Table 1. According to FDEP requirements, Numeric Nutrient Criteria (expressed as an annual geometric mean) cannot be exceeded more than once in a three year period. Due to low water conditions, four temporally independent samples per year could not be collected from this station from 2006-2008 and 2011-2012. The State criteria were not exceeded for either parameter. While neither nitrogen nor phosphorus exceeded historic values in 2014, values were elevated when compared to 2013.

Table 1. FDEP's total nitrogen and phosphorus criteria for streams applied to Chicken Branch. The absence of data mean there was not enough data collected (due to lack of water) to fulfill data requirements.

Chicken Branch	Total Nitrogen Threshold 1.03 mg/L	Total Phosphorus Threshold 0.18 mg/L
2006- 2008	-	-
2009	0.15	0.04

Chicken Branch	Total Nitrogen Threshold 1.03 mg/L	Total Phosphorus Threshold 0.18 mg/L
2010	0.43	0.05
2011- 2012	-	-
2013	0.27	0.03
2014	0.41	0.05

Dissolved Oxygen

As Figure 1 shows, Chicken Branch did not always meet the Class III criteria for dissolved oxygen (DO). Low DO levels are typical of Florida spring-run streams and are considered normal for Chicken Branch.

Other Parameters

Other water quality parameters appear to be normal for the area and no impairments were noted.

Conclusions

Based on ongoing sampling, Chicken Branch met the nutrient thresholds for the Panhandle East Region. Staff considers the low DO values at Chicken Branch a natural condition for spring fed systems.

Thank you for your interest in maintaining the quality of Leon County’s water resources. Please feel free to contact us if you have any questions.

Contact and resources for more information

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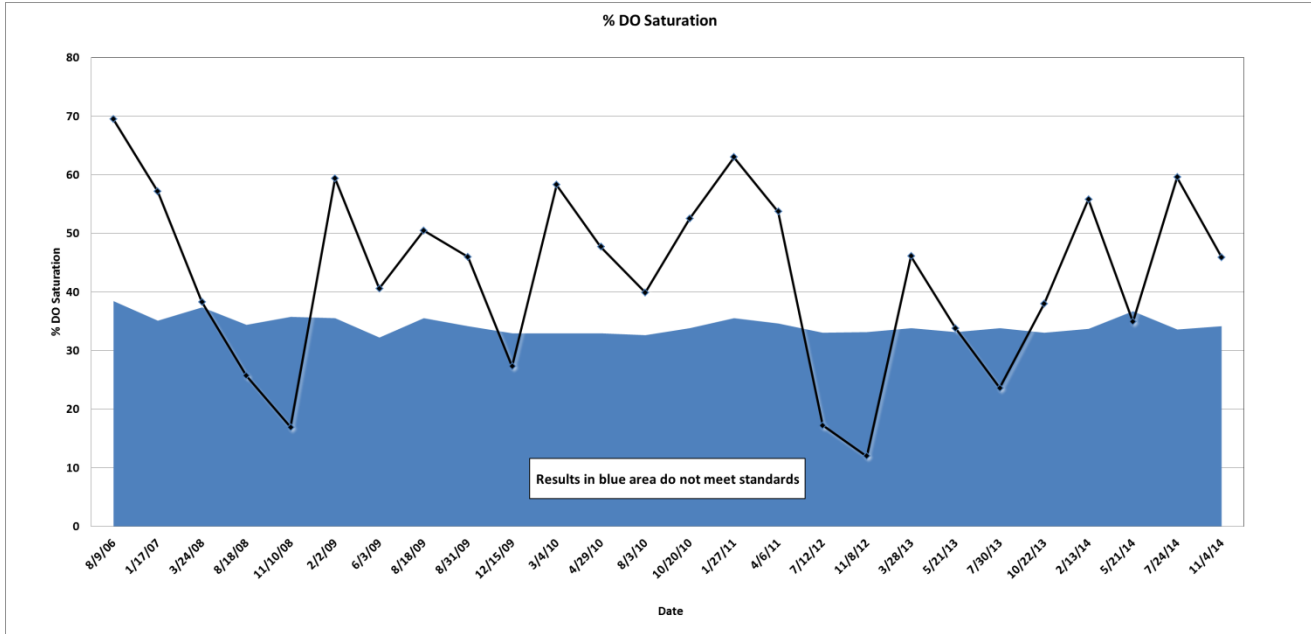
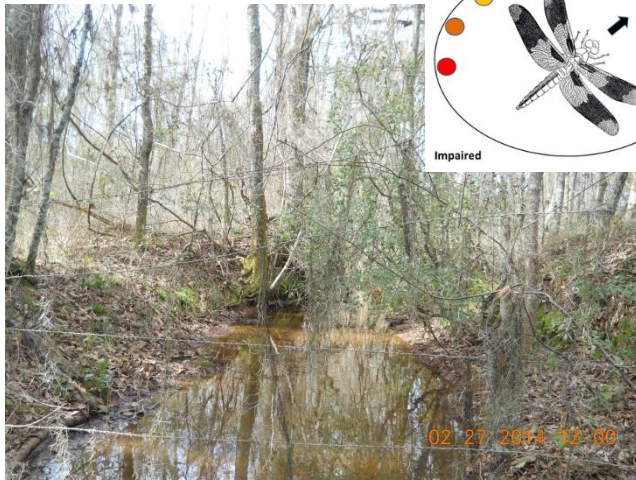


Figure 1. Dissolved Oxygen Percent Saturation results for Chicken Branch.

Waterbody: Dry Creek



exotic plants and animals. State water quality standards are designed to protect designated uses of the waters of the state (e.g., recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

Methods

Surface water sampling was conducted to determine the health of Dry Creek and met the collection and analysis requirements of the Florida Department of Environmental Protection (FDEP).

Results

Nutrients

According to FDEP requirements, Numeric Nutrient Criteria (expressed as an annual geometric mean) cannot be exceeded more than once in a three year period. Due to low water conditions, four temporally independent samples per year have never been collected from this station. Even though staff was not able to collect the required amount of samples, some conclusions can be made. Based on the geometric mean of three samples taken in 2014, total phosphorus (0.06 mg/L), and total nitrogen levels (0.16 mg/L) would meet NNC criteria.

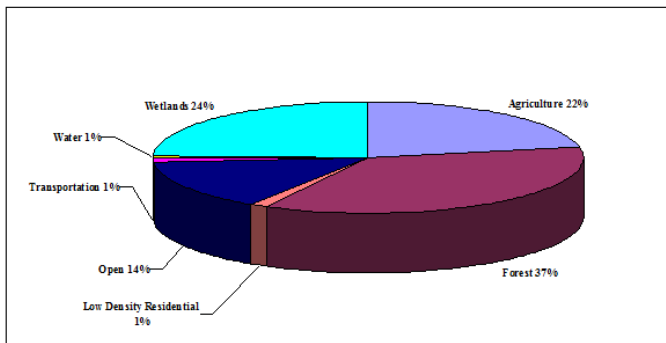
Turbidity

The orange clay sediment that is often on the bottom of Dry Creek is the result of excessive sediment runoff from Old Magnolia Road. Sediment can coat the bottom of a streambed, filling pools, and covering natural habitat of species that live in and utilize the creek for resources. Suspended sediment can also reduce visibility, as shown by the elevated turbidity levels in July 2013 (15.1 NTU). While these levels do not exceed Class III water quality standards (average is 9.0 NTU), it is probable that the sediment is causing clarity issues in Dry Creek. Sediment runoff is not evident further upstream.

Basin: Lake Miccosukee

Dry Creek is located in northeastern Leon County and flows into Lake Miccosukee.

As shown in the following pie chart, agricultural, residential, and transportation land uses account for approximately 24% of the 2,580 acre watershed. Increases in stormwater runoff, and waterbody nutrient loads can often be attributed to these types of land uses.



Background

Healthy, well-balanced stream communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may include increased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse hydrologic alterations, undesirable removal of habitat or riparian buffer vegetation, and introduction of

Fecal Coliforms

The Class III criterion identifies a violation when 10 percent of the samples meet or exceed 400 Most Probable Number (MPN). Consequently, fecal coliform levels in the March 2013 sample (490/100 mL) and the July 2013 sample (460/100 mL) exceeded the Class III criterion. There were no exceedances in 2014.

Other Parameters

Other water quality parameters appear to be normal for the area and no other impairments were noted.

Conclusions

Based on the samples that staff were able to collect, it appears that Dry Creek would meet the NNC criteria. Elevated turbidity levels in July 2013 did not exceed Class III water quality standards, but excessive sediment is causing clarity issues in Dry Creek. Fecal coliform levels in 2013 were elevated and exceeded the Class III criterion on two occasions. Other water quality parameters appear to be normal for the area and no other impairments were noted.

Thank you for your interest in maintaining the quality of Leon County's water resources. Please feel free to contact us if you have any questions.

Contact and resources for more information

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[Click here to access the results for all water quality stations sampled in 2014.](#)

[Click here for map of watershed – Sample Site 11.](#)

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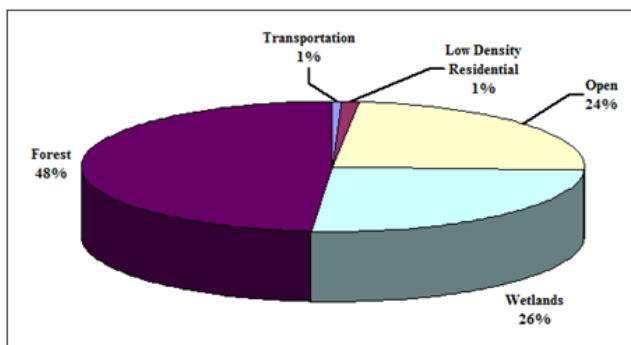
Waterbody: Fisher Creek



Basin: Fisher Creek

Located in the Apalachicola National Forest, Fisher Creek is a phosphorus-limited, naturally dark, tannic stream in southwestern Leon County. The stream eventually enters the Floridan aquifer via a sink located in the Leon Sinks Recreation Area. Dye trace studies have linked this sink to Wakulla Springs.

While the following pie chart shows the majority of the 20,083 acre water relatively undeveloped, residential and transportation land uses make up approximately 2% of the watershed. Increases in stormwater runoff, and waterbody nutrient loads can often be attributed to these types of land uses.



Background

Healthy, well-balanced stream communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may

include increased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse hydrologic alterations, undesirable removal of habitat or riparian buffer vegetation, and introduction of exotic plants and animals. State water quality standards are designed to protect designated uses of the waters of the state (e.g., recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

Methods

Surface water sampling was conducted to determine the health of Fisher Creek and met the collection and analysis requirements of the Florida Department of Environmental Protection (FDEP).

Results

Nutrients

The nutrient thresholds and results are found in Table 1. According to FDEP requirements, Numeric Nutrient Criteria (expressed as an annual geometric mean) cannot be exceeded more than once in a three year period. When data requirements were met, nutrient values were shown to not exceed the state criteria.

Table 1. FDEP’s total nitrogen and phosphorus criteria for streams applied to Fisher Creek. Due to low water levels, the numeric nutrient criteria data requirements could not be calculated for years 2007, 2011 and 2012.

Fisher Creek	Total Nitrogen Threshold 1.03 mg/L	Total Phosphorus Threshold 0.18 mg/L
2007	-	-
2008	0.48	0.01
2009	0.44	0.01
2010	0.61	0.01

Fisher Creek	Total Nitrogen Threshold 1.03 mg/L	Total Phosphorus Threshold 0.18 mg/L
2011- 2012	-	-
2013	0.65	0.01
2014	0.75	0.01

Other Parameters

Other water quality parameters appear to be normal for the area and no impairments were noted.

Conclusions

Based on ongoing sampling, Fisher Creek met the nutrient thresholds for the Big Bend Bioregion. All other water quality parameters appear to be normal.

Thank you for your interest in maintaining the water quality of Leon County's aquatic resources. Please feel free to contact us if you have any questions.

Contact and resources for more information

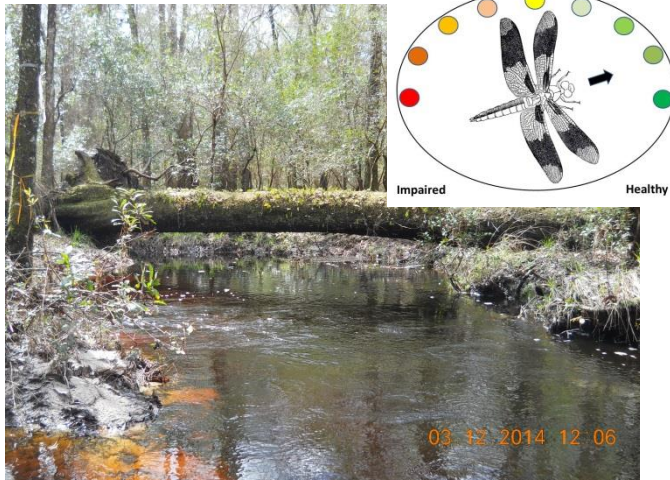
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[Click here to access the results for all water quality stations sampled in 2014.](#)

[Click here for map of watershed – Sample site 50.](#)

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Waterbody: Freeman Creek



contaminants from watershed runoff, adverse hydrologic alterations, undesirable removal of habitat or riparian buffer vegetation, and introduction of exotic plants and animals. State water quality standards are designed to protect designated uses of the waters of the state (e.g., recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

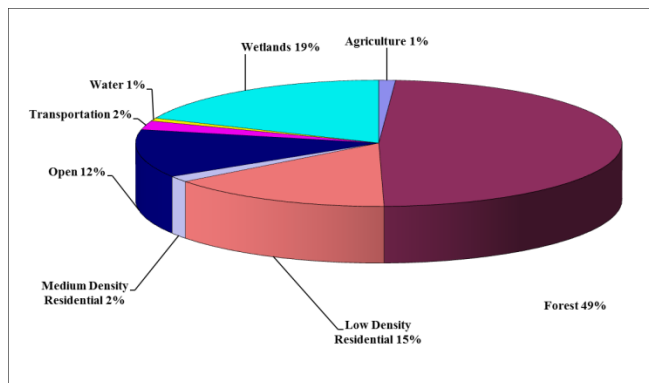
Methods

Surface water sampling was conducted to determine the health of Freeman Creek and met the collection and analysis requirements of the Florida Department of Environmental Protection (FDEP).

Basin: Ochlockonee River

Freeman Creek is a tannic, slightly acidic, phosphorus limited stream that flows into Lake Talquin and is located in western Leon County.

While the following pie chart shows the majority of the 5,278 acre watershed is relatively undeveloped, residential, agricultural, and transportation land uses make up approximately 20% of the watershed. Increases in stormwater runoff, and waterbody nutrient loads can often be attributed to these types of land uses.



Background

Healthy, well-balanced stream communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may include increased inputs of nutrients, sediments, and/or other

Results

Nutrients

The nutrient thresholds and results are found in Table 1. According to FDEP requirements, Numeric Nutrient Criteria (expressed as an annual geometric mean) cannot be exceeded more than once in a three year period. The State criteria were not exceeded for either parameter.

Table 1. FDEP's total nitrogen and phosphorus criteria for streams applied to Freeman Creek.

Freeman Creek	Total Nitrogen Threshold 1.03 mg/L	Total Phosphorus Threshold 0.18 mg/L
2006	0.19	0.00
2007	0.27	0.00
2008	0.27	0.00
2009	0.24	0.00
2010	0.34	0.01
2011	0.44	0.01
2012	0.44	0.01

Freeman Creek	Total Nitrogen Threshold 1.03 mg/L	Total Phosphorus Threshold 0.18 mg/L
2013	0.42	0.00
2014	0.44	0.01

Dissolved Oxygen

Freeman Creek’s percent dissolved oxygen (DO) saturation values were below the criteria several times during the sampling period (Figure 1). Staff believes that this condition is natural since Freeman Creek has passed several bioassessments (last bioassessment was completed in 2012) and there appear to be no anthropogenic causes of the low DO levels.

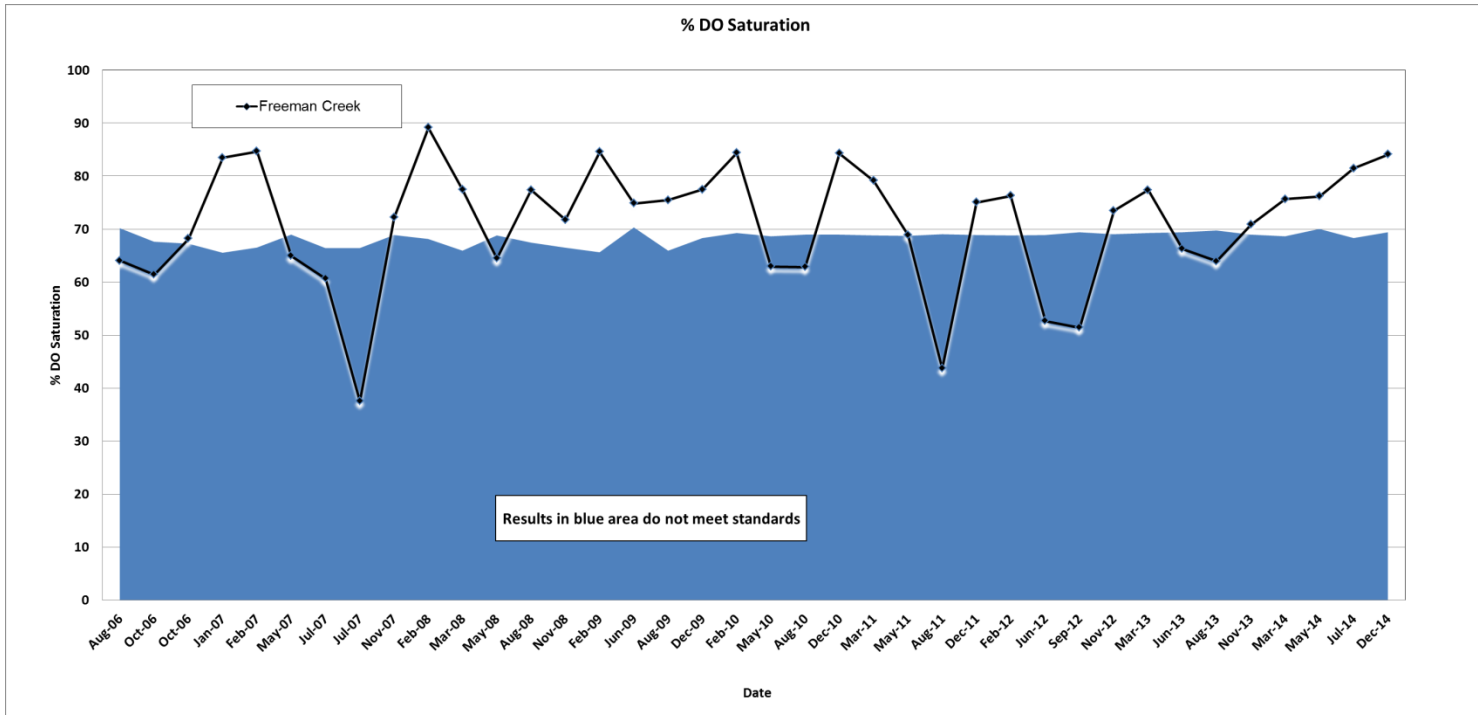


Figure 1. Dissolved Oxygen Percent Saturation results for Freeman Creek.

Other Parameters

Other water quality parameters appear to be normal for the area and no impairments were noted.

Conclusions

Based on ongoing sampling, Freeman Creek met the nutrient thresholds for the Big Bend Bioregion. The DO saturation values were below the criteria several times during the sampling period. Staff believes that this condition is natural since Freeman Creek has passed several bioassessments and there appear to be no anthropogenic causes of the low DO levels (e.g. elevated nutrient levels). Other water quality parameters appear to be normal.

Thank you for your interest in maintaining the quality of Leon County’s water resources. Please feel free to contact us if you have any questions.

Contact and resources for more information

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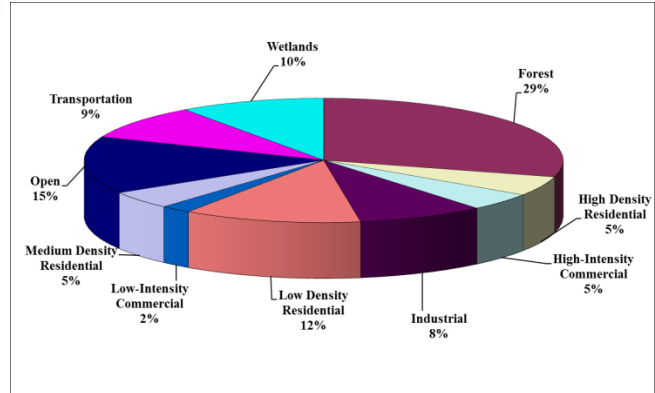
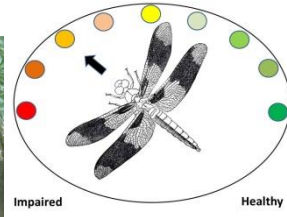
[Click here for map of watershed – Sample site 44.](#)

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Waterbody: Gum Creek



Basin: Lake Munson

The urbanized Gum Creek system is located in central Leon County. Gum Creek meanders south through several wetlands, and eventually flows into Munson Slough.

As shown in the following pie chart, approximately 46% of the land uses in the 5,407 acre watershed is residential, commercial, industrial or transportation. Increases in stormwater runoff, and waterbody nutrient loads can often be attributed to these types of land uses.

Background

Healthy, well-balanced stream communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may include increased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse hydrologic alterations, undesirable removal of habitat or riparian buffer vegetation, and introduction of exotic plants and animals. State water quality standards are designed to protect designated uses of the waters of the state (*e.g.*, recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

The Florida Department of Environmental Protection (FDEP) issued a fecal coliform TMDL for portions of Gum Creek in September 2008. The TMDL establishes the allowable loadings to the creek that would restore the creek to applicable water quality thresholds. In this case, fecal coliforms would have to be reduced by 32% to meet the criterion of fecal coliforms not exceeding 400 Most Probable Number (MPN) in 10 percent of the samples.

Methods

Surface water samples were collected to determine the health of Gum Creek and met the requirements of the Florida Department of Environmental Protection (FDEP).

Results

Nutrients

Tables 1 and 2 represent Gum Creek's annual geometric means of total phosphorus and total nitrogen. According to FDEP requirements, Numeric Nutrient Thresholds (expressed as an annual geometric mean) cannot be exceeded more than once in a three year period. Due to low water conditions and recent construction activity related to the Capital Circle southwest widening, four temporally independent samples per year could not be collected from all stations during the period of record. The lack of data means that FDEP requirements for

determining numeric nutrient criteria for some stations for several years could not be calculated. Station GC1's total nitrogen levels exceeded the state criteria in 2006. Gum Creek total phosphorus levels did not exceed state criteria during the period of record.

Table 1. FDEP's total nitrogen criteria for streams applied to Gum Creek. Results in bold signify exceedances of the State criteria.

Gum Creek	Instream Protection Criteria				
	TN (1.03 mg/L)				
Year	GC1	GC2	GC3	GC4	GC2T
2005	0.69	0.63	0.53	0.69	-
2006	1.10	0.89	-	0.57	-
2007	-	-	-	-	-
2008	-	-	-	-	-
2009	0.66	-	0.53	0.77	0.59
2010	0.93	-	0.82	1.03	0.75
2011	-	-	-	-	-
2012	-	-	-	-	-
2013	0.68	-	0.66	-	-
2014	-	-	-	-	-

Table 2. FDEP's total phosphorus criteria for streams applied to Gum Creek. All results were within the State criteria.

Gum Creek	Instream Protection Criteria				
	TP (0.18 mg/L)				
Year	GC1	GC2	GC3	GC4	GC2T
2005	0.05	0.05	0.10	0.15	-
2006	0.11	0.13	0.08	0.09	-
2007	-	-	-	-	-
2008	-	-	-	-	-
2009	0.06	-	0.05	0.08	0.05
2010	0.05	-	0.05	0.07	0.04
2011	-	-	-	-	-
2012	-	-	-	-	-
2013	0.04	-	0.06	-	-
2014	-	-	-	-	-

Fecal Coliforms

While values historically exceeded the Class III criterion of fecal coliforms (not exceeding the 400 Most Probable Number (MPN) in 10% of the samples), there were no exceedances in 2014 (Figure 1).

Dissolved Oxygen (DO)

As Figure 2 shows, Gum Creek station GC2T periodically failed to meet to meet the Class III criteria for DO. Station GC4 did not meet the limit one time over the entire period of record. Due to beaver activity, the flow at station GC2T is often stagnant or flowing very slowly, leading to low DO levels.

Other Parameters

Chlorophyll *a* levels at Station GC2T (20 µg/L) were elevated during the October 2013 sampling event. Other water quality parameters appear to be normal for the area and no other impairments were noted.

Conclusions

With the exception of Station GC1's total nitrogen levels exceeding the state criteria in 2006, Gum Creek met the nutrient thresholds in the East Panhandle Region. Station GC2T periodically failed to meet to meet the Class III criteria for DO. Station GC4 failed to meet the limit once over the entire period of record. Chlorophyll *a* levels at Station GC2T were elevated during the October 2013 sampling event. While values regularly exceed the Class III criterion of fecal coliforms there were no exceedances in 2014. Other water quality parameters appear to be normal for the area and no other impairments were noted.

Thank you for your interest in maintaining the quality of Leon County's water resources. Please feel free to contact us if you have any questions.

Contact and resources for more information

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[Click here for map of watershed – Sample sites GC-1, GC-2T, GC-3 and GC 4.](#)

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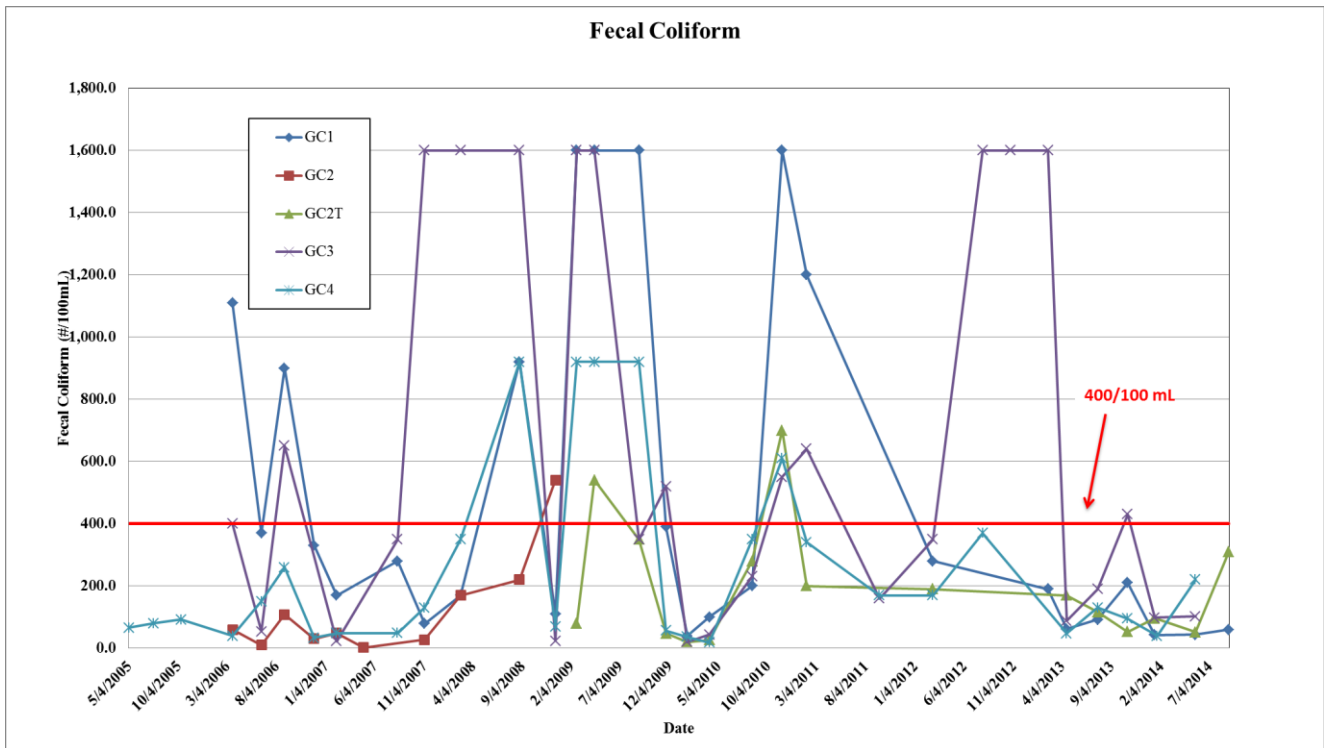


Figure 1. Fecal coliform results for Gum Creek.

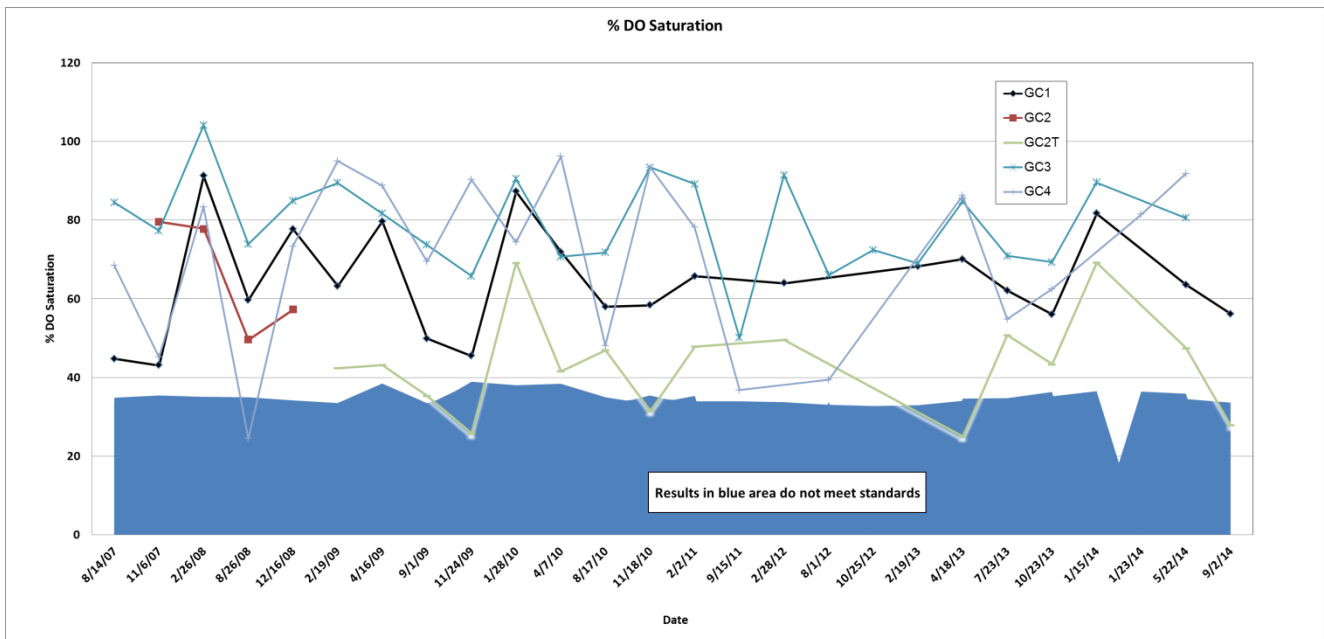
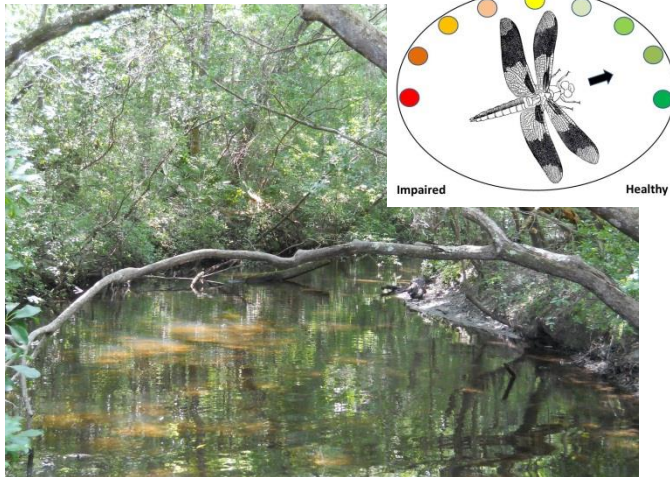


Figure 2. Dissolved Oxygen Percent Saturation results for Gum Creek.

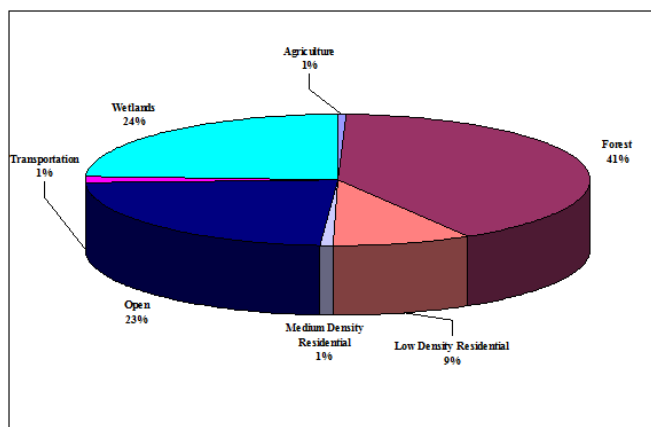
Waterbody: Harvey Creek



Basin: Ochlockonee River

Harvey Creek is a tannic, slightly acidic, phosphorus-limited stream that flows into Lake Talquin and is located in western Leon County.

While the following pie chart shows the majority of the 5,679 acre watershed is relatively undeveloped, residential, agricultural, and transportation land uses make up approximately 12% of the watershed. Increases in stormwater runoff, and waterbody nutrient loads can often be attributed to these types of land uses.



Background

Healthy, well-balanced stream communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may include

increased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse hydrologic alterations, undesirable removal of habitat or riparian buffer vegetation, and introduction of exotic plants and animals. State water quality standards are designed to protect designated uses of the waters of the state (e.g., recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

Methods

Surface water sampling was conducted to determine the health of Harvey Creek and met the collection and analysis requirements of the Florida Department of Environmental Protection (FDEP).

Results

Nutrients

The nutrient thresholds and results are found in Table 1. According to FDEP requirements, Numeric Nutrient Criteria (expressed as an annual geometric mean) cannot be exceeded more than once in a three year period. The State criteria were not exceeded for either parameter.

Table 1. FDEP's total nitrogen and phosphorus criteria for streams applied to Harvey Creek.

Harvey Creek	Total Nitrogen Threshold 1.03 mg/L	Total Phosphorus Threshold 0.18 mg/L
2006	0.11	0.00
2007	0.17	0.00
2008	0.15	0.00
2009	0.15	0.00
2010	0.33	0.00

[Click here for map of watershed – Sample site 39.](#)

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Harvey Creek	Total Nitrogen Threshold 1.03 mg/L	Total Phosphorus Threshold 0.18 mg/L
2011	0.43	0.01
2012	0.39	0.00
2013	0.21	0.00
2014	0.35	0.00

Fecal Coliforms

As Figure 1 shows, fecal coliform levels exceeded the Class III water quality standard daily limit (400/100 mL in at least 10% of the samples) 50% of the time over the sampling period. There were no exceedances in 2014. Since the watershed is relatively undeveloped, elevated fecal levels are probably the result of wildlife in the area. FDEP is currently in the process of revising their bacterial standards and it is hoped that the proposed indicator organism (*E. coli*), as well as microbial source tracking, can give staff a more reliable indicator and help to determine the source of the fecal coliform bacteria.

Conclusions

Based on ongoing sampling, Harvey Creek met the nutrient thresholds for the Big Bend Bioregion. There have been past issues with fecal coliforms exceedances but there were no exceedances in 2014. Other water quality parameters appear to be normal.

Thank you for your interest in maintaining the quality of Leon County’s water resources. Please feel free to contact us if you have any questions.

Contact and resources for more information

www.LeonCountyFL.gov/WaterResources

[Click here to access the results for all water quality stations sampled in 2014.](#)

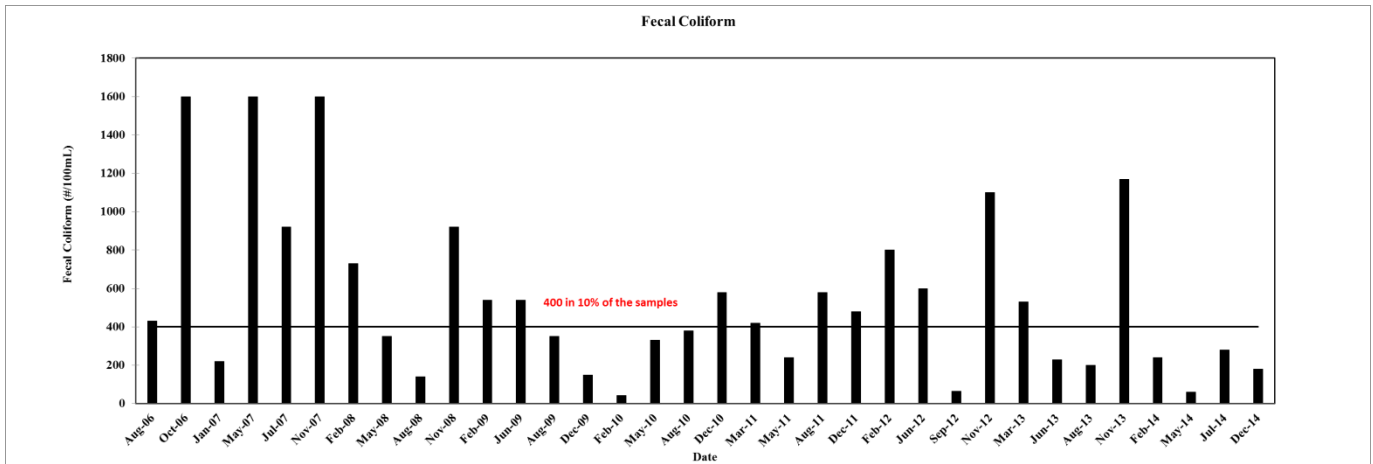
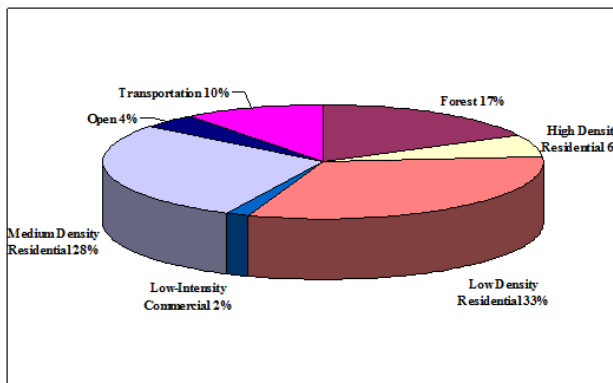


Figure 1. Fecal coliform levels (2006-2014).

Waterbody: Jackson Heights Creek



Basin: Lake Jackson

Jackson Heights Creek is a heavily altered stream located off of Hwy 27 in northern Leon County. The stream receives runoff from the Parkhill and Greenwood Hills subdivisions, and then continues north through Lake Jackson Heights and Harbinwood subdivisions before finally entering Lake Jackson. This watershed, with residential development dating from the 1950's, displays impacts from channelized flow and aging septic tanks. Sampling was intermittent from February 2007 through October 2008, due to low flow conditions and stormwater facility construction in the channel. The stormwater facility was constructed to mitigate development impacts and to benefit both the creek and Lake Jackson.

As shown in the following pie chart, residential, commercial, and transportation land uses make up approximately 79% of the 445 acre watershed. Increases in stormwater runoff, and waterbody nutrient loads can often be attributed to these types of land uses.

Background

Healthy, well-balanced stream communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may include increased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse

hydrologic alterations, undesirable removal of habitat or riparian buffer vegetation, and introduction of exotic plants and animals. State water quality standards are designed to protect designated uses of the waters of the state (e.g., recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

In late 2006, the U.S. Environmental Protection Agency (USEPA) set a TMDL target for total phosphorus of 0.15 mg/L, a 35% reduction of the previous existing concentration of 0.23 mg/L.

Methods

Surface water samples were collected to determine the health of Jackson Heights Creek and met the requirements of the Florida Department of Environmental Protection (FDEP). Due to low water conditions, several stations were dry or "puddled" during the sampling period. When viewing tables and figures, the absence of data mean there was not enough data collected to fulfill data requirements.

Results

Nutrients

The nutrient thresholds and results are found in Table 1. According to FDEP requirements, Numeric Nutrient Criteria (expressed as an annual geometric mean) cannot be exceeded more than once in a three year period. Thresholds were never exceeded during the period of record.

Table1. FDEP’s total nitrogen and phosphorus criteria for streams applied to Jackson Heights Creek. Due to low water levels, the numeric nutrient criteria data requirements could not be calculated for years 2011 and 2012.

Jackson Heights Creek	Total Nitrogen Threshold 1.03 mg/L	Total Phosphorus Threshold 0.18 mg/L
2009	0.38	0.09
2010	0.56	0.12
2011- 2012	-	-
2013	0.30	0.08
2014	0.32	0.09

As mentioned previously, USEPA set a TMDL target for total phosphorus of 0.15 mg/L, a 35% reduction of the previous existing concentration of 0.23 mg/L. During the 2006-2014 sampling period, total phosphorus concentrations ranged from 0.036 mg/L to 0.29 mg/L (Figure 1), with an average of 0.12 mg/L. It appears that the stormwater facility constructed upstream has resulted in lower phosphorus levels in Jackson Heights Creek leading to lower levels in the receiving water, Lake Jackson.

Dissolved Oxygen (DO)

While past results showed Jackson Heights not meeting FDEP’s DO criteria, the criteria was met in 2013 (Figure 2).

Fecal coliforms

Fecal coliforms regularly exceeded FDEP’s 800/100 mL limit and greater than 400/100 in 10% of the samples criteria during the period of record.

Other Parameters

Several species of exotic plants line the bank of Jackson Heights Creek, primarily wild taro (*Colocasia* sp.). In many cases, exotic plants will crowd out and replace native plants. This may stress native wildlife, which have evolved to depend on native plants for food and shelter. The native wildlife may move away or perish if the native vegetation is replaced by exotic plants.

Other water quality parameters appear to be normal for the area and no other impairments were noted.

Conclusions

Based on ongoing sampling, Jackson Heights Creek met the nutrient thresholds for the East Panhandle Region and it appears that phosphorus levels are lower due to the recently constructed upstream stormwater facility. Fecal coliforms regularly exceeded FDEP’s 800/100 mL limit and greater than 400/100 in 10% of the samples criteria.

Several species of exotic plants line the bank of Jackson Heights Creek which may affect native wildlife dependent on native plants for food and shelter. Other water quality parameters appear to be normal for the area and no other impairments were noted. [Click here for more information on common exotic and invasive plants in Leon County wetlands and waterbodies.](#)

Thank you for your interest in maintaining the quality of Leon County’s water resources. Please feel free to contact us if you have any questions.

Contact and resources for more information

[Click here for map of watershed – Sample site 31.](#)

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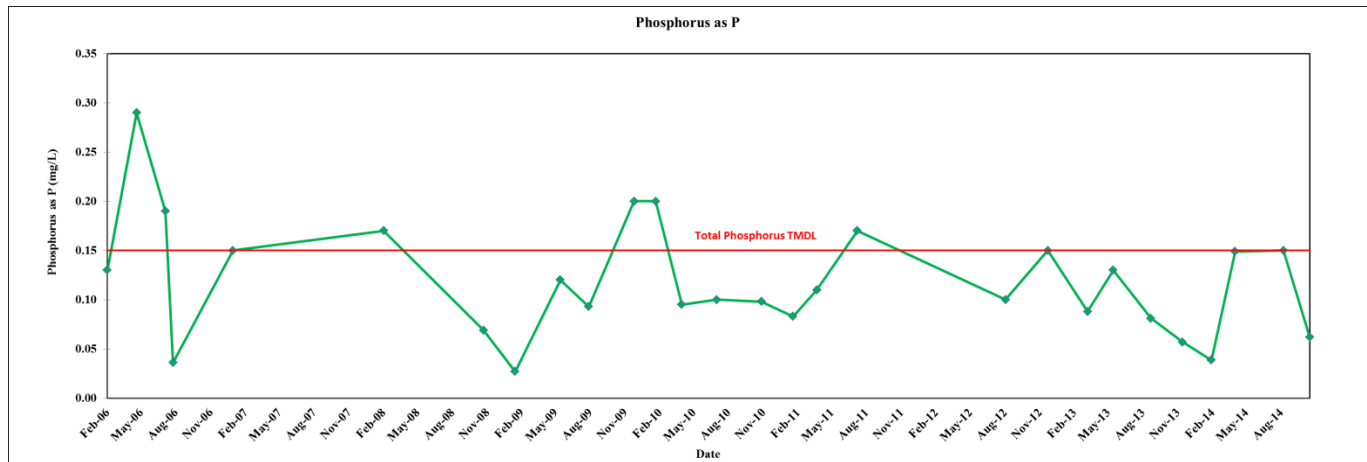


Figure 1. Total phosphorus results for Jackson Heights Creek.

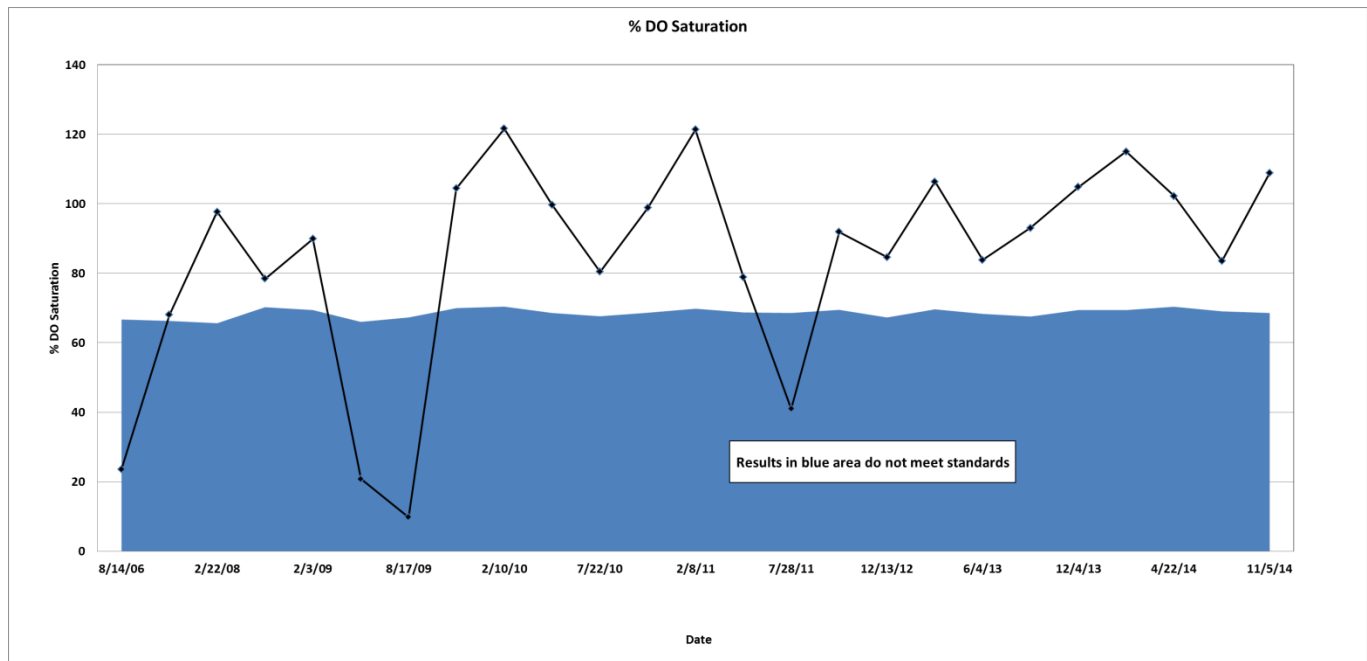


Figure 2. Dissolved Oxygen Percent Saturation results for Jackson Heights Creek.

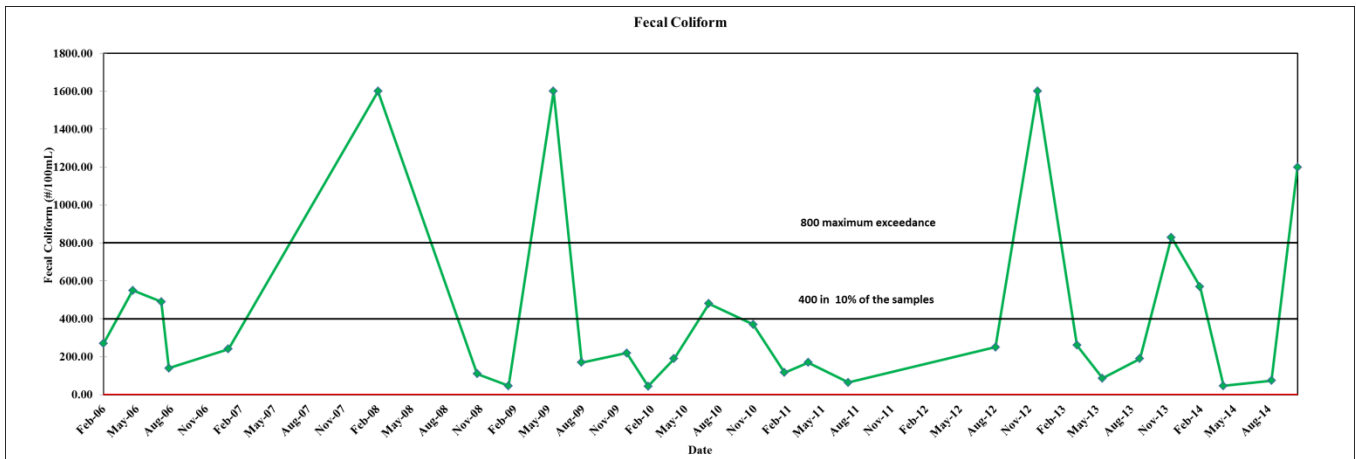
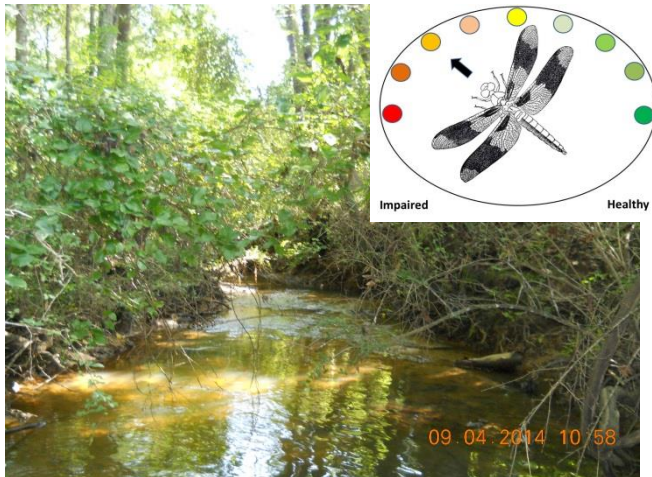


Figure 3. Fecal coliform results for Jackson Heights Creek.

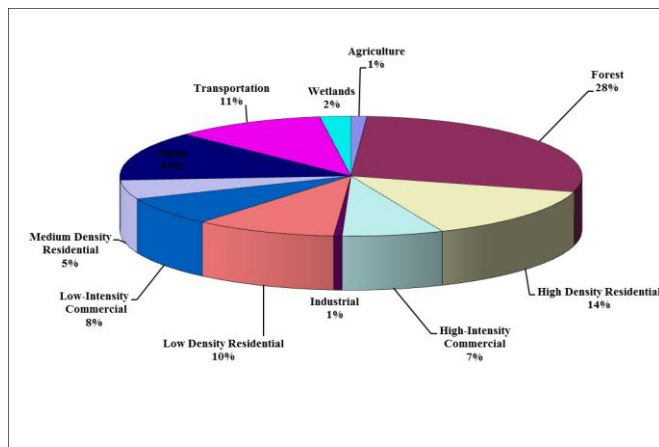
Waterbody: Lafayette Creek



Basin: Lake Lafayette

Lafayette Creek is a slightly tannic stream that flows north and drains into Upper Lake Lafayette. Station 1 (Sample site 65) is located on Apalachee Parkway, while Station 2 (LafayetteCreek3) is located further downstream where Lafayette Creek enters into Upper Lake Lafayette.

As shown in the figure below, approximately 57% of land uses in the 1,577 acre watershed are agricultural, commercial, industrial, residential, or transportation. Increases in stormwater runoff, and waterbody nutrient loads can often be attributed to these types of land uses.



Background

Healthy, well-balanced stream communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may include increased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse hydrologic alterations, undesirable removal of habitat or riparian buffer vegetation, and introduction of exotic plants and animals. State water quality standards are designed to protect designated uses of the waters of the state (e.g., recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

Methods

Surface water samples were collected to determine the health of Lafayette Creek and met the requirements of the Florida Department of Environmental Protection (FDEP).

Results

Nutrients

Due to low water conditions, FDEP data requirements for the Numeric Nutrient Criteria (NNC) could not be met for 2010 through 2012 for Station 1 (Table 1) or from Station 2 since 2007. While nutrient values did not exceed the state criteria, nutrient levels were elevated when compared to other streams in Florida.

Table1. FDEP's chlorophyll *a*, total nitrogen and phosphorus criteria for streams applied to Lafayette Creek.

Lafayette Creek Station 1	Total Nitrogen Threshold 1.03 mg/L	Total Phosphorus Threshold 0.18 mg/L
2008	0.77	0.16
2009	0.59	0.18

Lafayette Creek Station 1	Total Nitrogen Threshold 1.03 mg/L	Total Phosphorus Threshold 0.18 mg/L
2010-2012	-	-
2013	0.76	0.10
2014	0.47	0.07

Based on three results, the 2014 Station 2 geometric mean for total nitrogen (0.25 mg/L) and total phosphorus (0.08 mg/L) are below the NNC thresholds.

Fecal coliforms

As with previous years, Station 2 continued to show exceedances of the Class III water quality criteria for fecal coliform bacteria (Figure 1).

Turbidity

Elevated turbidity values were identified in past sampling and remain somewhat an issue for Lafayette Creek. Station 1 values in 2014 ranged from 2.6-18 NTU. Due to low water, only two results were collected from Station 2. Turbidity results were low, ranging from 1.9 to 5.4 NTU. Although the turbidity results are not a violation, sediment can coat the bottom of a streambed, filling pools, and covering natural habitat of species that live in and utilize the creek for resources. Suspended sediment can also reduce visibility, as shown by the elevated turbidity levels.

Iron Bacteria

As mentioned in previous reports, the sediment in Station 1 has an orange/brown cast. This is the result of naturally occurring iron bacteria. Iron bacteria are a group of bacteria that grow by producing enzymes that promote chemical reactions involving iron

within the water. After a number of reactions, the dissolved iron in the water converts into insoluble iron hydroxides, forming a brown/orange mass of gelatinous material that coats surfaces under the water. This often occurs in streams that receive “seepage” from subsurface water flow. While it may appear unsightly, there is no evidence to suggest that it is harmful to human health, but there is a potential loss of animal habitat in the tributary due to the ferric iron precipitate covering existing habitat.

Exotic Plants

Several species of exotic plants line the bank of Lafayette Creek including wild taro (*Colocasia esculenta*) and privet (*Ligustrum spp.*). In many cases, exotic plants will crowd out and replace native plants. This may stress native wildlife, which have evolved to depend on native plants for food and shelter. The native wildlife may move away or perish if the native vegetation is replaced by exotic plants.

[Click here for more information on common exotic and invasive plants in Leon County wetlands and waterbodies.](#)

Other water quality parameters appear to be normal for the area and no other impairments were noted.

Conclusions

Based on ongoing sampling, Lafayette Creek met the nutrient thresholds for the East Panhandle region. Station 2 continued to show exceedances of the Class III water quality criteria for fecal coliform bacteria. Elevated turbidity values were identified in past sampling and remain somewhat an issue for Lafayette Creek. Several species of exotic plants line the bank of Lafayette Creek which may affect native wildlife dependent on native plants for food and shelter. Other water quality parameters appear to be normal for the area and no other impairments were noted.

Thank you for your interest in maintaining the quality of Leon County’s water resources. Please feel free to contact us if you have any questions.

Contact and resources for more information

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[Click here for map of watershed – Sample sites 65 and LafayetteCreek3.](#)

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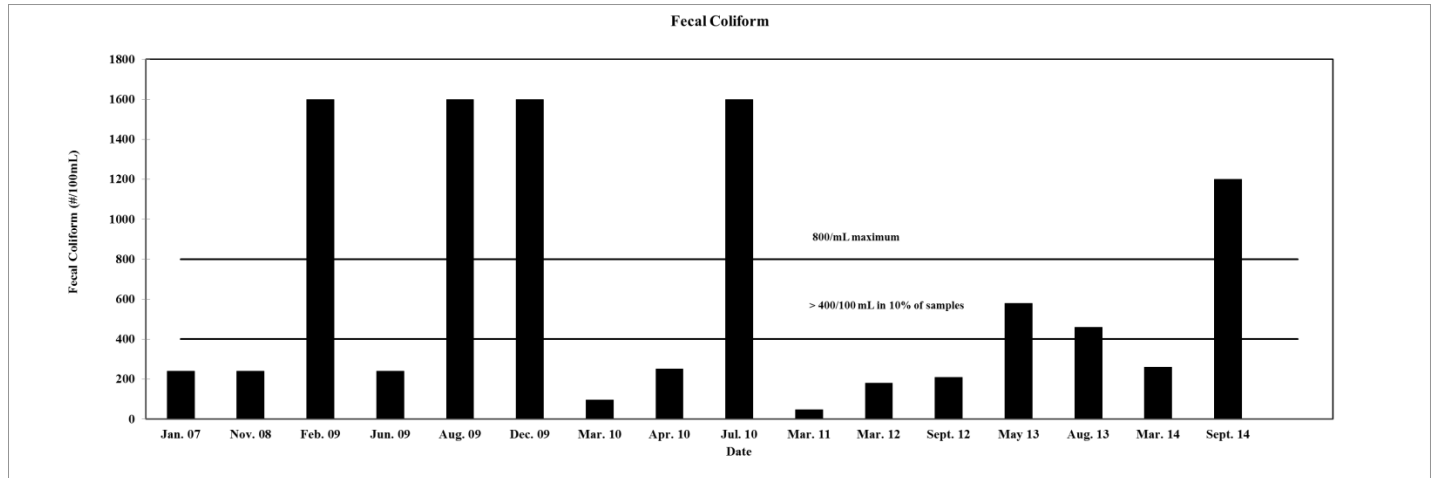
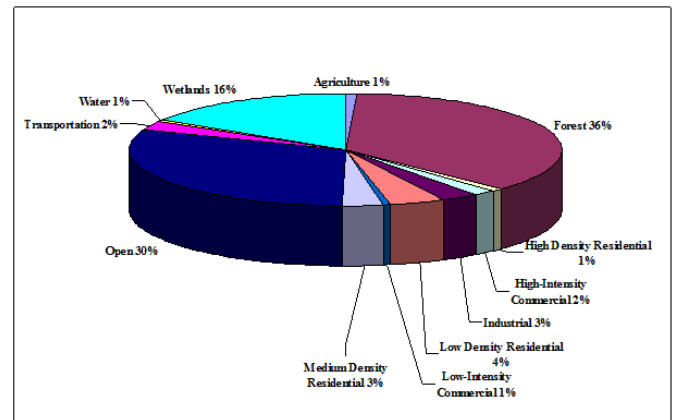
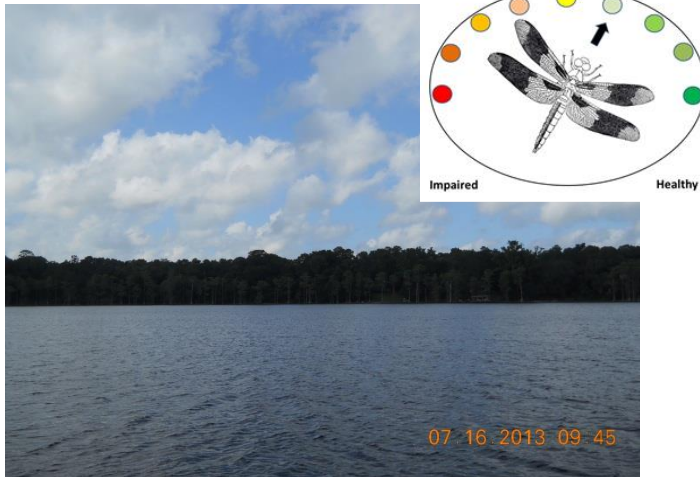


Figure 1. Lafayette Creek LafayetteCreek3 fecal coliform results.

Waterbody: Lake Bradford



Background

Healthy, well-balanced lake communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may include increased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse hydrologic alterations, undesirable removal of habitat or riparian buffer vegetation, and introduction of exotic plants and animals. State water quality standards are designed to protect designated uses of the waters of the state (*e.g.*, recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use. Leon County also conducted a vegetation survey to evaluate the health of floral (plant) communities.

Methods

Surface water, sediment samples and a Lake Vegetation Index (LVI) were collected to determine the health of Lake Bradford and met the requirements of the Florida Department of Environmental Protection (FDEP).

Results

Nutrients

The nutrient thresholds and results are found in Table 1. According to FDEP requirements, Numeric Nutrient Criteria (expressed as an annual geometric mean) cannot be exceeded more than once in a three year period.

Basin: Lake Munson

The Bradford Brook Chain of Lakes is composed of the cypress rimmed Lakes Bradford, Hiawatha and Cascade and is located in western Leon County. Water typically flows east via Bradford Brook into Lake Cascade. Lake Hiawatha receives flow from Lake Cascade via a culvert beneath Capital Circle Southwest. Much of the water entering Lake Bradford is via Lake Hiawatha, though at times Grassy Lake flows into Lake Bradford. On occasion, flow is reversed and Lake Bradford flows into Lake Hiawatha which then flows into Lake Cascade. In addition, groundwater sources of flow are possible.

As shown in the pie chart, approximately 17% of land uses in the 11,148 acre Bradford Brook watershed are agricultural, residential, industrial, commercial or transportation. Increases in stormwater runoff, and waterbody nutrient loads can often be attributed to these types of land uses.

Table1. FDEP’s chlorophyll *a*, total nitrogen and phosphorus criteria for lakes applied to Lake Bradford.

Colored Lake	Chlorophyll- <i>a</i> (20 µg/L)	Total Nitrogen Threshold 1.27-2.23 mg/L	Total Phosphorus 0.05-0.16 mg/L
2004	3	0.34	0.01
2005	3	0.35	0.02
2006	2	0.46	0.02
2007	2	0.68	0.03
2008	5	0.75	0.03
2009	3	0.64	0.03
2010	4	0.61	0.03
2011	11	0.83	0.05
2012	12	0.59	0.03
2013	13	0.67	0.02
2014	3	0.69	0.02

While state numeric nutrient criteria were not exceeded, the upward trend of chlorophyll *a* results (2011-2013) should be noted. Lake levels were low at the time, so nutrients were concentrated, possibly enhancing algal growth. Chlorophyll *a* results dropped back to historical levels in 2014.

Metals

Lead levels in Lake Bradford have consistently exceeded Class III water quality standards and are thought to be due to both relict and potentially current sources. Relict anthropogenic sources of lead in the area include a former shooting range and the former Dale Mabry airfield, while possible current sources include the Tallahassee Regional Airport (aviation fuel). The acidic nature of these lakes causes increased lead due to the enhanced solubility

of lead under low pH conditions. Because acidic systems like the Bradford Chain of Lakes are more susceptible to metals contamination, exceedance levels tend to be lower than a similar metal level in a more alkaline system.

[Click here for more information on metal levels in Leon County waterbodies.](#)

Floral Assessment

The Lake Vegetation Index (LVI) score for Lake Bradford was 68, placing the lake’s vegetative community in the healthy category.

Twenty four plant species were found during the survey. The native species, pond cypress (*Taxodium ascendens*), was the most dominant plant followed by red maple (*Acer rubrum*), needleleaf Ludwigia (*Ludwigia arcuata*) and maidencane (*Panicum hemitomon*). Other native shoreline vegetation included lesser creeping rush (*Juncus repens*), buttonbush (*Cephalanthus occidentalis*) and dotted smartweed (*Polygonum punctatum*).

Unfortunately, torpedo grass (*Panicum repens*), water spangles (*Salvinia minima*), and Chinese tallow (*Sapium sebiferum*), all listed as Category I Invasive Exotics by the Florida Exotic Pest Plant Council, are invasive exotics that are a concern in Lake Bradford. Alligator weed (*Alternanthera philoxeroides*) was the only Category II Invasive Exotic found in the lake.

[Click here for more information on the Lake Bradford LVI.](#)

[Click here for more information on common exotic and invasive plants in Leon County wetlands and waterbodies.](#)

Other Parameters

Other water quality parameters appear to be normal for the area and no other impairments were noted.

Conclusions

Based on ongoing sampling, Lake Bradford met the nutrient thresholds for the East Panhandle Region; and the floral community is considered “healthy” by the LVI. Rising chlorophyll *a* levels were a concern but values fell to historical levels in 2014. Lead levels in Lake Bradford have consistently exceeded Class III water quality standards and are thought to be due to both relict and potentially current sources.

Thank you for your interest in maintaining the quality of Leon County’s water resources. Please feel free to contact us if you have any questions.

Contact and resources for more information

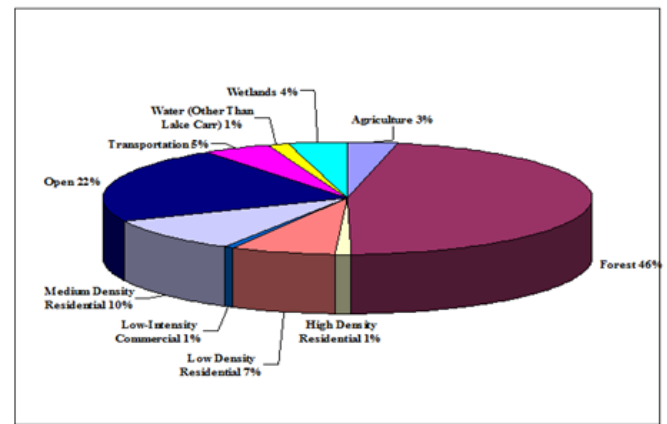
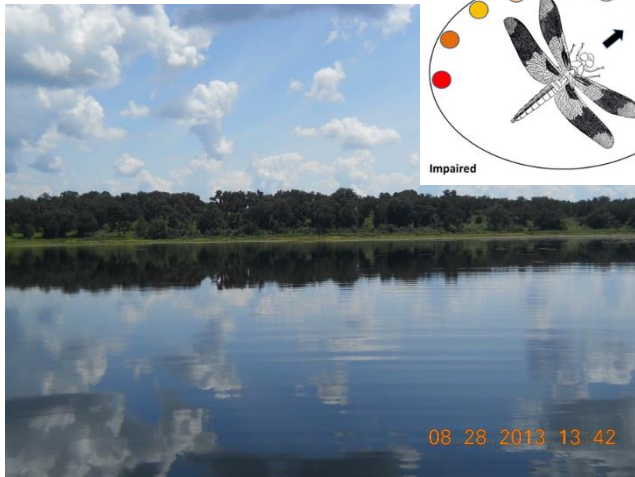
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[Click here for map of watershed – Sample site BOB.](#)

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Waterbody: Lake Carr



Background

Healthy, well-balanced lake communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may include increased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse hydrologic alterations, undesirable removal of habitat or riparian buffer vegetation, and introduction of exotic plants and animals. State water quality standards are designed to protect designated uses of the waters of the state (e.g., recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

Methods

Surface water, sediment samples and a Lake Vegetation Index Survey (LVI) were collected to determine the health of Lake Carr and met the requirements of the Florida Department of Environmental Protection (FDEP).

Results

Nutrients

The nutrient thresholds and results are found in Table 1. According to FDEP requirements, Numeric Nutrient Criteria (expressed as an annual geometric mean) cannot be exceeded more than once in a three year period. Due to extremely low water levels and a plethora of aquatic vegetation, staff was

Basin: Lake Jackson

Lake Carr is an approximately 880 acre, primarily phosphorus-limited, shallow lake located north of Lake Jackson and is essentially surrounded by two property owners: Ayavalla Land Company and Orchard Pond LLC. Lake Carr is a valuable biological, aesthetic and recreational resource of Leon County and was designated as an Aquatic Preserve in 1973 for the primary purpose of preserving and maintaining the biological resources in their natural condition.

As shown in the following pie chart, 27% of land uses in the 4,865 acre Lake Carr watershed are commercial, residential, agricultural, or transportation. The lake receives direct runoff from the surrounding agricultural property as well as flow from the residential areas east of Meridian Road (Summerbrooke and Ox Bottom Manor). Waterbodies in the residential areas are modified farm ponds serving as stormwater facilities dedicated to the respective homeowner's associations for maintenance. The Summerbrooke Golf Club (157 acres) also lies in this watershed. Increases in stormwater runoff, and waterbody nutrient loads can often be attributed to these types of land uses.

unable to launch a boat to collect water quality samples in 2012 and the first quarter of 2013. The state criteria were not exceeded during the period of record.

Table 1. FDEP’s chlorophyll *a*, total nitrogen and phosphorus criteria for lakes applied to Lake Carr.

Clear Lake, Low Alkalinity	Chlorophyll- <i>a</i> 6.0 µg/L	Total Nitrogen Threshold 0.51-0.93 mg/L	Total Phosphorus Threshold 0.01-0.03 mg/L
2004	1.3	0.29	0.01
2005	1.4	0.27	0.01
2006	1.1	0.39	0.01
2007	2.2	0.61	0.02
2008	4.6	0.64	0.02
2009	4.8	0.50	0.02
2010	5.5	0.49	0.02
2011	5.2	0.44	0.01
2012-2013	-	-	-
2014	1.4	0.35	0.01

Dissolved Oxygen

As Figure 1 shows, station CA1 percent dissolved oxygen (DO) saturation values did not meet Class III water quality criteria while station CA2 failed to meet the criteria only once during the sampling period. This was not unexpected, since the CA1 station is a shallow station normally covered with vegetation, which prevents rapid water exchange with the larger area of the lake. Plant respiration (samples were often taken in the morning hours) also contributed to the low DO saturation values. The CA2 station is located in relatively open water so condi-

tions are more optimal for rapid water exchange with the remainder of the lake. Staff believes that this is a natural condition for both locations.

Other Parameters

Other water quality parameters appear to be normal for the area and no impairments were noted.

Floral Assessment

The Lake Vegetation Index score for Lake Carr was 70, placing the lake’s vegetative community in the healthy category.

Fifty nine plant species were found during the survey. The native species, fanwort (*Cabomba caroliniana*), coontail (*Ceratophyllum demersum*) and fragrant waterlily (*Nymphaea odorata*), were the most dominant plants in the lake. Other native shoreline vegetation included red maple (*Acer rubrum*), buttonbush (*Cephalanthus occidentalis*), and dotted smartweed (*Polygonum punctatum*).

Unfortunately, Chinese tallow tree (*Sapium sebiferum*) and water hyacinth (*Eichhornia crassipes*), both listed as Category I Invasive Exotics by the Florida Exotic Pest Plant Council, are invasive exotics that are a concern in Lake Carr. Alligator weed (*Alternanthera philoxeroides*) was the only Category II Invasive Exotic found in the lake.

[Click here for more information on the Lake Carr LVI.](#)

[Click here for more information on common exotic and invasive plants in Leon County wetlands and waterbodies.](#)

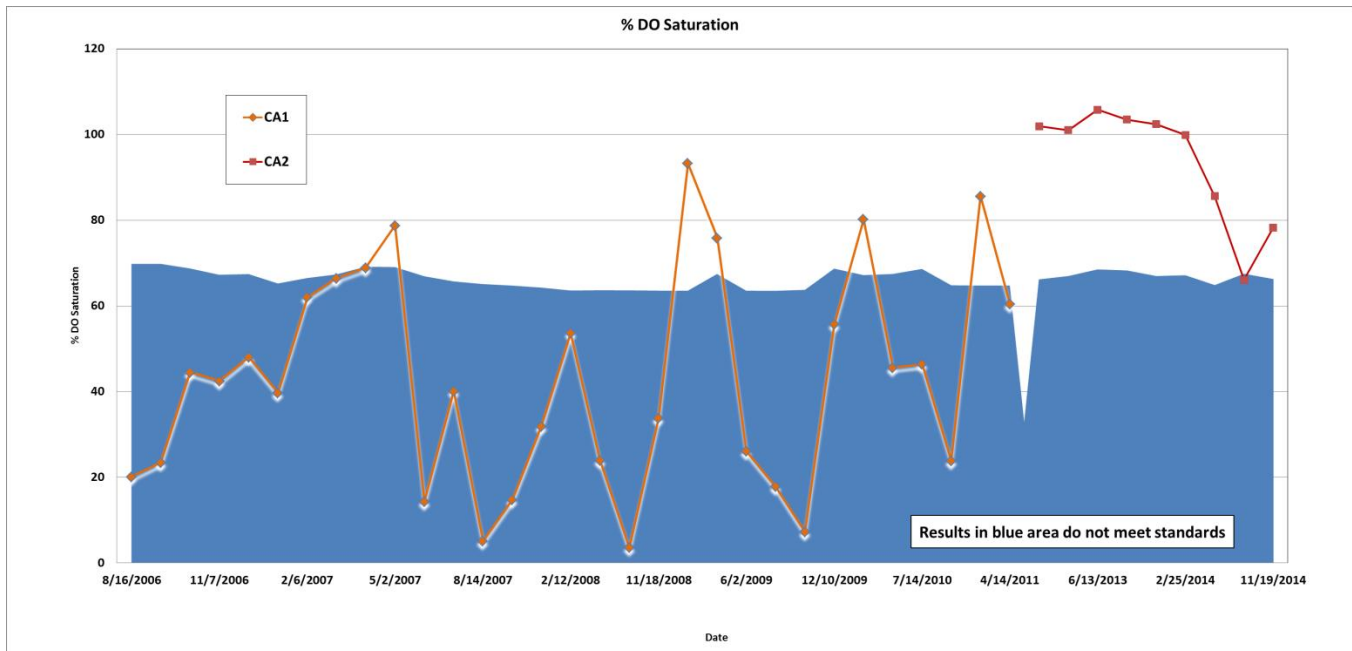


Figure 1. Dissolved Oxygen Percent Saturation results for Lake Carr.

Conclusions

Based on ongoing sampling, Lake Carr met the nutrient thresholds for the East Panhandle region; and the floral community is considered “healthy” by the LVI. Staff considers the DO results at Stations CA1 and CA2 a natural condition. Other water quality parameters appear to be normal for the area and no impairments were noted.

Thank you for your interest in maintaining the quality of Leon County’s water resources. Please feel free to contact us if you have any questions.

Contact and resources for more information

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[Click here to access the results for all water quality stations sampled in 2014.](#)

[Click here for map of watershed – Sample site CA2.](#)

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Waterbody: Lake Cascade



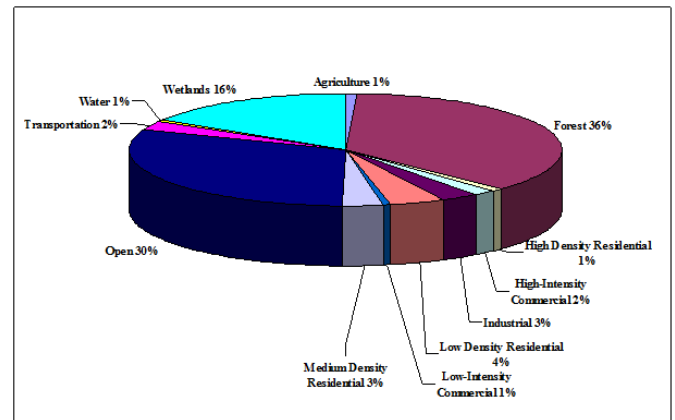
Basin: Lake Munson

The Bradford Brook Chain of Lakes is composed of the cypress rimmed Lakes Bradford, Hiawatha and Cascade and is located in western Leon County. Water typically flows east via Bradford Brook into Lake Cascade. Lake Hiawatha receives flow from Lake Cascade via a culvert beneath Capital Circle Southwest. Much of the water entering Lake Bradford is via Lake Hiawatha, though at times Grassy Lake flows into Lake Bradford. On occasion, flow is reversed and Lake Bradford flows into Lake Hiawatha which then flows into Lake Cascade. In addition, groundwater sources of flow are possible.

As shown in the following pie chart, approximately 17% of land uses in the 11,148 acre Bradford Brook watershed are agricultural, residential, industrial, commercial or transportation. Increases in storm-water runoff, and waterbody nutrient loads can often be attributed to these types of land uses.

Background

Healthy, well-balanced lake communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may include increased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse hydrologic alterations, undesirable removal of habitat



or riparian buffer vegetation, and introduction of exotic plants and animals. State water quality standards are designed to protect designated uses of the waters of the state (e.g., recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

Lake Cascade has an active sinkhole and is affected by drought conditions more than either Bradford or Hiawatha. Due to drought conditions, sampling has been intermittent and results remain inconclusive.

Methods

Surface water, sediment samples and a Lake Vegetation Index (LVI) were collected to determine the health of Lake Cascade and met the requirements of the Florida Department of Environmental Protection (FDEP).

Results

Nutrients

The nutrient thresholds and results are found in Table 1. Due to low water, the numeric nutrient criteria data requirements could not be calculated for years 2007-2012. According to FDEP requirements, Numeric Nutrient Criteria (NNC) (expressed as an annual geometric mean) cannot be exceeded more than once in a three year period. No numeric nutrient criteria were exceeded, but there was a large increase in total nitrogen in 2013. Increased levels of nitrogen could be attributed to the decay of terres-

trial plants that grew in the lake bottom during the drought or possibly stormwater runoff associated with the southwest Capital Circle widening.

Table 1. FDEP’s chlorophyll *a*, total nitrogen and phosphorus criteria for lakes applied to Lake Cascade. Due to low water the numeric nutrient criteria data requirements could not be calculated for years 2007-2012.

Colored Lake	Chlorophyll- <i>a</i> (20 µg/L)	Total Nitrogen Threshold 1.27-2.23 mg/L	Total Phosphorus 0.05-0.16 mg/L
2004	2.8	0.21	0.01
2005	2.4	0.43	0.01
2006	3.6	0.38	0.01
2007-2012	-	-	-
2013	4.7	1.16	0.02
2014	4.5	0.79	0.02

Metals

Lead levels in Lake Cascade exceeded Class III water quality standards in 2014 and are thought to be due to both relict and potentially current sources. Relict anthropogenic sources of lead in the area include a former shooting range and the former Dale Mabry airfield, while possible current sources include the Tallahassee Regional Airport (aviation fuel). The acidic nature of these lakes causes increased lead due to the enhanced solubility of lead under low pH conditions. Because acidic systems like the Bradford Chain of Lakes are more susceptible to metals contamination, exceedance levels tend to be lower than a similar metal level in a more alkaline system.

[Click here for more information on metal levels in Leon County waterbodies.](#)

Floral Assessment

The Lake Vegetation Index score for Lake Cascade was 90, placing the lake’s vegetative community in the exceptional category.

Thirty six plant species were found during the survey. The native species, pond cypress (*Taxodium ascendens*), was the most dominant species in the lake, followed by maidencane (*Panicum hemitomon*). Other native shoreline vegetation included red maple (*Acer rubrum*), buttonbush (*Cephalanthus occidentalis*) and swamp tupelo (*Nyssa sylvatica* var. *biflora*).

Unfortunately, Chinese tallow tree (*Sapium sebiferum*), listed as a Category I Invasive Exotic by the Florida Exotic Pest Plant Council is an invasive exotic that was found at Lake Cascade.

[Click here for more information on the Lake Cascade LVI.](#)

[Click here for more information on common exotic and invasive plants in Leon County wetlands and waterbodies.](#)

Other Parameters

Other water quality parameters appear to be normal for the area and no other impairments were noted.

Conclusions

Based on ongoing sampling, Lake Cascade met the nutrient thresholds for the East Panhandle Region; and the floral community is considered “exceptional” by the LVI. Lead levels in Lake Cascade have exceeded Class III water quality standards and are thought to be due to both relict and potentially current sources.

Thank you for your interest in maintaining the quality of Leon County’s water resources. Please feel free to contact us if you have any questions.

Contact and resources for more information

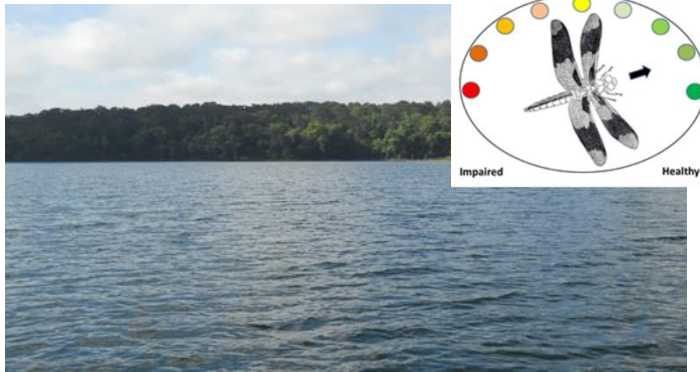
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[Click here for map of watershed – Sample site BOC.](#)

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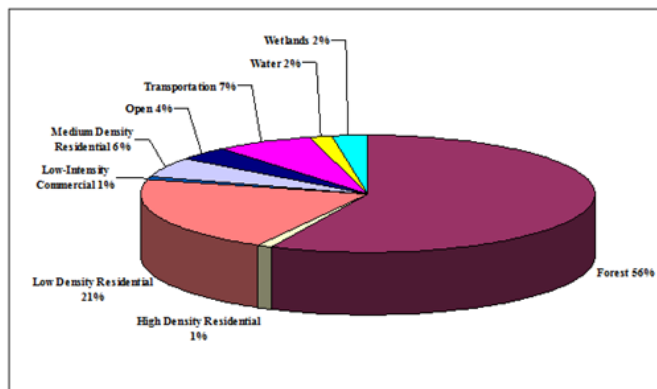
Waterbody: Lake Hall



Basin: Lake Jackson

Lake Hall is an approximately 182 acre lake located in northern Leon County, just north of Interstate 10 and slightly west of U.S. Highway 319. Lake Hall is part of the Alfred B. Maclay State Gardens State Park, a state recreation area and botanical garden, and is considered to be an “Outstanding Florida Waters” by the Florida Department of Environmental Protection (FDEP).

As shown in the figure below, approximately 36% of land uses in the 464 acre Lake Hall watershed are residential, commercial, or transportation. Increases in stormwater runoff, and waterbody nutrient loads can often be attributed to these types of land uses.



Background

Healthy, well-balanced lake communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may include in-

creased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse hydrologic alterations, undesirable removal of habitat or riparian buffer vegetation, and introduction of exotic plants and animals. State water quality standards are designed to protect designated uses of the waters of the state (e.g., recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

Methods

Surface water, sediment samples and a Lake Vegetation Index (LVI) survey was conducted to determine the health of Lake Hall and met the collection and analysis requirements of the FDEP.

Results

The nutrient thresholds and results are found in Table 1. According to FDEP requirements, Numeric Nutrient Thresholds (expressed as an annual geometric mean) cannot be exceeded more than once in a three year period.

Table1. FDEP’s chlorophyll *a*, total nitrogen and phosphorus criteria for lakes applied to Lake Hall.

Clear Lake, Low Alkalinity	Chlorophyll- <i>a</i> 6.0 µg/L	Total Nitrogen Threshold 0.51-0.93 mg/L	Total Phosphorus Threshold 0.01-0.03 mg/L
2004	2.1	0.13	0.01
2005	1.4	0.22	0.01
2006	1.3	0.22	0.01
2007	1.5	0.42	0.01
2008	2.2	0.33	0.00
2009	1.8	0.43	0.00

Clear Lake, Low Alkalinity	Chlorophyll- <i>a</i> 6.0 µg/L	Total Nitrogen Threshold 0.51-0.93 mg/L	Total Phosphorus Threshold 0.01-0.03 mg/L
2010	2.2	0.33	0.01
2011	1.3	0.41	0.01
2012	1.4	0.34	0.01
2013	3.0	0.15	0.01
2014	1.6	0.26	0.01

The State criteria were not exceeded during the period of record.

Other Parameters

Biological Oxygen Demand (BOD) results (7.5 mg/L) were elevated during the August 2014 sampling event. Other BOD results in 2014 were below the detection limit. Other water quality parameters appear to be normal for the area and no impairments were noted.

Floral Assessment

The Lake Vegetation Index score for Lake Hall was 71, placing the lake’s vegetative community in the healthy category.

Forty five species were found during the survey. The native species fanwort (*Cabomba caroliniana*), coontail (*Ceratophyllum demersum*), and fragrant waterlily (*Nymphaea odorata*) were the most dominant species in the lake. Other native shoreline vegetation included red maple (*Acer rubrum*), buttonbush (*Cephalanthus occidentalis*) and water pennywort (*Hydrocotyle* sp.).

Unfortunately, Chinese tallow tree (*Sapium sebiferum*) and hydrilla (*Hydrilla verticillata*), listed as

Category I Invasive Exotics by the Florida Exotic Pest Plant Council were found in Lake Hall.

[Click here for more information on the Lake Hall LVI.](#)

[Click here for more information on common exotic and invasive plants in Leon County wetlands and waterbodies.](#)

Conclusions

Based on ongoing sampling, Lake Hall met the nutrient thresholds for the Eastern Panhandle Region and the floral community is considered “healthy” by the LVI.

Thank you for your interest in maintaining the quality of Leon County’s water resources. Please feel free to contact us if you have any questions.

Contact and resources for more information
www.LeonCountyFL.gov/WaterResources

[Click here to access the results for all water quality stations sampled in 2014.](#)

[Click here for map of watershed – Sample site H07.](#)

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Waterbody: Lake Hiawatha



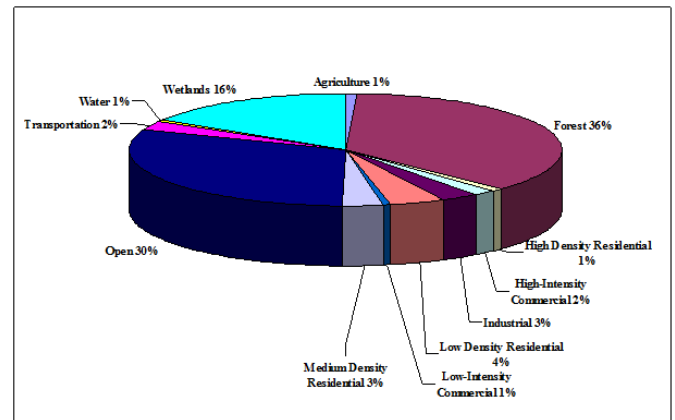
Basin: Lake Munson

The Bradford Brook Chain of Lakes is composed of the cypress rimmed Lakes Bradford, Hiawatha and Cascade and is located in western Leon County. Water typically flows east via Bradford Brook into Lake Cascade. Lake Hiawatha receives flow from Lake Cascade via a culvert beneath Capital Circle Southwest. Much of the water entering Lake Bradford is via Lake Hiawatha, though at times Grassy Lake flows into Lake Bradford. On occasion, flow is reversed and Lake Bradford flows into Lake Hiawatha which then flows into Lake Cascade. In addition, groundwater sources of flow are possible.

As shown in the following pie chart, approximately 17% of land uses in the 11,148 acre Bradford Brook watershed are agricultural, residential, industrial, commercial or transportation. Increases in storm-water runoff, and waterbody nutrient loads can often be attributed to these types of land uses.

Background

Healthy, well-balanced lake communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may include increased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse hydrologic alterations, undesirable removal of



habitat or riparian buffer vegetation, and introduction of exotic plants and animals. State water quality standards are designed to protect designated uses of the waters of the state (*e.g.*, recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

Methods

Surface water, sediment sampling and a Lake Vegetation Index (LVI) were conducted to determine the health of Lake Hiawatha and met the requirements of the Florida Department of Environmental Protection (FDEP).

Results

Nutrients

The nutrient thresholds and results are found in Table 1. According to FDEP requirements, Numeric Nutrient Criteria (expressed as an annual geometric mean) cannot be exceeded more than once in a three year period. Due to low water, the numeric nutrient criteria data requirements could not be calculated for years 2008 and 2011-2013. When data requirements were met, nutrient values did not exceed the state criteria.

Table1. FDEP’s chlorophyll *a*, total nitrogen and phosphorus criteria for lakes applied to Lake Hiawatha. Due to low water, the numeric nutrient criteria data requirements could not be calculated for years 2008, 2011 - 2013.

Colored Lake	Chlorophyll- <i>a</i> (20 µg/L)	Total Nitrogen Threshold 1.27-2.23 mg/L	Total Phosphorus 0.05-0.16 mg/L
2004	1.6	0.33	0.01
2005	3.4	0.37	0.01
2006	1.9	0.47	0.01
2007	2.4	0.63	0.02
2008	-	-	-
2009	1.9	0.76	0.02
2010	3.2	0.60	0.02
2011-2013	-	-	-
2014	2.2	0.67	0.01

Metals

The lead level in Lake Hiawatha exceeded the Class III water quality criterion in the 1st quarter of 2014 and is thought to be due to both relict and potentially current sources. Relict anthropogenic sources of lead in the area include a former shooting range and the former Dale Mabry airfield, while possible current sources include the Tallahassee Regional Airport (aviation fuel). The acidic nature of these lakes causes increased lead due to the enhanced solubility of lead under low pH conditions. Because acidic systems like the Bradford Chain of Lakes are more susceptible to metals contamination, exceedance levels tend to be lower than a similar metal level in a more alkaline system.

[Click here for more information on metal levels in Leon County waterbodies.](#)

Floral Assessment

The Lake Vegetation Index score for Lake Hiawatha was 95, placing the lake’s vegetative community in the exceptional category.

Sixteen species were found during the survey. The native species maidencane (*Panicum hemitomon*) and pond cypress (*Taxodium ascendens*) were the most dominant species in the lake. Other native shoreline vegetation included red maple (*Acer rubrum*), buttonbush (*Cephalanthus occidentalis*) and myrtle dahoon (*Ilex myrtifolia*).

[Click here for more information on the Lake Hiawatha LVI.](#)

Other Parameters

Other water quality parameters appear to be normal for the area and no other impairments were noted.

Conclusions

Based on ongoing sampling, Lake Hiawatha met the nutrient thresholds for the East Panhandle Region and the floral community is considered “exceptional” by the LVI. Lead levels in Lake Hiawatha have exceeded Class III water quality standards and are thought to be due to both relict and potentially current sources.

Thank you for your interest in maintaining the quality of Leon County’s water resources. Please feel free to contact us if you have any questions.

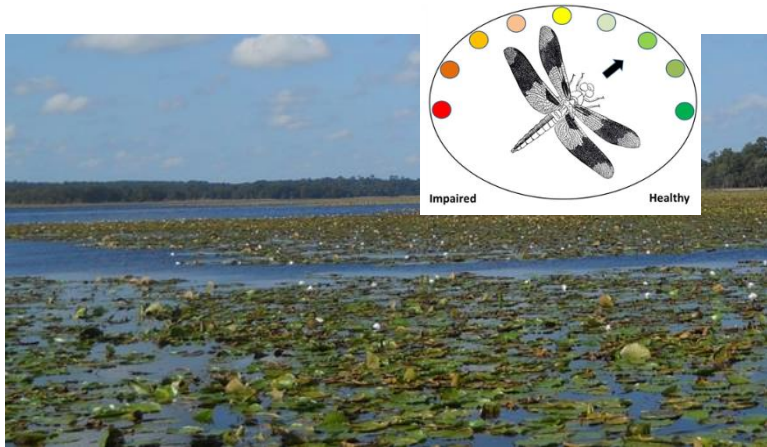
Contact and resources for more information
www.LeonCountyFL.gov/WaterResources

[Click here to access the results for all water quality stations sampled in 2014.](#)

[Click here for map of watershed – Sample site BOH.](#)

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Waterbody: Lake Iamonia



Basin: Lake Iamonia

The largest waterbody in the county, Lake Iamonia is an approximately 5,554 acre, shallow, flat-bottomed, phosphorus-limited, prairie lake located in northern Leon County. Drastic water level fluctuations occur from discharge to the sinkhole and receiving floodwaters from the Ochlockonee River. The most recent example is the substantial inflow from the river during Spring 2013 which refilled the lake. Various control structures have been constructed (and ultimately dismantled) in order to attempt to control water level fluctuations.

Starting in the early 1900's, various management practices, especially water-level stabilization and changes in land use, have led to the overabundance of aquatic plants and the accumulation of organic sediment in Lake Iamonia which impede recreational usage and threaten its fish, wildlife, and ecosystem integrity. One of the largest modifications occurred in 1939, when an earthen dam was constructed to isolate the 20-acre sink basin from the lake. Other modifications continued, with the latest being the removal of two gates that were formerly used to control water level. Prior to their removal (2007), the gates had remained open since 1980, due to the fact that the Northwest Florida Water Management District deemed the dam to be unsafe for impounding water. These latest modifications have been performed in order to protect the public and to allow the lake to have more naturally fluctuating

water levels. Water quality monitoring is continuing to be used to evaluate the long term health of the lake.

Background

Healthy, well-balanced lake communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may include increased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse hydrologic alterations, undesirable removal of habitat or riparian buffer vegetation, and introduction of nuisance exotic plants and animals. Water quality standards are designed to protect designated uses of the waters of the state (*e.g.*, recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

Methods

Surface water, sediment samples, and a Lake Vegetation Survey Index (LVI) were conducted to determine the health of Lake Iamonia and met the requirements of the Florida Department of Environmental Protection (FDEP).

Results

Nutrients

Due to drought, several stations were inaccessible during the sampling period. Sinkhole activity and drought prevented staff from collecting samples in 2012. When viewing tables and figures, the absence of data mean there was not enough data collected (due to lack of water) to fulfill data requirements.

The nutrient thresholds and results are found in Table 1. Due to low water conditions, FDEP data requirements for the Numeric Nutrient Criteria could not be met for 2011 through 2012.

Table1. FDEP's chlorophyll *a*, total nitrogen and phosphorus criteria for lakes applied to Lake Iamonia. Due to low water, the numeric nutrient criteria data requirements could not be calculated for years 2011-2012.

Colored Lakes	Chlorophyll- <i>a</i> 20.0 µg/L	Total Nitrogen Threshold 1.27-2.23 mg/L	Total Phosphorus Threshold 0.05-0.16 mg/L
2004	1.7	0.41	0.01
2005	3.9	0.48	0.01
2006	1.8	0.57	0.02
2007	5.0	0.90	0.02
2008	6.1	1.11	0.04
2009	5.8	0.53	0.02
2010	5.6	0.69	0.02
2011-2012	-	-	-
2013	14.52	0.72	0.04
2014	3.26	0.75	0.03

While state numeric nutrient criteria were not exceeded during the period of record, the elevated chlorophyll *a* results in 2013 should be noted.

Dissolved Oxygen (DO)

As Figure 1 shows, Lake Iamonia often did not meet the state DO criteria. This was not unexpected, since all stations are shallow (usually less than 2.0 meters) and are normally covered with vegetation, which prevents rapid water exchange with the larger area of the lake and limits the air/water gas exchange. Plant respiration (samples were often taken in the morning hours) and sediment oxygen demand also contributed to the low DO saturation values. Staff considers this a natural condition for Lake Iamonia.

Fecal Coliforms

Fecal coliform bacteria exceeded the Class III water quality standard of a daily maximum of 800 colonies/100 mL at Station IA6 (800/100 mL) during the June 2013 sampling event and at Station IA7 (1900/100 mL) during the September 2013 event. During the August 2014 sampling event, Stations IA2 and IA3 also had elevated fecal coliform results (620/100 mL and 400/100 mL respectively). In these cases, the probable source of fecal coliforms is wildlife.

Other Parameters

Biological Oxygen Demand (BOD) was elevated (8.9 mg/L) at Station IA2 during the August 2014 sampling event. Staff suspects that the elevated levels may be related to the elevated levels of fecal coliforms found during the same sampling event.

Floral Assessment

The Lake Vegetation Index score for Lake Iamonia was 62, placing the lake's vegetative community in the healthy category.

Sixty four species were found during the survey. The native species fragrant waterlily (*Nymphaea odorata*) was the most dominant species in the lake.

Other native vegetation included fanwort (*Cabomba caroliniana*), maidencane (*Panicum hemitomon*), buttonbush (*Cephalanthus occidentalis*) and red maple (*Acer rubrum*).

Unfortunately, Chinese tallow tree (*Sapium sebiferum*), water hyacinth (*Eichhornia crassipes*), water spangles (*Salvinia minima*), and hydrilla (*Hydrilla verticillata*), all listed as Category I Invasive Exotics by the Florida Exotic Pest Plant Council, were found in Lake Iamonia. Alligator weed (*Alternanthera philoxeroides*) is a Category II Invasive Exotic found in the lake. Additionally, the exotic Indian jointvetch (*Aeschynomene indica*) was also found in and near the lake.

[Click here for more information on common exotic and invasive plants in Leon County wetlands and waterbodies.](#)

[Click here for more information on the Lake Iamonia LVI.](#)

Fish Consumption Advisory

The Florida Department of Health has issued consumption limits for certain fish in Lake Iamonia due to elevated levels of mercury.

[Click here for more information about fish consumption advisories in Leon County.](#)

Conclusions

Based on ongoing sampling, Lake Iamonia met the nutrient thresholds for the East Panhandle Region. DO criteria were not met, but staff considers the low DO results a natural condition. During the August 2014 sampling event, fecal coliform results were elevated for Stations IA2 and IA3. In these cases, the probable source of fecal coliforms is wildlife. Biological Oxygen Demand (BOD) was elevated (8.9 mg/L) at Station IA2 during the August 2014 sampling event. Staff suspects that the elevated levels may be related to the elevated levels of fecal coliforms found during the same sampling event. The Lake Vegetation Index score for Lake Iamonia was 62, placing the lake's vegetative community in the healthy category. Other parameters appeared normal for the area and no other impairments were noted.

Thank you for your interest in maintaining the quality of Leon County's water resources. Please feel free to contact us if you have any questions.

Contact and resources for more information

www.LeonCountyFL.gov/WaterResources

[Click here to access the results for all water quality stations sampled in 2014.](#)

[Click here for map of watershed – Sample sites IA2, IA4, IA6, IA7, IA8 and LI1B.](#)

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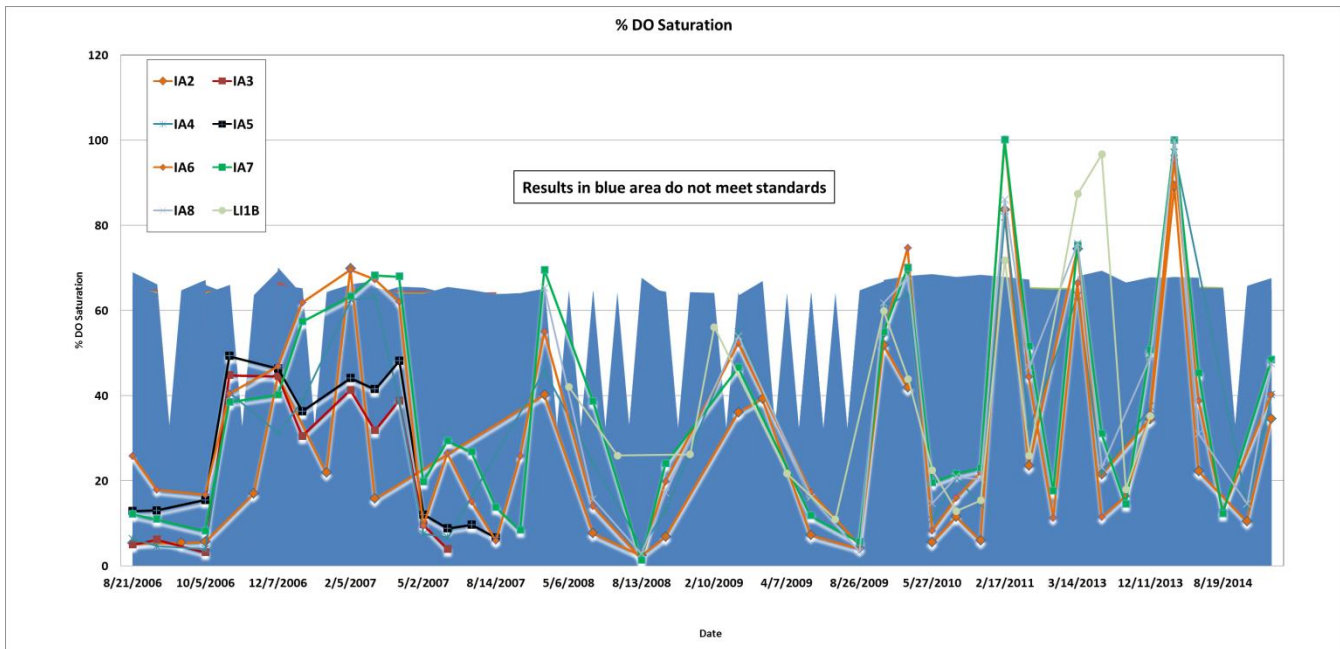
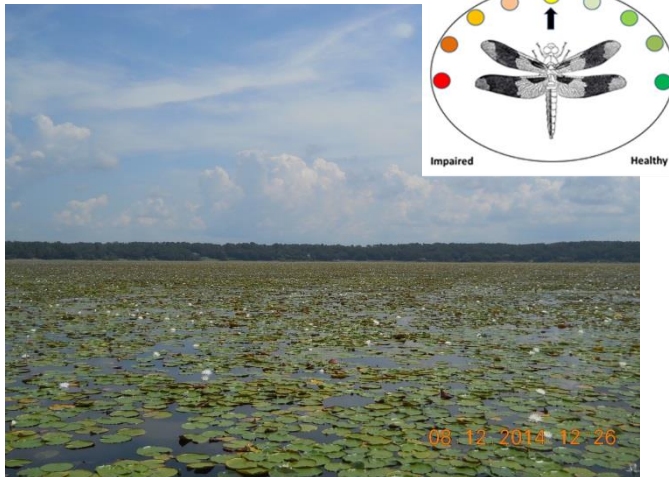


Figure 1. Dissolved Oxygen Percent Saturation results for Lake Iamonia.

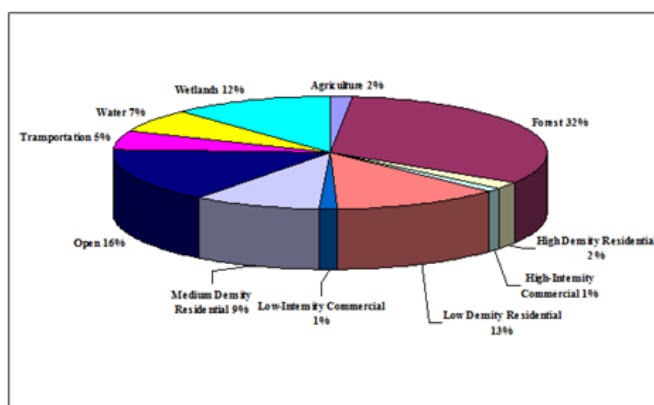
Waterbody: Lake Jackson



Basin: Lake Jackson

Lake Jackson is an approximately 4,000 acre, shallow, flat bottomed, prairie lake with two major sinkholes and is located north of the City of Tallahassee. Lake Jackson is a valuable biological, aesthetic, and recreational resource of Leon County and was designated (along with the neighboring Lake Carr and Mallard Pond) as an Aquatic Preserve in 1974 for the primary purpose of preserving and maintaining the biological resources in their natural condition.

As shown in the following pie chart, approximately 33% of land use in the 27,262 acre Lake Jackson Basin is residential, commercial, agriculture, or transportation. Increases in stormwater runoff, and waterbody nutrient loads can often be attributed to these types of land uses.



Background

Healthy, well-balanced lake communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may include increased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse hydrologic alterations, undesirable removal of habitat or riparian buffer vegetation, and introduction of exotic plants and animals. Water quality standards are designed to protect designated uses of the waters of the state (e.g., recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

Methods

Surface water, sediment sampling, and a Lake Vegetation Index (LVI) was conducted to determine the health of Lake Jackson and met the collection and analysis requirements of the Florida Department of Environmental Protection (FDEP).

Results

Nutrients

Low water levels caused by drought and sinkhole activity meant certain water quality stations could not be sampled during some months. After Tropical Storm Fay (August 2008), Lake Jackson water levels reached full pool conditions; however, subsequent drought conditions lowered lake levels to where staff was unable collect water chemistry samples in 2012 and the first quarter of 2013. Water levels continued to rise in the latter part of 2013 and have reached full pool in 2014. Objective results of nutrient concentration continued to be skewed by water level fluctuations. The effects of reflooding will continue to be documented.

The nutrient thresholds and results are found in Table 1. According to FDEP requirements, Numeric Nutrient Criteria (NNC) (expressed as an annual geometric mean) cannot be exceeded more than once

in a three year period. Chlorophyll *a* levels were exceeded in 2009 and 2011 while total phosphorus levels were exceeded in 2008. Chlorophyll *a* (2.6 µg/L) was below the criteria in 2014. Even though the 2014 total phosphorus (0.02 mg/L) and total nitrogen (0.69 mg/L) values were equal to or higher than the 2011 values, the results are not considered exceedances of the criteria, since chlorophyll *a* levels did not exceed the criteria.

Table1. FDEP’s chlorophyll *a*, total nitrogen and phosphorus criteria for lakes applied to Lake Jackson. Results in bold signify exceedances of the State criteria. Due to low water the numeric nutrient criteria data requirements could not be calculated for years 2012-2013.

Clear Lake, Low Alkalinity	Chlorophyll- <i>a</i> 6.0 µg/L	Total Nitrogen Threshold 0.51-0.93 mg/L	Total Phosphorus Threshold 0.01-0.03 mg/L
2004	2.2	0.33	0.01
2005	3.2	0.29	0.03
2006	3.0	0.63	0.03
2007	2.1	0.77	0.03
2008	5.7	0.60	0.04
2009	8.4	0.49	0.02
2010	3.2	0.58	0.02
2011	6.9	0.61	0.02
2012-2013	-	-	-
2014	2.6	0.69	0.02

Dissolved Oxygen

As Figure 1 shows, several Lake Jackson stations showed percent dissolved oxygen (DO) saturation values that did not meet Class III water quality criteria. This was not unexpected, since the Lake Jackson stations are shallow stations normally covered with

vegetation, which prevents rapid water exchange with the larger area of the lake. Plant respiration (samples were often taken in the morning hours), in addition to organic rich sediments, also contributed to the low DO saturation values.

Other Parameters

Fecal coliform values (1100/100 mL) at station J14 exceeded class III criteria during the August 2014 sampling event. It is unknown why values were elevated. Other water quality parameters appear to be normal for the area and no other impairments were noted.

Floral Assessment

The Lake Vegetation Index score for Lake Jackson was 52, placing the lake’s vegetative community in the healthy category.

Forty five species were found during the survey. The native species fanwort (*Cabomba caroliniana*) and fragrant waterlily (*Nymphaea odorata*), along with exotic alligator weed (*Alternanthera philoxeroides*), were the most dominant species in the lake. Other native vegetation included red maple (*Acer rubrum*), buttonbush (*Cephalanthus occidentalis*) and maidencane (*Panicum hemitomon*).

Unfortunately, Chinese tallow tree (*Sapium sebiferum*), wild taro (*Colocasia esculenta*), torpedo grass (*Panicum repens*), water spangles (*Salvinia minima*), and water hyacinth (*Eichhornia crassipes*), all listed as Category I Invasive Exotics by the Florida Exotic Pest Plant Council were found in Lake Jackson. Alligator weed (*Alternanthera philoxeroides*) is a Category II Invasive Exotic found in the lake. Additionally, the exotic vaseygrass (*Paspalum urville*) was also found in and near the lake.

[Click here for more information on the Lake Jackson LVI.](#)

[Click here for more information on common exotic and invasive plants in Leon County wetlands and waterbodies.](#)

The Florida Department of Health has issued consumption limits for certain fish in Lake Jackson due to elevated levels of mercury.

Fish Consumption Advisory

[Click here for more information about fish consumption advisories in Leon County.](#)

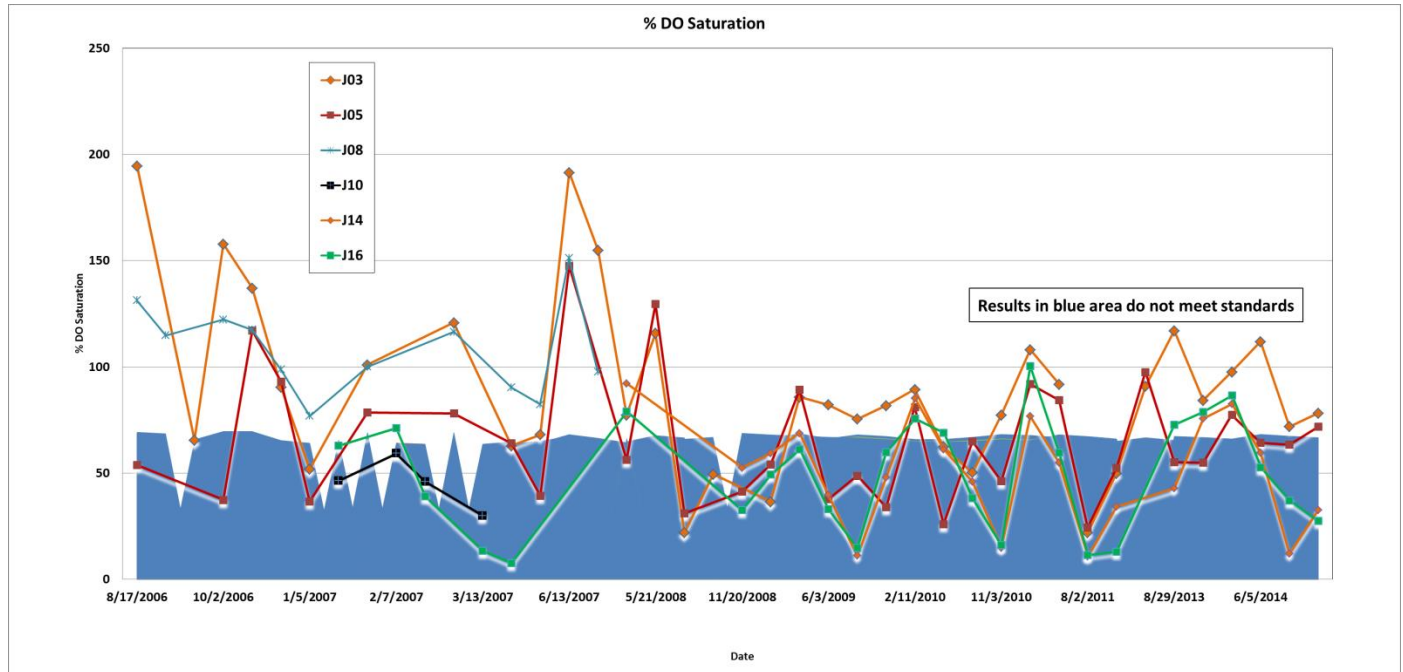


Figure 1. Dissolved Oxygen Percent Saturation results for Lake Jackson.

Conclusions

Based on ongoing sampling, Lake Jackson NNC chlorophyll *a* (2.6 µg/L) was below the criteria in 2014. Even though the 2014 total phosphorus (0.02 mg/L) and total nitrogen (0.69 mg/L) values the equal to or higher than the 2011 values, the results are not considered exceedances of the criteria, since chlorophyll *a* did not exceed the criteria. Ongoing sampling showed percent dissolved oxygen (DO) saturation values did not always meet Class III water quality criteria. This was not unexpected, since the Lake Jackson stations are shallow stations normally covered with vegetation, preventing rapid water/atmospheric exchange. Plant respiration and organic rich sediment also contributed to low DO saturation values. Fecal coliform values (1100/100 mL) at station J14 exceeded class III criteria during the August 2014 sampling event. The Lake Vegetation Index score for Lake Jackson was 52,

placing the lake’s vegetative community in the healthy category.

Thank you for your interest in maintaining the quality of Leon County’s water resources. Please feel free to contact us if you have any questions.

Contact and resources for more information

www.LeonCountyFL.gov/WaterResources

[Click here to access the results for all water quality stations sampled in 2014.](#)

[Click here for map of watershed – Sample sites JL01, J03, J05, J14 and J16.](#)

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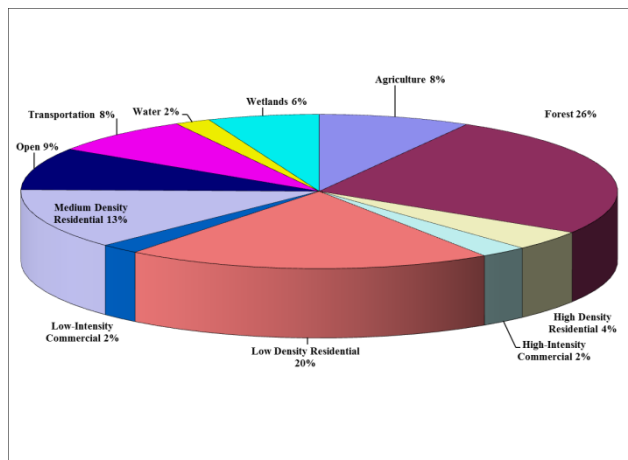
Waterbody: Lake Lafayette



Basin: Lake Lafayette

Lake Lafayette was historically a meandering, wetland/prairie lake system located in eastern Leon County, but land alterations in the mid-1900s separated the lake into four distinct sections, known as Upper Lake Lafayette, Lake Piney Z, Alford Arm, and Lower Lake Lafayette. Limited hydraulic connectivity occurs between the various sections, much of which is present only during high water elevations. Because of the compartmentalization of the four sections, each section is treated as a separate “lake”.

As shown in the following pie chart, commercial, residential, agriculture and transportation uses make up approximately 57% of the 53,097 acre Lafayette Basin. Increases in stormwater runoff, and waterbody nutrient loads can often be attributed to these types of land uses.



Background

Healthy, well-balanced lake communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may include increased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse hydrologic alterations, undesirable removal of habitat or riparian buffer vegetation, and introduction of exotic plants and animals. Water quality standards are designed to protect designated uses of the waters of the state (*e.g.*, recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

Methods

Surface water and sediment samples were collected to determine the health of Upper Lake Lafayette, Piney Z and Lower Lake Lafayette and met the requirements of the Florida Department of Environmental Protection (FDEP). Although Alford Arm contains areas of standing water, the vast majority is covered by dense stands of both submergent and emergent wetland vegetation. Because of the dense vegetation and low water conditions, samples could not be collected for most of 2010, and no samples were collected in 2011-2014. Staff also conducted a Lake Vegetation Index (LVI) on Lake Piney Z to evaluate the health of the floral (plant) community.

Upper Lake Lafayette



The typically phosphorus-limited Upper Lake Lafayette is the westernmost lake in this system. The most dominant feature of Upper Lake Lafayette is the sinkhole (Lafayette Sink) that is located in the northeastern portion of the lake and drains into the Floridan Aquifer. The majority of the water entering Upper Lake Lafayette ultimately discharges into the sink area. As a result, the area and volume of the lake is highly variable. During typical rainfall periods, the area around Lafayette Sink becomes a 300 acre lake, but following dry periods, the lake bed can drain almost completely into the sinkhole. The heavily urbanized Northeast Drainage Ditch and Lafayette Creek are the primary sources of water for the lake. Three other minor contributing sources are two small tributaries to the north of the lake and Lake Piney Z.

The EPA established a TMDL on Upper Lake Lafayette in March 2012 that requires a 36% reduction in total phosphorus. The City of Tallahassee hopes to comply with the TMDL by the converting the Weems Pond Regional Stormwater Treatment Facility (Weems Pond) into an alum-injection facility. The retrofit of the facility will improve the pollutant removal efficiencies of the system and reduce pollutant loads that leave the pond and flow downstream through the Northeast Drainage Ditch and ultimately, to Upper Lake Lafayette. Construction is ongoing and the facility should be online in 2015.

Results

Nutrients

The nutrient thresholds and results are found in Table 1. According to FDEP requirements, Numeric Nutrient Criteria (expressed as an annual geometric mean) cannot be exceeded more than once in a three year period.

Table1. FDEP's chlorophyll *a*, total nitrogen and phosphorus criteria for lakes applied to Upper Lake Lafayette. Results in bold signify exceedances of the State criteria.

Clear Lakes, High Alkalinity	Chlorophyll- <i>a</i> 20.0 µg/L	Total Nitrogen Threshold 1.05-1.91 mg/L	Total Phosphorus Threshold 0.03-0.09 mg/L
2004	2.3	0.33	0.04
2005	25.2	0.81	0.10
2006	3.3	0.56	0.09
2007	4.9	0.60	0.07
2008	24.5	0.60	0.15
2009	6.9	0.43	0.08
2010	6.9	0.77	0.07
2011	32.7	0.68	0.10
2012	31.0	0.90	0.15
2013	16.8	0.79	-
2014	-	-	-

The table shows that the geometric mean of chlorophyll *a* and total phosphorus exceeded the state criteria in 2005, 2008, 2011 and 2012. Due to an apparent erroneous reading, the total phosphorus result could not be calculated for 2013. Staff could not access and collect samples to the Upper Lake Lafayette.

ette site during the 1st quarter of 2014, so State data requirements could not be calculated for that year. However, the geometric means of three samples that were collected suggest that chlorophyll *a* (7.2 µg/L) and total nitrogen (0.93 mg/L) would have met the criteria. Total phosphorus (0.11 mg/L) was elevated and would have exceeded the Class III NNC.

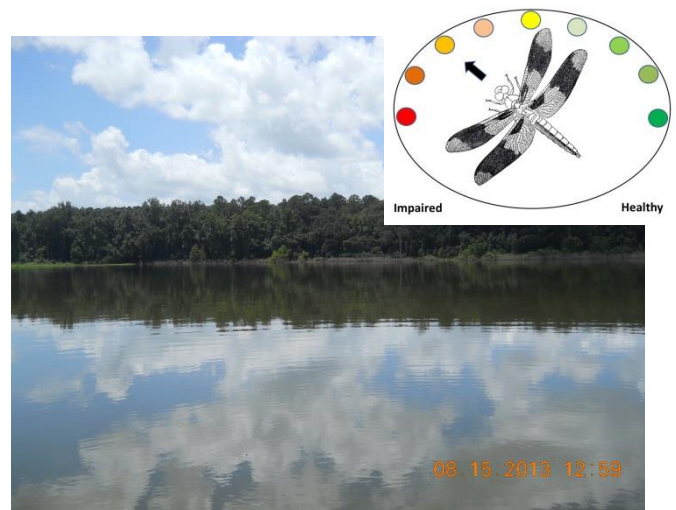
Elevated nutrient levels in Upper Lake Lafayette may occur due to the urbanized inflow streams combined with the fluctuating lake volume. The reduced volume concentrates incoming pollutants, reducing the lake's ability to assimilate the incoming nutrients.

Other Parameters

Due to storm water runoff in the watershed, turbidity levels (16 NTU) during the September 2014 sampling event were elevated when compared to other results (average was 7.1 NTU). Other water quality parameters appear to be normal for the area and no other impairments were noted.

Conclusions

Based on ongoing sampling, Upper Lake Lafayette did not meet the nutrient thresholds for the East Panhandle Region. Elevated nutrient levels in the lake may occur due to the urbanized inflow streams combined with the fluctuating lake volume. The reduced volume concentrates incoming pollutants, reducing the lake's ability to assimilate the incoming nutrients. Due to storm water runoff in the watershed, turbidity levels during the September 2014 sampling event were elevated when compared to other results. Other water quality parameters appear to be normal for the area and no other impairments were noted.



Piney Z

Lake Piney Z is a 228 acre waterbody located between Upper Lake Lafayette and Lower Lake Lafayette which consists primarily of an open water system, although substantial stands of vegetation were historically present within the lake.

Lake Piney Z can discharge to Lower Lake Lafayette via two outfalls located on the east end of the lake and/or can discharge to Upper Lake Lafayette via a ditch and outfall located on the west side of the lake. Lake Piney Z receives stormwater inflow from the Piney Z Plantation development and the Swift Creek Middle School stormwater pond on its northern shore, from a few holding ponds near the southern portion of the lake and also from the dirt road that surrounds the lake.

In 1997, Lake Piney Z was drawn down and organic matter was scraped from the bottom and used to construct fishing fingers extending north from the southern bank. Following construction of the fishing fingers, the lake was restocked with game fish. Currently, the Florida Fish and Wildlife Conservation Commission, in cooperation with the City of Tallahassee, manage Piney Z as a Fish Management Area.

Results

Nutrients

The nutrient thresholds and results are found in Table 1. According to FDEP requirements, Numeric Nutrient Criteria (expressed as annual geometric means) cannot be exceeded more than once in a three year period.

Table 1. FDEP's chlorophyll *a*, total nitrogen and phosphorus criteria for lakes applied to Lake Piney Z. Results in bold signify exceedances of the State criteria.

Clear Lake, Low Alkalinity Piney Z	Chlorophyll- <i>a</i> 6.0 µg/L	Total Nitrogen Threshold 0.51-0.93 mg/L	Total Phosphorus Threshold 0.01-0.03 mg/L
2004	6.48	0.45	0.04
2005	12.98	0.78	0.05
2006	25.17	0.70	0.08
2007	2.92	0.96	0.04
2008	8.78	0.73	0.04
2009	4.43	1.33	0.06
2010	17.2	1.06	0.07
2011	36.43	1.28	0.08
2012	32.62	1.65	0.06
2013	27.01	1.12	-
2014	6.02	1.05	0.04

The table shows that the geometric mean of chlorophyll *a* and total phosphorus exceeded the state criteria throughout the sampling period. Due to an apparent erroneous reading, the total phosphorus result could not be calculated for 2013.

The excessive chlorophyll *a* and nutrient levels are the result of the lake's management. The ongoing herbicide program and the addition of grass carp to Piney Z have led to an almost completely open water system. Nutrients are being assimilated by algae instead of being taken up by vascular plants, leading to massive and long lasting algal blooms. While this may lead to a productive largemouth bass fishery in the short term, overall long term ecosystem health continues to suffer.

Biological Oxygen Demand (BOD)

BOD results were elevated, ranging from 2.0-8.3 mg/L. Like the elevated nutrients and chlorophyll *a*, this is in response to the fishery management strategy.

Floral Assessment

Ironically, the Lake Vegetation Index score for Lake Piney Z was 52, placing the lake's vegetative community in the healthy category.

Sixty four species were found during the survey. Buttonbush (*Cephalanthus occidentalis*), pond cypress (*Taxodium ascendens*), American sweetgum (*Liquidambar styraciflua*), American cupscale grass (*Sacciolepis striata*), and Chinese tallow tree (*Sapium sebiferum*) were the most dominant species in the lake. Other native shoreline vegetation included red maple (*Acer rubrum*), coastal plain willow (*Salix carolina*) and pond cypress (*Taxodium ascendens*). Unfortunately, water hyacinth (*Eichhornia crassipes*), wild taro (*Colocasia esculenta*), torpedo grass (*Panicum repens*), kudzu (*Pueraria montana*), water spangles (*Salvinia minima*), and Chinese tallow (*Sapium sebiferum*), all listed as Category I Invasive Exotics by the Florida Exotic Pest Plant Council were found in the littoral zone of Piney Z. Alligator weed (*Alternanthera philoxeroides*) is a Category II Invasive Exotic found in the lake. Additionally, the exotic vaseygrass (*Paspalum urvillei*) and Japanese climbing fern (*Lygodium japonicum*) were also found in and near the lake.

[Click here for more information on the Lake Piney Z LVI.](#)

[Click here for more information on common exotic and invasive plants in Leon County wetlands and waterbodies.](#)

Fish Consumption Advisory

The Florida Department of Health has issued consumption limits for certain fish in Lake Piney Z due to elevated levels of mercury.

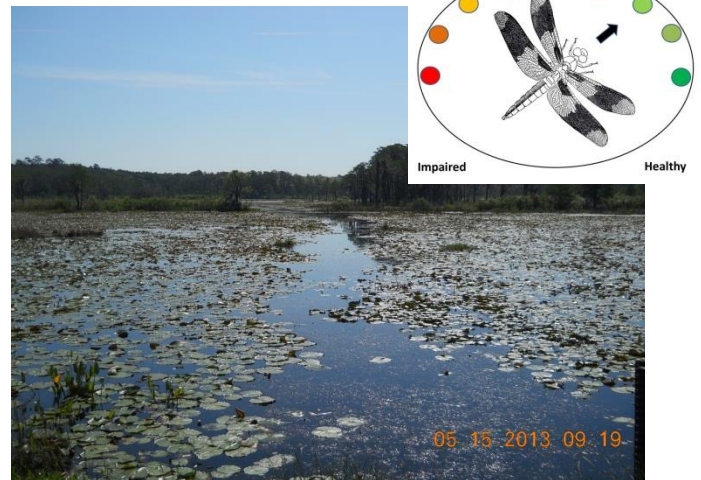
[Click here for more information about fish consumption advisories in Leon County.](#)

Other Parameters

Turbidity values in 2014 were highly variable, ranging from 2.2-19.0 NTUs. Other water quality parameters appear to be normal for the area and no other impairments were noted.

Conclusions

Based on ongoing sampling, Lake Piney Z did not meet the nutrient thresholds for the East Panhandle Region. BOD and turbidity results were elevated. Like the elevated nutrients and chlorophyll a , this is in response to the fishery management strategy. The Lake Vegetation Index score for Lake Piney Z was 52, placing the lake's vegetative community in the healthy category. Other water quality parameters appear to be normal for the area and no other impairments were noted.



Lower Lake Lafayette

Lower Lake Lafayette is the largest of the four lake compartments, covering an area of 1,006 acres and bordered by the Leon County Apalachee Regional Park Solid Waste Facility, Talquin Electric Sewage Treatment Plant and various residential and commercial developments. Lower Lake Lafayette is also home to a wood stork colony.

Although pockets of open water are scattered throughout Lower Lake Lafayette, the vast majority of the area is covered by dense growths of emergent and submerged vegetation, including many mature trees. Water from Alford Arm enters Lower Lake Lafayette via pipes located under the CSX railroad track. Discharges from Lower Lake Lafayette occur through an earthen channel on the eastern end of the lake and pass under Chaires Crossroad before entering the wetland system associated with the St. Marks River. Depending on water levels, water from the St. Marks River will flow into Lower Lake Lafayette. The extended drought caused low water levels in this section, which prevented water sampling during several quarters of 2007, 2008, 2010 and 2011. No water quality samples were collected in 2012 and only one water sample was collected in 2013. Access issues prevented sample collection during the latter part of 2014.

Results

Nutrients

The nutrient thresholds and results are found in Table 1. According to FDEP requirements, Numeric Nutrient Criteria (NNC) (expressed as an annual geometric mean) cannot be exceeded more than once in a three year period. State numeric nutrient criteria were not exceeded during the period of record.

Table1. FDEP's chlorophyll *a*, total nitrogen and phosphorus criteria for lakes applied to Lower Lake Lafayette.

Colored Lakes LLL	Chlorophyll- <i>a</i> 20.0 µg/L	Total Nitrogen Threshold 1.27-2.23 mg/L	Total Phosphorus Threshold 0.05-0.16 mg/L
2004	3.04	0.49	0.02
2005	2.85	0.56	0.02
2006	2.34	0.72	0.03
2007	1.94	0.62	0.02
2008	-	-	-
2009	2.19	0.42	0.02
2010	2.59	0.53	0.01
2011-2014	-	-	-

Conclusions

Intermittent sampling has made conclusions difficult. Based on existing data, Lower Lake Lafayette met the nutrient thresholds for the East Panhandle Region.



Alford Arm

Alford Arm is a 231 acre waterbody which was separated from Lower Lake Lafayette by construction of the CSX Railroad. Of the four segments that define historic Lake Lafayette, Alford Arm receives flow from the greatest area with natural cover, including Welaunee Plantation, the Miccosukee Greenway and the Alford Arm Greenway. Due to significant drought conditions in recent years, available storage along the channel intercepted most flows during the year. Although Alford Arm contains areas of standing water, the vast majority is covered by dense stands of both submergent and emergent wetland vegetation (Harper and Baker, 2005). Because of the dense vegetation and low water conditions, samples could not be collected for most of 2010, and no samples were collected in 2011 through 2014. Because of ongoing conditions, staff is eliminating this sampling station.

Thank you for your interest in maintaining the quality of Leon County's water resources. Please feel free to contact us if you have any questions.

Contact and resources for more information

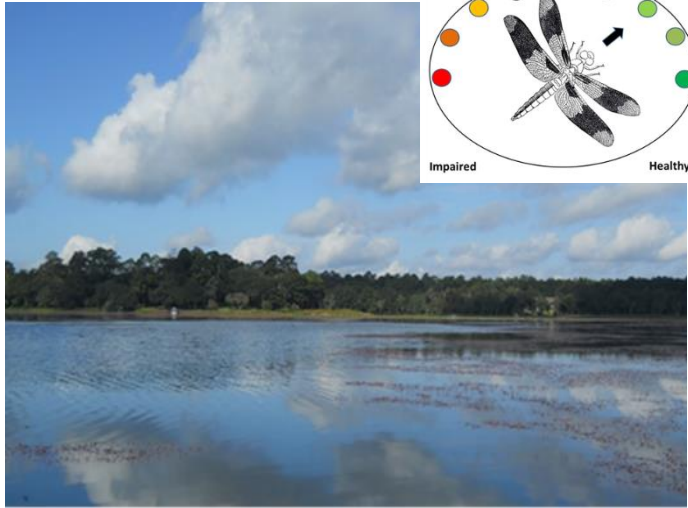
www.LeonCountyFL.gov/WaterResources

[Click here to access the results for all water quality stations sampled in 2014.](#)

[Click here for map of watershed – Sample sites L02, L30, LPZ3, LLL2, LLL3, and LLL10.](#)

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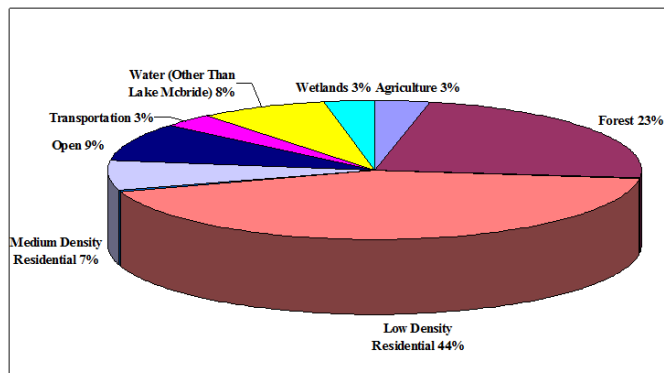
Waterbody: Lake McBride



Basin: Lake Lafayette

Lake McBride is a 183 acre lake located in northern Leon County.

As shown in the following pie chart, approximately 57% of land use in the 1,210 acre Lake McBride watershed is agricultural, residential, or transportation. Increases in stormwater runoff, and waterbody nutrient loads can often be attributed to these types of land uses.



Background

Healthy, well-balanced lake communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may include increased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse hydrologic alterations, undesirable removal of habi-

tat or riparian buffer vegetation, and introduction of exotic plants and animals. Water quality standards are designed to protect designated uses of the waters of the state (e.g., recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

Methods

Surface water sampling, sediment sampling and a Lake Vegetation Index (LVI) were conducted and met the collection and analysis requirements of the Florida Department of Environmental Protection (FDEP).

Results

Nutrients

The nutrient thresholds and results are found in Table 1. According to FDEP requirements, Numeric Nutrient Criteria (expressed as an annual geometric mean) cannot be exceeded more than once in a three year period.

Table 1. FDEP's chlorophyll *a*, total nitrogen and phosphorus criteria for lakes applied to Lake McBride. Results in bold signify exceedances of the State criteria.

Clear Lake, Low Alkalinity	Chlorophyll- <i>a</i> 6.0 µg/L	Total Nitrogen Threshold 0.51-0.93 mg/L	Total Phosphorus Threshold 0.01-0.03 mg/L
2004	3.6	0.19	0.02
2005	2.9	0.27	0.02
2006	1.6	0.36	0.02
2007	1.7	0.50	0.02
2008	3.9	0.44	0.01
2009	3.1	0.21	0.01
2010	2.6	0.33	0.01

Clear Lake, Low Alkalinity	Chlorophyll- <i>a</i> 6.0 µg/L	Total Nitrogen Threshold 0.51-0.93 mg/L	Total Phosphorus Threshold 0.01-0.03 mg/L
2011	6.6	0.47	0.02
2012	5.6	0.46	0.01
2013	4.2	0.28	0.01
2014	1.7	0.36	0.01

Chlorophyll *a* values did not meet the state criteria for 2011, possibly as a result of nutrient concentration associated with low water levels.

Dissolved Oxygen

Station MB6 percent dissolved oxygen (DO) saturation values were below Class III criteria during certain events. This was not unexpected, since this station, located in the southwest quadrant of the lake, is shallow and covered with vegetation, which prevents rapid water exchange with the larger area of the lake. Plant respiration (samples were often taken in the morning hours) also contributed to the low DO saturation values. Staff believes that this is a natural condition for this location.

Cadmium

The cadmium result at station MB6 exceeded Class III criteria during the 1st quarter of 2014. The source of this exceedance is unknown.

[Click here for more information on metal levels in Leon County waterbodies.](#)

Other Parameters

Other water quality parameters appear to be normal for the area and no impairments were noted.

Floral Assessment

The Lake Vegetation Index score for Lake McBride was 67, placing the lake’s vegetative community in the healthy category.

Sixty seven plant species were found during the survey. The native species fanwort (*Cabomba caroliniana*) and fragrant waterlily (*Nymphaea odorata*) were the most dominant plants in the lake, followed by spatterdock (*Nuphar* sp.), watershield (*Brasenia schreberi*) and bladderwort (*Utricularia* spp.). Other native shoreline vegetation included red maple (*Acer rubrum*), buttonbush (*Cephalanthus occidentalis*) and pickerelweed (*Pontederia cordata*).

Unfortunately, wild taro (*Colocasia esculenta*), water spangles (*Salvinia minima*), and Chinese tallow (*Sapium sebiferum*), all listed as Category I Invasive Exotics by the Florida Exotic Pest Plant Council, are invasive exotics that are a concern in Lake McBride. A plant previously found in Lake McBride, hydrilla (*Hydrilla verticillata*), another Category I Invasive Exotic, was not found during this survey. Alligator weed (*Alternanthera philoxeroides*), a Category II Invasive Exotic, was found for the first time in Lake McBride in 2013 and is still present. Burhead sedge (*Scirpus cubensis*) was also found in Lake McBride and is especially prevalent on the tussocks found in and along the edges of the lake. Experts are in disagreement about whether this species is a native or non-native to Florida.

[Click here for more information on the Lake McBride LVI.](#)

[Click here for more information on common exotic and invasive plants in Leon County wetlands and waterbodies.](#)

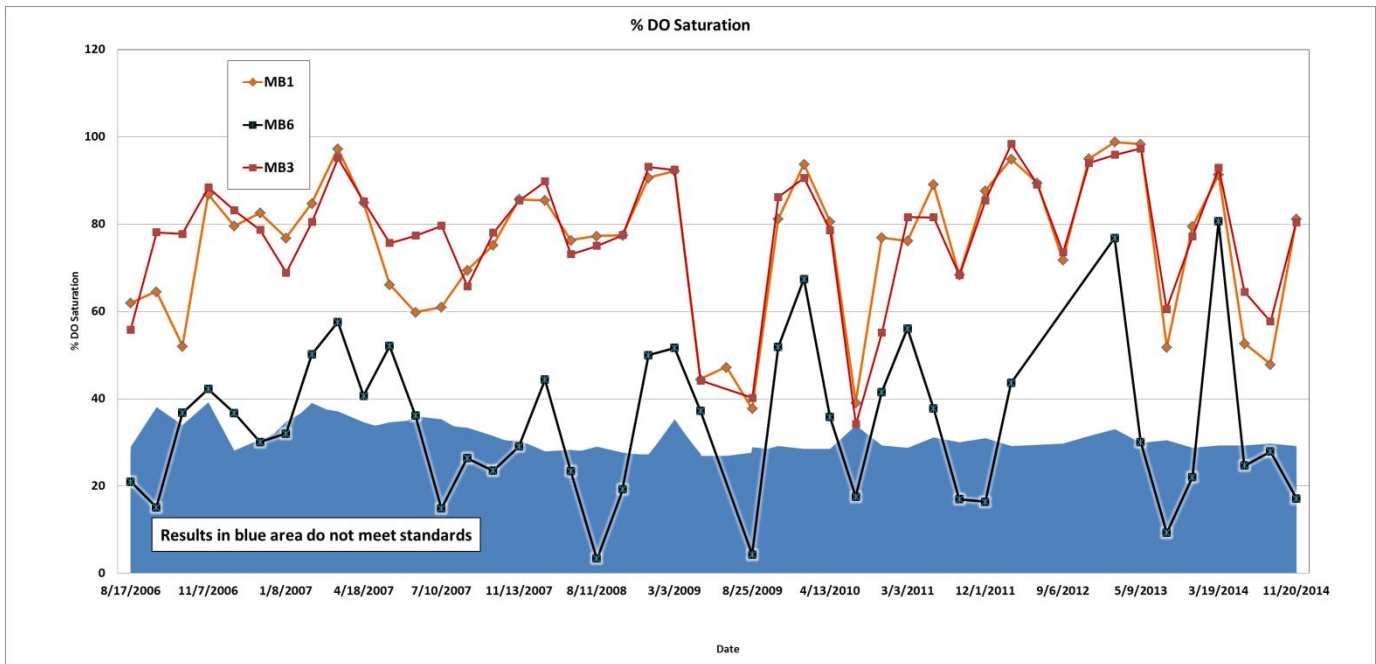


Figure 1. Dissolved Oxygen Percent Saturation results for Lake McBride.

Conclusions

Based on ongoing sampling, Lake McBride met the nutrient thresholds for the East Panhandle Region; and the floral community is considered “healthy” by the LVI. Staff considers the low DO results at Station MB6 a natural condition. The cause of the cadmium exceedance is unknown. Other water quality parameters appear to be normal for the area and no impairments were noted.

Thank you for your interest in maintaining the quality of Leon County’s water resources. Please feel free to contact us if you have any questions.

Contact and resources for more information

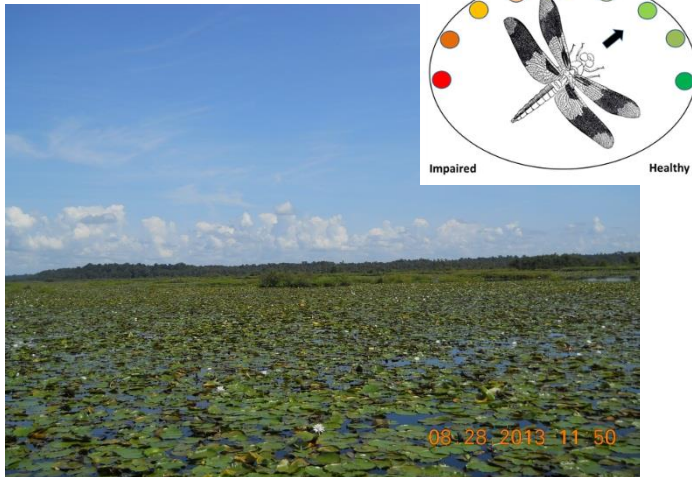
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[Click here to access the results for all water quality stations sampled in 2014.](#)

[Click here for map of watershed – Sample sites MB1, MB3 and MB6.](#)

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Waterbody: Lake Miccosukee



Basin: Lake Miccosukee

Lake Miccosukee is a 6,257 acre, phosphorus-limited lake that forms the northeastern border of Leon County. Lake Miccosukee is considered a shallow, prairie lake and historically drained via sinkholes becoming nearly dry in the process. The result of the natural drawdowns was a large reduction in the amount of organic matter content found in the bottom sediments.

In 1954, a control structure was constructed around the northern sinkhole and a wooden weir constructed at the southern end of the lake to stabilize water levels. Water level stabilization led to increased emergent vegetation in the lake, so that vegetation covered as much as 80% of the lake's surface. By taking up space and decreasing oxygen levels, the increased vegetation also contributed to the diminishment of the fish population and increased the amount of organic material in the sediment.

Because of rising concerns about the health of the lake, the control structure gate was opened during the 1999 drought, allowing part of the lake to drain into the aquifer via the sinkhole. Several areas of the lake were excavated and part of the lake bottom was burned during the drawdown. The burning and excavation led to increased lake volume and removed a portion of the organic rich sediment. After tropical

storms Allison and Barry passed through the area in 2001, Lake Miccosukee quickly refilled. A second drawdown was done in 2012. Prescribed burning was performed on a portion of the woody tussocks that float on the lake. The drawdown affected field operations with staff being unable to collect water samples for the 4th quarter of 2012.

In 2010, an additional sinkhole developed on the southeast side of the lake. While it's thought that this sinkhole won't completely drain the lake, it may keep the lake levels lower during dry periods.

Background

Healthy, well-balanced lake communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may include increased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse hydrologic alterations, undesirable removal of habitat or riparian buffer vegetation, and introduction of exotic plants and animals. Water quality standards are designed to protect designated uses of the waters of the state (*e.g.*, recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

Methods

Surface water and sediment sampling were conducted and met the collection and analysis requirements of the Florida Department of Environmental Protection (FDEP).

Results

Nutrients

The nutrient thresholds and results are found in Table 1. According to FDEP requirements, Numeric Nutrient Criteria (expressed as an annual geometric mean) cannot be exceeded more than once in a three year period.

Table 1. FDEP's chlorophyll *a*, total nitrogen and phosphorus criteria for lakes applied to Lake Miccosukee.

Colored Lake	Chlorophyll- <i>a</i> 20.0 µg/L	Total Nitrogen Threshold 1.27-2.23 mg/L	Total Phosphorus Threshold 0.05-0.16 mg/L
2004	4.6	0.28	0.02
2005	6.1	0.40	0.03
2006	2.9	0.52	0.02
2007	2.3	0.69	0.02
2008	3.3	0.61	0.01
2009	3.5	0.42	0.02
2010	8.8	0.70	0.03
2011	5.8	0.82	0.04
2012	-	-	-
2013	11.7	1.05	0.04
2014	9.5	0.86	0.03

No exceedances were noted, but chlorophyll *a* values and total nitrogen values were elevated in 2013, possibly as a result of nutrient fluxes associated with the most recent lake refilling. Values in 2014 were slightly lower.

Dissolved Oxygen (DO)

As Figure 1 shows, the Lake Miccosukee stations showed percent DO saturation values that did not meet Class III water quality criteria. Staff considers the low DO normal for this lake because the stations are shallow and normally covered with vegetation, preventing rapid water exchange with the larger area of the lake. Plant respiration (samples were often taken in the morning hours) and organic

sediments also contributed to the low DO saturation values.

Fecal Coliforms

Probably as a result of wildlife activity in the area, the July 2014 fecal coliform result (630/100mL) exceeded the Class III criterion of fecal coliforms not exceeding the 400 Most Probable Number (MPN). This is the first time this station exceeded the criterion since sampling began.

Fish Consumption Advisory

The Florida Department of Health has issued consumption limits for certain fish in Lake Miccosukee due to elevated levels of mercury.

[Click here for more information about fish consumption advisories in Leon County.](#)

Other Parameters

Other water quality parameters appear to be normal for the area and no other impairments were noted.

Conclusions

Based on ongoing sampling, Lake Miccosukee met the nutrient thresholds for the East Panhandle Region. Lake Miccosukee stations showed percent DO saturation values that did not meet Class III water quality criteria. This was not unexpected and staff considers this normal for this lake. Fecal coliforms were elevated during the July 2014 sampling event. Other water quality parameters appear to be normal for the area and no other impairments were noted.

Thank you for your interest in maintaining the quality of Leon County's water resources. Please feel free to contact us if you have any questions.

Contact and resources for more information

www.LeonCountyFL.gov/WaterResources

[Click here to access the results for all water quality stations sampled in 2014.](#)

[Click here for map of watershed – Sample site MI2.](#)

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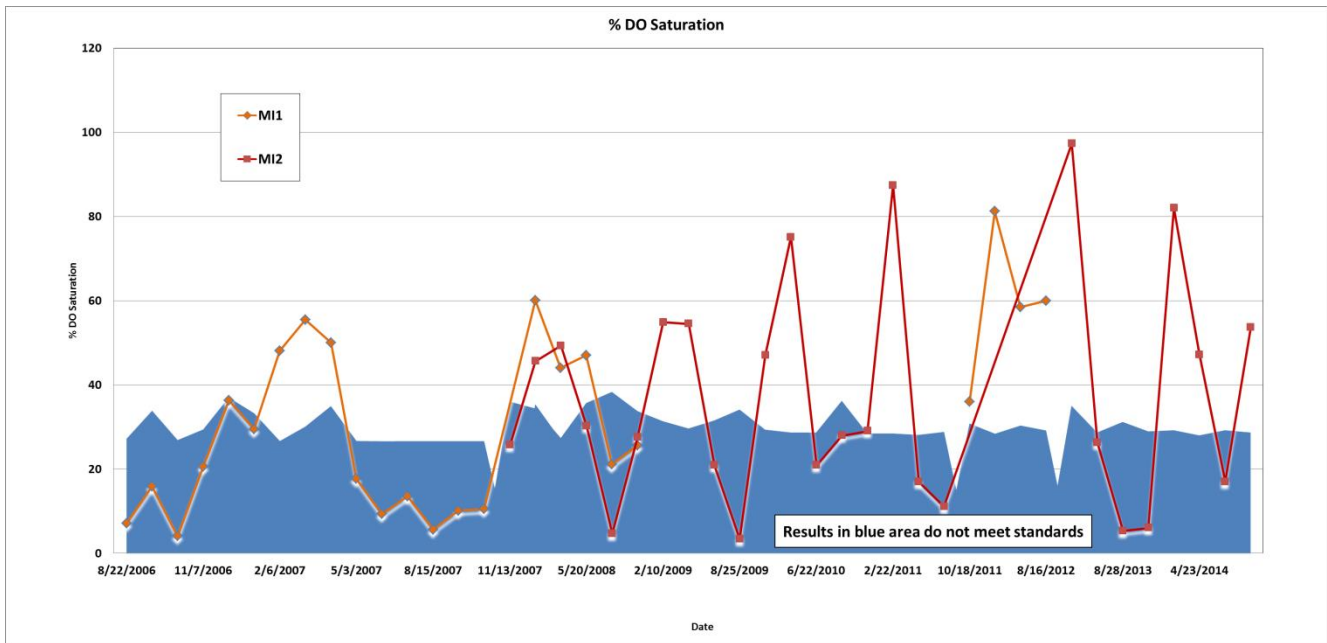
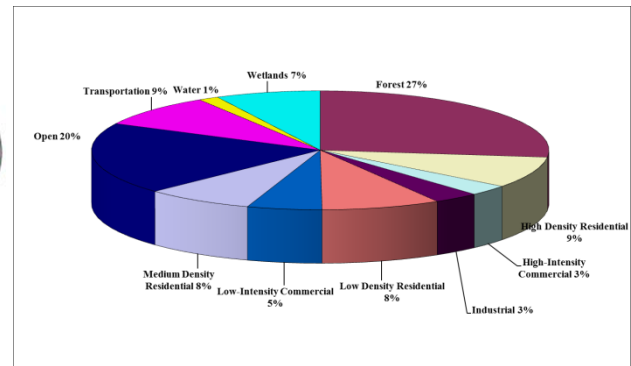
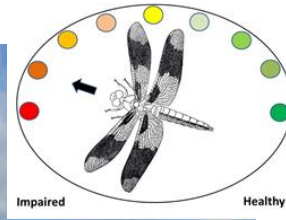
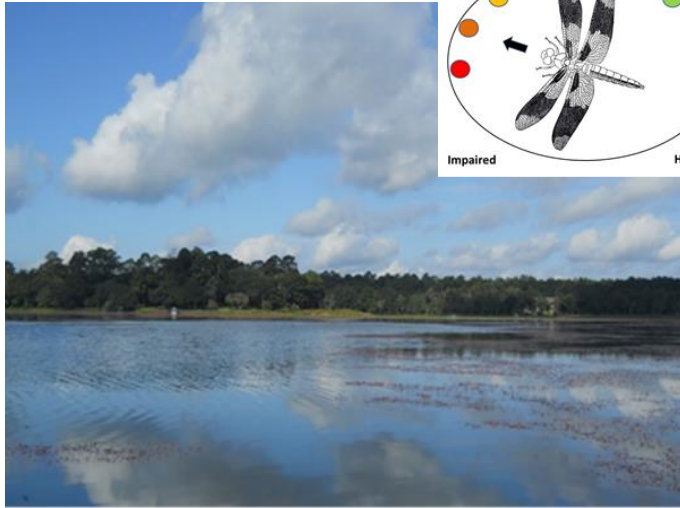


Figure 1. Dissolved Oxygen Percent Saturation results for Lake Miccosukee.

Waterbody: Lake Munson



Background

Healthy, well-balanced lake communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may include increased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse hydrologic alterations, undesirable removal of habitat or riparian buffer vegetation, and introduction of exotic plants and animals. Water quality standards are designed to protect designated uses of the waters of the state (e.g., recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

The lake received a Total Maximum Daily Load (TMDL) by the Florida Department of Environmental Protection (FDEP) in 2013. The TMDL requires the lake to meet the dissolved oxygen criterion and the nutrient TMDL concentrations, which, based on the mean concentrations from the 2004-2008 period, will require a 50 percent reduction for Biological Oxygen Demand (BOD), a 32.5 percent reduction for Total Nitrogen (TN), a 76.7 percent reduction for Total Phosphorus (TP) and a 31.9 percent reduction in turbidity.

There has been a general consensus that the organic and nutrient-rich sediments in Lake Munson are contributing to the poor water quality and that sediment removal would be the best way to improve the lake's water quality. Unfortunately, sediment removal would be logistically very difficult and extremely expensive. Another option is to

Basin: Lake Munson

Lake Munson is an approximately 255 acre, cypress-rimmed, nitrogen-limited lake located south of the City of Tallahassee. The lake is believed to have originally been a cypress swamp but has since been impounded and now functions as a shallow man-made lake. Lake Munson receives the majority of its water from the heavily altered Munson Slough and its tributaries. Lake outflow continues southward via Munson Slough and finally drains into Ames Sink. Dye trace studies have confirmed a direct connection between Ames Sink and Wakulla Springs.

The lake has a history of severe water quality and ecological problems including fish kills, algal blooms, exotic vegetation and snails, high nutrient and bacterial levels, low game fish productivity, sediment contamination, and depressed oxygen levels.

As shown in the following pie chart, approximately 45% of land use in the 42,526 acre Munson basin is industrial, commercial, residential, or transportation. Increases in stormwater runoff, and waterbody nutrient loads can often be attributed to these types of land uses.

periodically drain the lake. The lake drawdowns are expected to result in de-watering, compaction, and partial oxidation of sediments that produced a sediment “cap” that would serve to improve water quality and simultaneously generate suitable habitat for fish spawning.

On April 27, 2010, the Leon County Board of County Commissioners directed staff to implement the County’s Science Advisory Committee lake drawdown recommendations. After additional meetings, which included staff and committee members from the Florida Fish and Wildlife Conservation Commission, FDEP, U.S. Forest Service, Leon County Science Advisory and Water Resource Committees, and the community surrounding the lake, it was decided to start the lake drawdown October 18, 2010. The drawdown continued until June 14, 2011. Sampling recommenced in the third quarter of 2011. Unfortunately, it does not appear that the initial drawdown improved water quality.

Methods

Surface water sampling, sediment sampling and a Lake Vegetation Index (LVI) were conducted and met the collection and analysis requirements of the Florida Department of Environmental Protection (FDEP).

Results

Nutrients

The nutrient thresholds and results are found in Table 1. According to FDEP requirements, Numeric Nutrient Criteria (expressed as an annual geometric mean) cannot be exceeded more than once in a three year period.

Table 1. FDEP’s chlorophyll *a*, total nitrogen and phosphorus criteria for lakes applied to Lake Munson. Due to the lake drawdown, staff could not collect samples for the first and second quarters of 2011. Results in bold signify exceedances of the State criteria.

Clear Lakes High Alkalinity	Chl- <i>a</i> (20 µg/L)	Total Nitrogen (1.05-1.91 mg/L)	Total Phosphorus (0.03-0.09 mg/L)
2004	3.6	0.35	0.06
2005	13.8	0.62	0.11
2006	12.4	1.38	0.19
2007	10.9	1.49	0.30
2008	13.1	0.76	0.20
2009	5.5	0.88	0.17
2010	8.7	1.07	0.16
2011	-	-	-
2012	39.0	1.08	0.18
2013	85.0	1.51	0.24
2014	13.9	1.27	0.24

The geometric mean of chlorophyll *a* is below the 20 µg/L threshold from 2004-2010, allowing the use of lake specific, modified TN and TP criteria. With the exception of 2004, TP levels are higher than the upper value in the specified range, exceeding the state criteria. The geometric mean for chlorophyll *a* in 2013 (85.0 µg/L) was the highest reading on record. Both total nitrogen and total phosphorus exceeded the FDEP’s minimum numeric nutrient criteria levels for both 2012 and 2013. Total phosphorus values exceed the criteria level in 2014.

While the lake drawdown appeared to consolidate the sediment, there seems to have been little to no effect regarding nutrient reduction in the water

column. As shown in Figures 1 through 4, BOD, total nitrogen, total phosphorus and turbidity are consistently above the TMDL limits. Algal blooms, represented by chlorophyll *a* (Figure 5), also continue to be a problem in Lake Munson. FDEP analysis determined that samples taken from the algal blooms that occurred in February and June of 2013 were dominated by *Microcystis* sp., a known toxin producer. FDEP confirmed that microcystin toxin was being released at the time of the algal blooms.

Unionized Ammonia

Algal blooms can also affect unionized ammonia levels. High levels of unionized ammonia are caused by elevated temperature, ammonia and pH. During daylight hours, algae take carbon dioxide from the water for their metabolic processes. This increases water pH values, allowing unionized ammonia levels to reach potentially toxic levels. During the May 2013 sampling event, the unionized ammonia Class III limit (≤ 0.02 mg/L) was exceeded at both station LMU8 (0.14 mg/L) and LMU7 (0.10 mg/L). The September 2014 value for station LMU8 (0.02 mg/L) was elevated but did not exceed Class III water quality standards.

Metals

Both Munson Slough and Lake Munson exceeded Class III water quality criteria for lead several times in 2014. Relict anthropogenic sources such as leaded gasoline are most likely to be the cause of these exceedances.

[Click here for more information on metal levels in Leon County waterbodies.](#)

Floral Assessment

The Lake Vegetation Index score for Lake Munson was 57, placing the lake's vegetative community in the healthy category.

Sixty nine species were found during the survey. The native species pond cypress (*Taxodium ascendens*)

was the most dominant species in the lake. Other native shoreline vegetation included red maple (*Acer rubrum*), buttonbush (*Cephalanthus occidentalis*) and swamp tupelo (*Nyssa sylvatica* var. *biflora*).

Unfortunately, silk tree (*Albizia julibrissin*), camphor tree (*Cinnamomum camphora*), wild taro (*Colocasia esculenta*), Chinese privet (*Ligustrum sinense*), water hyacinth (*Eichhornia crassipes*), Peruvian primrose willow (*Ludwigia peruviana*), Japanese climbing fern (*Lygodium japonicum*), wandering jew (*Tradescantia zebrina*), water spangles (*Salvinia minima*), and Chinese tallow (*Sapium sebiferum*), all listed as Category I Invasive Exotics by the Florida Exotic Pest Plant Council, were found in the littoral zone of Lake Munson. Tung tree (*Aleurites fordii*), alligator weed (*Alternanthera philoxeroides*), Chinese wisteria (*Wisteria sinensis*) and rattlebox (*Sesbania punicea*) are Category II Invasive Exotics found in the lake. Other non-native species in and around the lake include giant reed (*Arundo donax*), Japanese privet (*Ligustrum japonicum*), parrot feather watermilfoil (*Myriophyllum aquaticum*), and South American skullcap (*Scutellaria racemosa*).

[Click here for more information on the Lake Munson LVI.](#)

[Click here for more information on common exotic and invasive plants in Leon County wetlands and waterbodies.](#)

Fish Consumption Advisory

The Florida Department of Health has issued consumption limits for certain fish in Lake Munson due to elevated levels of mercury and PCBs.

[Click here for more information about fish consumption advisories in Leon County.](#)

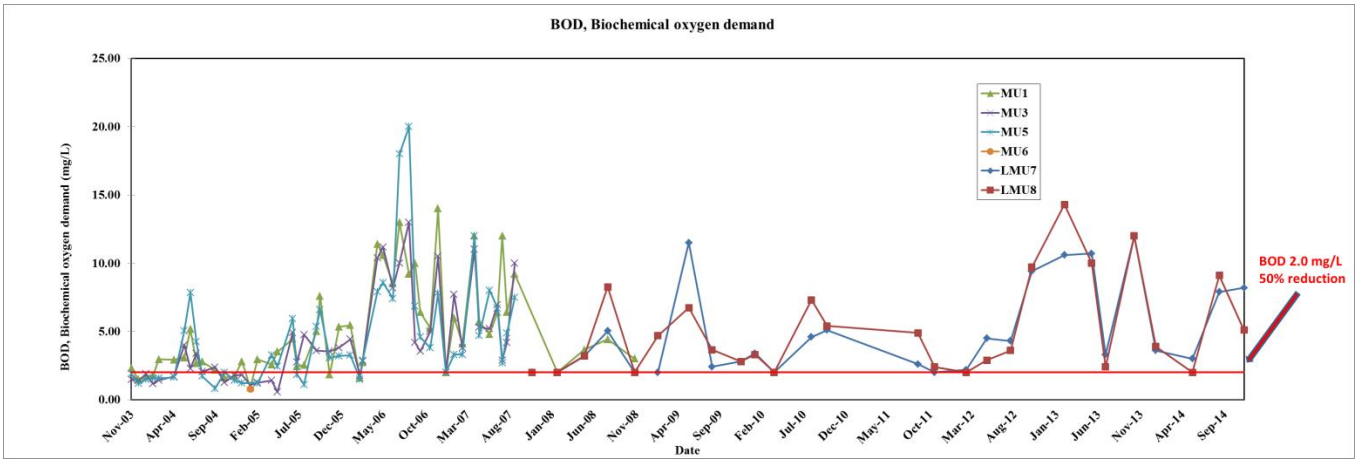


Figure 1. BOD results for Lake Munson.

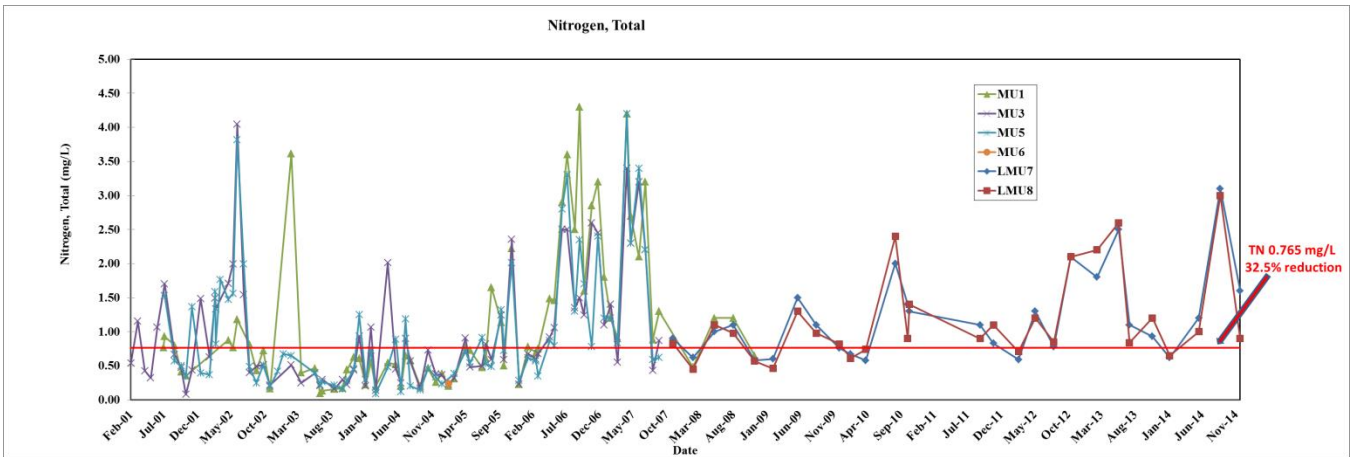


Figure 2. Total Nitrogen results for Lake Munson.

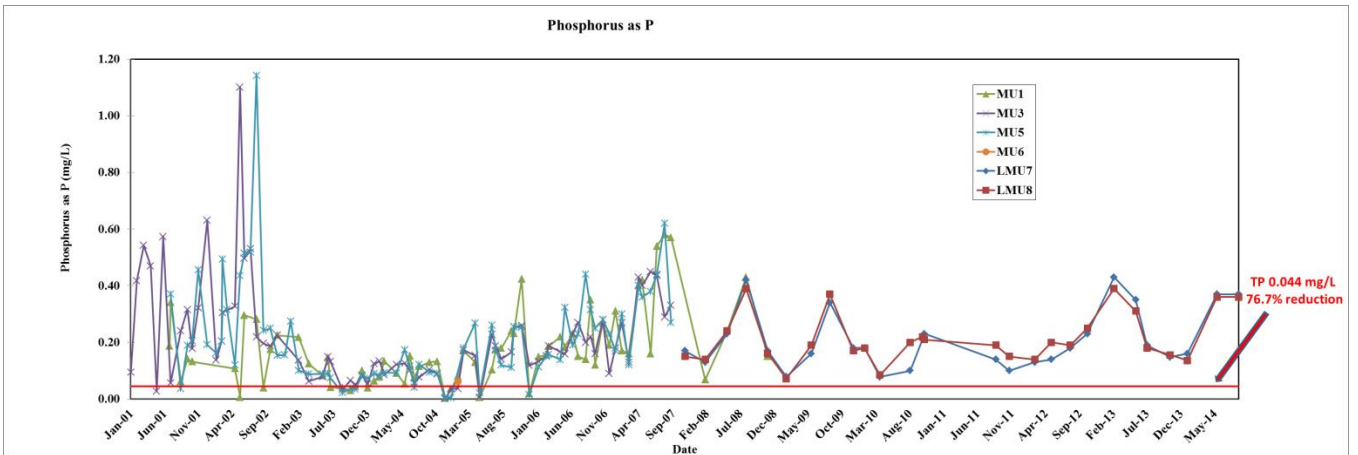


Figure 3. Total phosphorus results for Lake Munson.

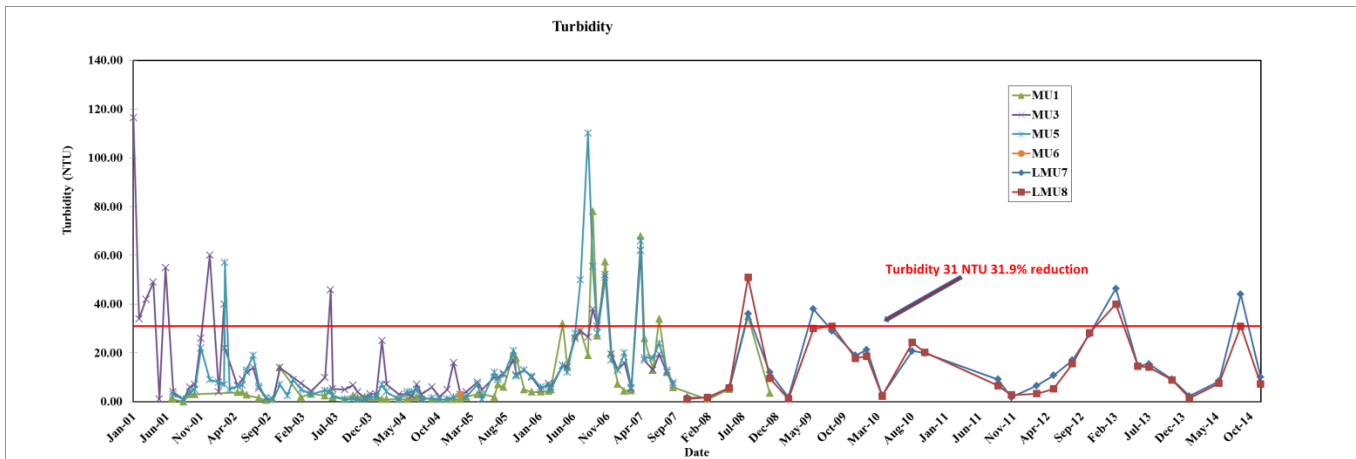


Figure 4. Turbidity results for Lake Munson.

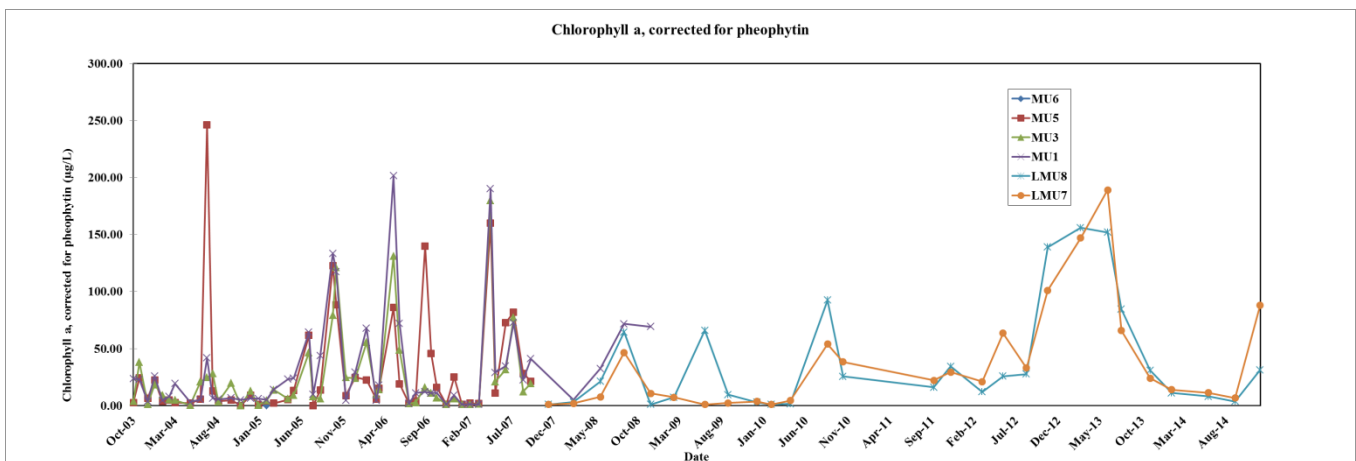


Figure 5. Chlorophyll *a* results for Lake Munson.

Conclusions

Based on ongoing sampling, Lake Munson did not meet the nutrient thresholds for the East Panhandle Region. BOD, total nitrogen, total phosphorus and turbidity are consistently above the TMDL limits. Algal blooms, represented by chlorophyll *a*, continue to be a problem in the lake. During the May 2013 sampling event, the unionized ammonia Class III limit (≤ 0.02 mg/L) was exceeded at both in-lake monitoring stations. The aforementioned statements suggest that the initial lake drawdown seemed to have had little or no effect regarding nutrient reduction in the water column. Lake Munson exceeded Class III water quality criteria for lead in 2014. Relict anthropogenic sources such as leaded gasoline are most likely to be the cause of

these exceedances. The floral community is considered “healthy” by the LVI.

Thank you for your interest in maintaining the quality of Leon County’s water resources. Please feel free to contact us if you have any questions.

Contact and resources for more information

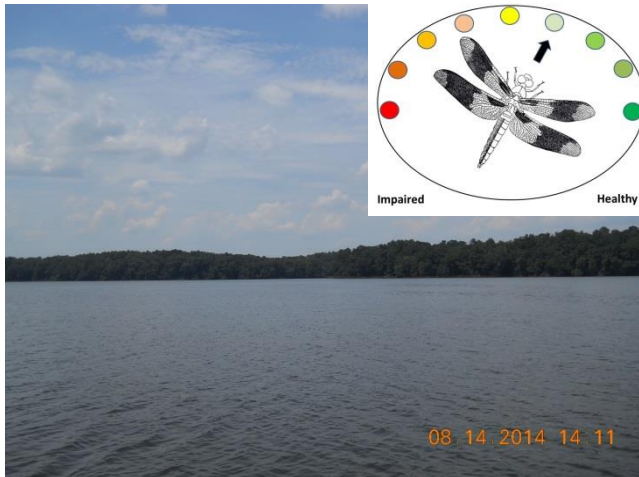
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[Click here to access the results for all water quality stations sampled in 2014.](#)

[Click here for map of watershed – Sample sites LMU7 and LMU8.](#)

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Waterbody: Lake Talquin



Basin: Ochlockonee River

The 6,963 acre Lake Talquin is considered an Outstanding Florida Water by the Florida Department of Environmental Protection (FDEP) and is located in western Leon County. Its basin extends into surrounding Florida counties as well as southern Georgia. Lake Talquin State Park is along the southern shoreline of the lake and was acquired as a donation to the state from Florida Power Corporation.

The lake was formed in 1929 when the Jackson Bluff Dam was constructed on the Ochlockonee River to produce hydroelectric power. The dam, built and managed by the West Florida Power Company (later to become Florida Power Corporation) operated the facility until 1970, when it was abandoned as a power plant and turned over to the Florida Department of Natural Resources (later to become FDEP) who managed the dam, without producing power until 1981. The City of Tallahassee then took over the dam, refurbished the dam and power plant, and reinstalled generators. In August 1985, the plant became operational as the C. H. Corn Hydroelectric Power Generating Plant.

Background

Healthy, well-balanced lake communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may include increased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse hydrologic alterations, undesirable removal of habitat or riparian buffer vegetation, and introduction of exotic plants and animals. Water quality standards are designed to protect designated uses of the waters of the state (*e.g.*, recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

Methods

Surface water and sediment sampling were conducted and met the collection and analysis requirements of the FDEP.

Results

Nutrients

The nutrient thresholds and results are found in Table 1. According to FDEP requirements, Numeric Nutrient Criteria (NNC) (expressed as an annual geometric mean) cannot be exceeded more than once in a three year period. Taken as a whole, Lake Talquin's chlorophyll *a* standard was exceeded in 2011 (29 $\mu\text{g/L}$) and 2013 (22 $\mu\text{g/L}$). No NNC exceedances were found in 2014.

Table 1. FDEP’s chlorophyll *a*, total nitrogen and phosphorus criteria for lakes applied to Lake Talquin WBIDs 1297C and 1297D. Results in bold signify exceedances of the State criteria.

Colored Lakes	Chlorophyll- <i>a</i> < 20.0 µg/L	Total Nitrogen Threshold 1.27-2.23 mg/L	Total Phosphorus Threshold 0.05-0.16 mg/L
2004	5	0.49	0.04
2005	6	0.52	0.04
2006	4	0.66	0.05
2007	8	0.83	0.06
2008	9	0.83	0.06
2009	3	0.65	0.07
2010	10	0.75	0.05
2011	29	0.78	0.06
2012	20	0.72	0.05
2013	22	0.81	0.08
2014	5	0.78	0.06

Table 2. FDEP’s chlorophyll *a*, total nitrogen and phosphorus criteria for lakes applied to Lake Talquin WBID 1297C only. Results in bold signify exceedances of the State criteria.

Colored Lakes	Chlorophyll- <i>a</i> < 20.0 µg/L	Total Nitrogen Threshold 1.27-2.23 mg/L	Total Phosphorus Threshold 0.05-0.16 mg/L
2004	11	0.56	0.03
2005	9	0.50	0.04
2006	4	0.72	0.04
2007	8	0.86	0.05
2008	9	0.77	0.05
2009	4	0.66	0.07
2010	10	0.73	0.05
2011	32	0.80	0.06
2012	23	0.70	0.05
2013	24	0.84	0.08
2014	6	0.73	0.05

Unlike other lakes in Leon County, Lake Talquin is divided by FDEP into two Water Body Identification WBIDs (1297C and 1297D shown in Figure 1). Tables 2 and 3 show the NNC results by WBID.

Table 2 shows the chlorophyll *a* standard in WBID 1297C was exceeded in 2011 (32 µg/L), 2012 (23 µg/L) and 2013 (24 µg/L).

Table 3 shows the chlorophyll *a* standard was exceeded in 2011 (22 µg/L) for WBID 1297D.

Table 3. FDEP’s chlorophyll *a*, total nitrogen and phosphorus criteria for lakes applied to Lake Talquin WBID 1297D only. Results in bold signify exceedances of the State criteria.

Colored Lakes	Chlorophyll- <i>a</i> < 20.0 µg/L	Total Nitrogen Threshold 1.27-2.23 mg/L	Total Phosphorus Threshold 0.05-0.16 mg/L
2004	3	0.43	0.04
2005	5	0.54	0.05
2006	3	0.60	0.05
2007	7	0.81	0.08
2008	10	0.89	0.07
2009	2	0.64	0.07
2010	8	0.80	0.06
2011	22	0.73	0.07
2012	13	0.76	0.05
2013	16	0.74	0.08
2014	4	0.83	0.07

Dissolved Oxygen (DO)

Dissolved oxygen saturation values were below the Class III water quality limits during certain events (Figure 2). In the majority of cases, the low oxygen values are results from deep water (> 4 meter) readings. There does not appear to be any stratification in the water column, which could prevent oxygen transfer from the surface to lower levels, so it is thought that microbial activity in the organic sediment demands more oxygen than can be readily replaced leading to the low DO levels. While a run of the river reservoir cannot be considered “natural”, it is normal for organic rich sediments to have low DO levels immediately above the sediment surface. Anthropogenic activities upstream (e.g. agricultural)

can make such conditions worse; however when the lake was created, bottomland forest was flooded. The trees (still onsite and submersed) are continuing to release nutrients into the system, contributing to oxygen demand.

FDEP now requires oxygen level readings to be taken only in the top two meters of the water column for TMDL purposes, so Leon County no longer takes deep water readings.

Fish Consumption Advisory

The Florida Department of Health has issued consumption limits for certain fish in Lake Talquin due to elevated levels of mercury.

[Click here for more information about fish consumption advisories in Leon County.](#)

Other Parameters

Other water quality parameters appear to be normal for the area and no other impairments were noted.

Conclusions

Based on ongoing sampling, Lake Talquin did not meet the nutrient thresholds for the Big Bend Bioregion. Staff considers the low DO results taken in deeper water a normal condition for Lake Talquin. Thank you for your interest in maintaining the quality of Leon County’s water resources. Please feel free to contact us if you have any questions.

Contact and resources for more information

www.LeonCountyFL.gov/WaterResources

[Click here to access the results for all water quality stations sampled in 2014.](#)

[Click here for map of watershed – Sample Sites LT1, TOC2, TOD, TOE2, and TOLR.](#)

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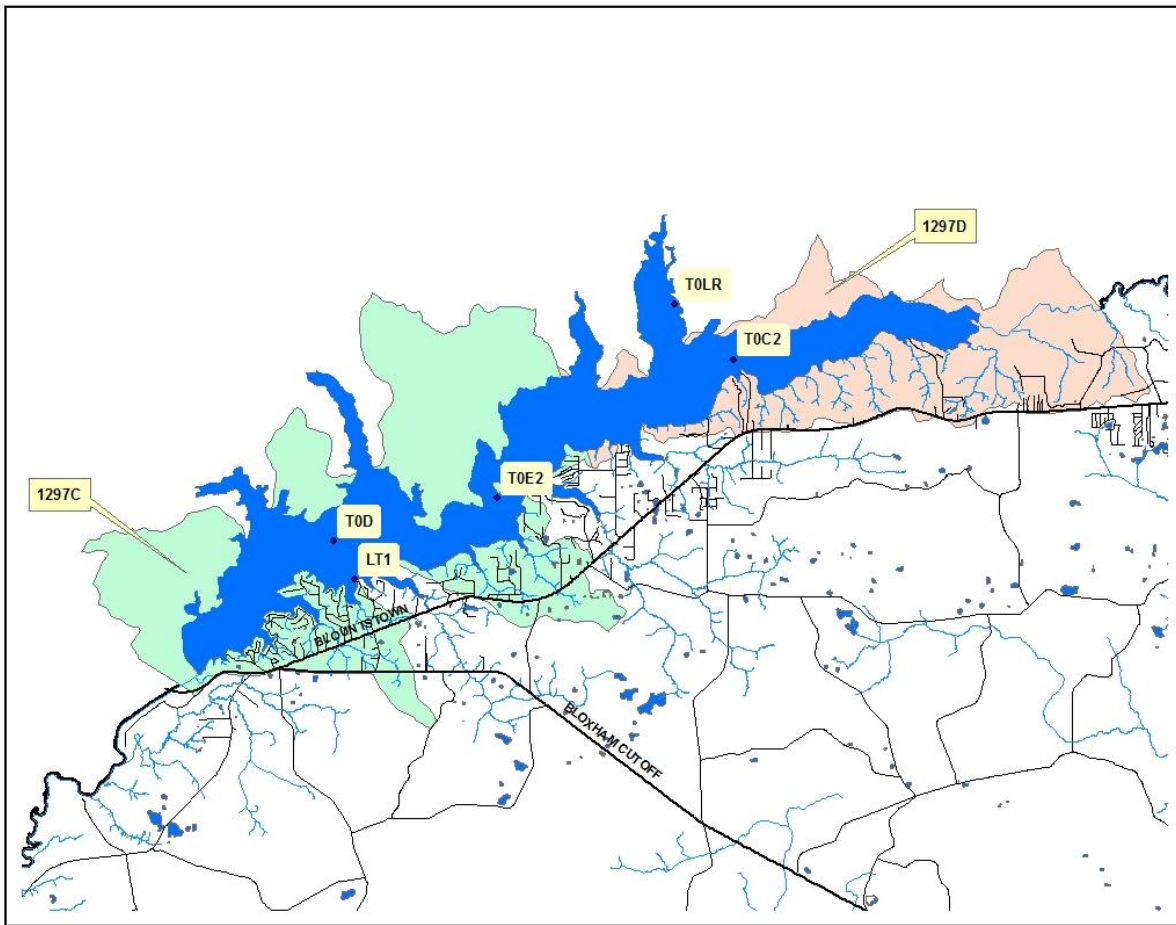


Figure 1. Lake Talquin WBIDs. Active stations shown.

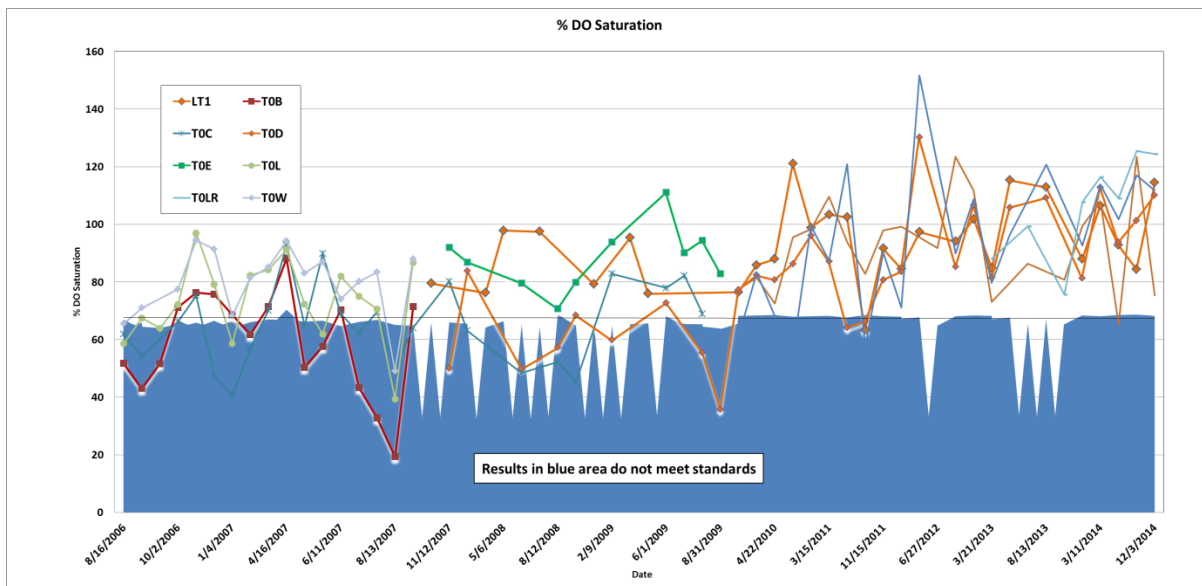
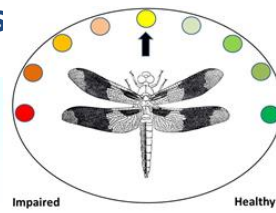


Figure 2. Dissolved Oxygen Percent Saturation results for Lake Talquin.

Waterbody: Lake Weeks



or riparian buffer vegetation, and introduction of exotic plants and animals. Water quality standards are designed to protect designated uses of the waters of the state (e.g., recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

Methods

Surface water and sediment samples were collected to determine the health of Lake Weeks and met the requirements of the Florida Department of Environmental Protection (FDEP).

Results

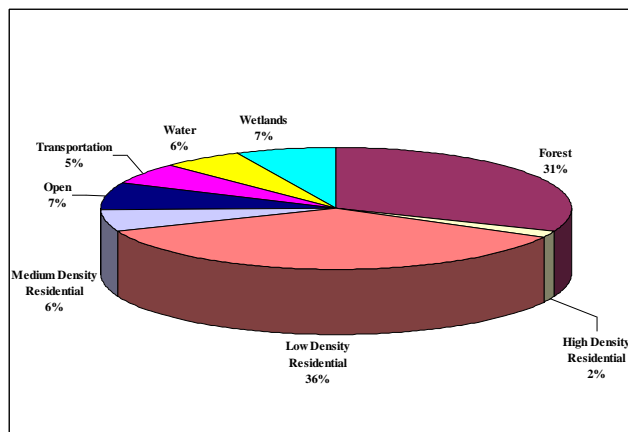
Nutrients

The nutrient thresholds and results are found in Table 1. According to FDEP requirements, Numeric Nutrient Criteria (expressed as an annual geometric mean) cannot be exceeded more than once in a three year period. Due to an apparent erroneous reading, the total phosphorus result could not be calculated for 2013.

Basin: St. Marks River

Lake Weeks is a small, 10 acre, tannic lake located in southeastern Leon County.

As shown in the following pie chart, approximately 49% of land use in the Lake Weeks 614 acre watershed is residential or transportation. Increases in stormwater runoff, and waterbody nutrient loads can often be attributed to these types of land uses.



Background

Healthy, well-balanced lake communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may include increased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse hydrologic alterations, undesirable removal of habitat

Table1. FDEP's chlorophyll *a*, total nitrogen and phosphorus criteria for lakes applied to Lake Weeks. Results in bold signify exceedances of the State criteria.

Colored Lake	Chlorophyll- <i>a</i> 20.0 µg/L	Total Nitrogen Threshold 1.27-2.23 mg/L	Total Phosphorus Threshold 0.05-0.16 mg/L
2004	3.3	0.33	0.01
2005	1.7	0.42	0.01
2006	3.5	0.58	0.03
2007	4.9	1.00	0.02
2008	13.9	0.80	0.04
2009	2.6	0.32	0.01

Colored Lake	Chlorophyll- <i>a</i> 20.0 µg/L	Total Nitrogen Threshold 1.27-2.23 mg/L	Total Phosphorus Threshold 0.05-0.16 mg/L
2010	5.3	0.59	0.01
2011	14.2	0.79	0.03
2012	47.5	1.49	0.07
2013	19.7	0.87	-
2014	3.9	0.71	0.01

Low water levels in 2012, along with a relatively constant source of nutrients, substantially concentrated the nutrients in the lake, exceeding the numeric nutrient criteria in 2012. As the area returned to a more normal rainfall pattern, chlorophyll *a* and nutrient levels dropped to levels that met the state criteria for 2014.

Other Parameters

Biological oxygen demand levels (10 mg/L) were elevated during the September 2014 sampling event. The cause of the elevated level is unknown. Other water quality parameters appear to be normal for the area and no impairments were noted.

Conclusions

Based on ongoing sampling, Lake Weeks exceeded the nutrient thresholds in 2012 for the East Panhandle Region. Nutrient and chlorophyll *a* levels were substantially lower in 2013 and 2014 when compared to 2012. Biological oxygen demand levels were elevated during the September 2014 sampling event; the cause of which is unknown. Other water quality parameters appear to be normal for the area and no impairments were noted.

Thank you for your interest in maintaining the quality of Leon County’s water resources. Please feel free to contact us if you have any questions.

Contact and resources for more information

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[Click here to access the results for all water quality stations sampled in 2014.](#)

[Click here for map of watershed – Sample site LW1.](#)

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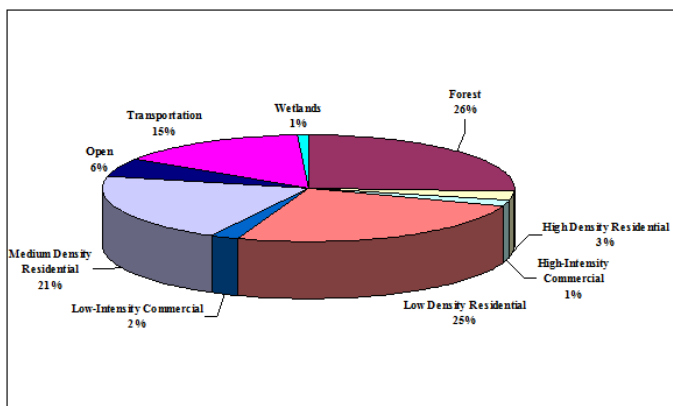
Waterbody: Lexington Creek



Basin: Lake Jackson

Lexington Creek is a moderately altered stream located in the northern part of Tallahassee and drains into Fords Arm of Lake Jackson. The watershed extends to Thomasville Road at I-10 on the east, and is bounded by Maclay Road and Live Oak Plantation Road on the north and south, respectively.

As shown in the following pie chart, residential, commercial, and transportation uses make up approximately 67% of the watershed. Increases in stormwater runoff, and waterbody nutrient loads can often be attributed to these types of land uses.



Background

Healthy, well-balanced stream communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may in-

clude increased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse hydrologic alterations, undesirable removal of habitat or riparian buffer vegetation, and introduction of exotic plants and animals. Water quality standards are designed to protect designated uses of the waters of the state (e.g., recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

Methods

Surface water was collected to determine the health of Lexington Creek and met the requirements of the Florida Department of Environmental Protection (FDEP).

Results

Nutrients

According to FDEP requirements, Numeric Nutrient Criteria (expressed as an annual geometric mean) cannot be exceeded more than once in a three year period. The nutrient thresholds and results are found in Table 1. Due to low water conditions, four temporally independent samples per year could not be collected from this station from 2006-2008 and 2011-2013. The State criteria were not exceeded for either parameter when sampling requirements were met.

Table1. FDEP's total nitrogen and phosphorus criteria for streams applied to Lexington Creek.

Lexington Tributary	Total Nitrogen Threshold 1.03 mg/L	Total Phosphorus Threshold 0.18 mg/L
2007	-	-
2008	0.43	0.15
2009	0.13	0.14

Lexington Tributary	Total Nitrogen Threshold 1.03 mg/L	Total Phosphorus Threshold 0.18 mg/L
2010	0.42	0.15
2011-2013	-	-
2014	0.33	0.12

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Fecal coliforms

Fecal coliform bacteria exceeded both Class III water quality standards of a daily maximum of 800 colonies/100 mL and the 400/100 mL in 10% of samples several times during the period of record (Figure 1). Aging septic tanks, leaking sewer lines or possibly wildlife could be contributing to the elevated coliform levels.

Other Parameters

Other water quality parameters appear to be normal for the area and no impairments were noted.

Conclusions

Based on ongoing sampling, Lexington Creek met the nutrient thresholds for the East Panhandle region. Fecal coliform bacteria exceeded both Class III water quality standards several times during the period of record. Aging septic tanks, leaking sewer lines or possibly wildlife could be contributing to the elevated coliform levels.

Thank you for your interest in maintaining the quality of Leon County's water resources. Please feel free to contact us if you have any questions.

Contact and resources for more information

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[Click here for map of watershed – Sample site 26.](#)

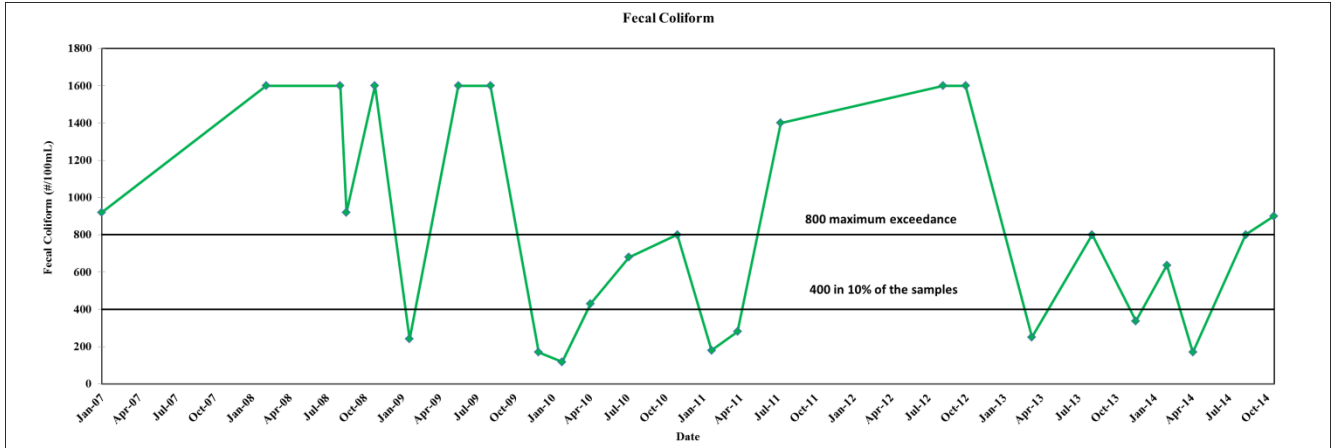
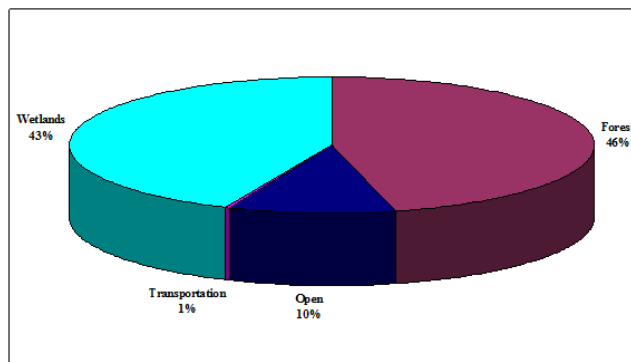


Figure 1. Fecal coliform results for Lexington Creek.

Waterbody: Lost Creek



Basin: Lost Creek

Lost Creek is a tannic, acidic, phosphorus-limited stream located in southwestern Leon County. The Lost Creek water quality station was moved from Bloxham Cutoff to U.S. Forest Road 309 in 2011.

As the following pie chart shows, the majority of the 33,682 acre Lost Creek basin is relatively undeveloped with transportation making up 1% of land use.

Background

Healthy, well-balanced stream communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may include increased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse hydrologic alterations, undesirable removal of habitat or riparian buffer vegetation, and introduction of exotic plants and animals. Water quality standards are designed to protect designated uses of the waters of the state (*e.g.*, recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

Methods

Surface water was collected to determine the health of Lost Creek and met the requirements of the Florida Department of Environmental Protection (FDEP).

Results

Nutrients

According to FDEP requirements, Numeric Nutrient Criteria (expressed as an annual geometric mean) cannot be exceeded more than once in a three year period. The nutrient thresholds and results are found in Table 1. Total nitrogen levels exceeded state criteria in 2007 and 2014 while phosphorus levels met the criteria for all measured years. Due to hazardous water levels during the third quarter of 2012, staff were unable to collect samples for that quarter. The lack of data means that FDEP requirements for determining numeric nutrient criteria could not be calculated for 2012.

Table1. FDEP’s total nitrogen and phosphorus criteria for streams applied to Lost Creek. Results in bold signify exceedances of the State criteria.

Lost Creek	Total Nitrogen Threshold 1.03 mg/L	Total Phosphorus Threshold 0.18 mg/L
2007	1.10	0.03
2008	1.01	0.00
2009	0.78	0.00
2010	0.85	0.02
2011	0.88	0.03
2012	-	-
2013	0.65	0.01
2014	1.16	0.02

Dissolved Oxygen

Lost Creek percent dissolved oxygen (DO) saturation values were below the 34 percent limit during certain events. Staff believes that this is a natural condition for this location, since the creek is a low gradient blackwater stream that drains wetlands.

Other Parameters

Fecal coliforms (420/100 mL) exceeded the state criteria (> 400 in 10% of the samples) during the 2nd quarter of 2014 (Figure 2). Other water quality parameters appear to be normal for the area and no impairments were noted.

Conclusions

With the exception of total nitrogen in 2007 and 2014, Lost Creek met the nutrient thresholds for the Big Bend Bioregion. Staff considers the occasional low DO results a natural condition. Fecal coliforms exceeded the state criteria during the 2nd quarter of 2014.

Thank you for your interest in maintaining the quality of Leon County’s water resources. Please feel free to contact us if you have any questions.

Contact and resources for more information

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[Click here for map of watershed – Sample Site LC at FR309.](#)

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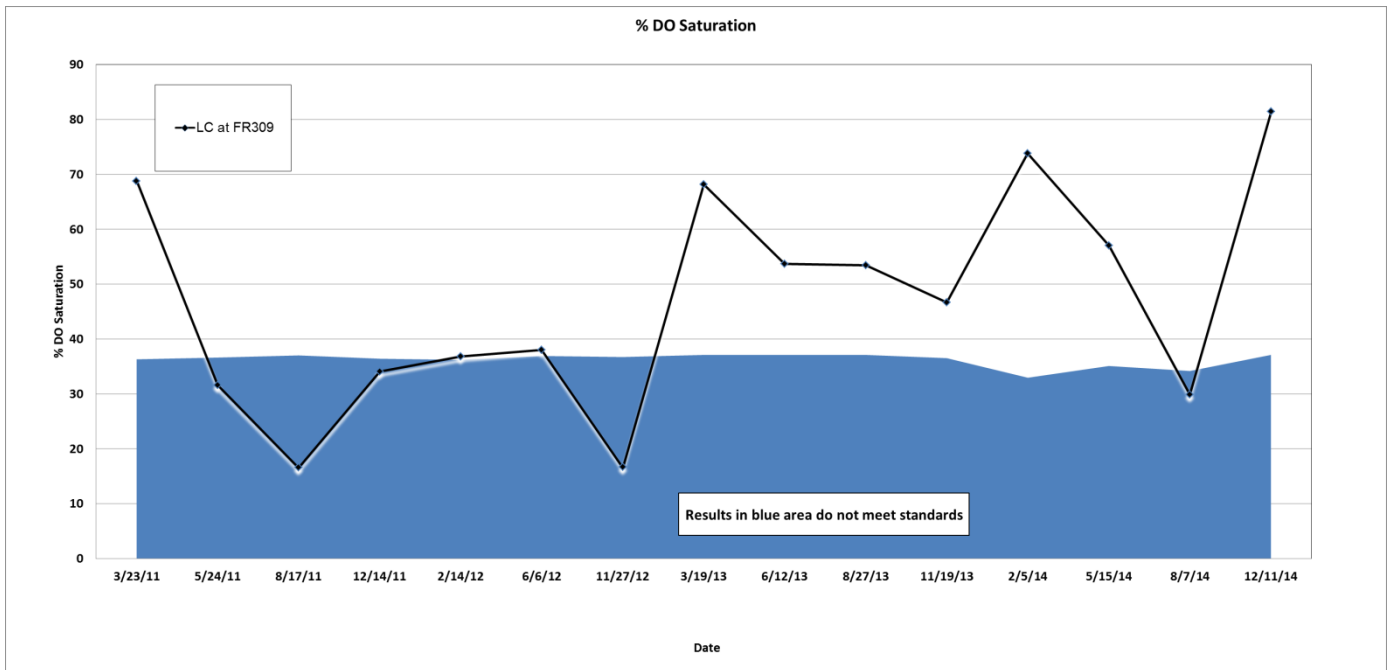


Figure 1. Dissolved Oxygen Percent Saturation results for Lost Creek.

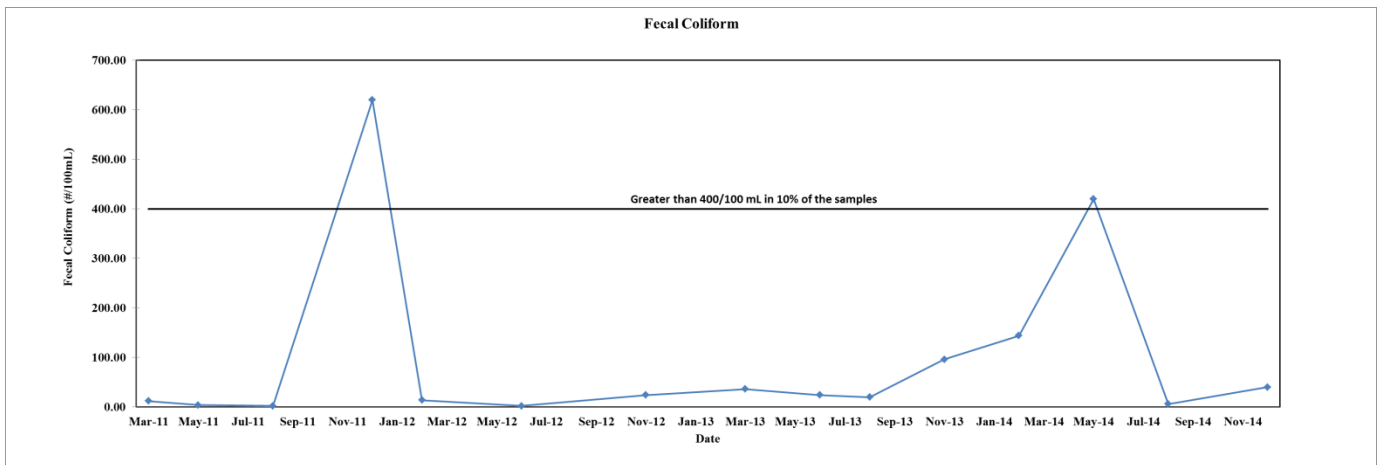
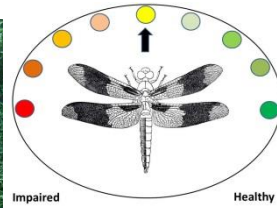


Figure 2. Fecal coliform results for Lost Creek.

Waterbody: Louvinia Creek



introduction of exotic plants and animals. State water quality standards are designed to protect designated uses of the waters of the state (e.g., recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

Methods

Surface water sampling was conducted to determine the health of Louvinia Creek and met the collection and analysis requirements of the Florida Department of Environmental Protection (FDEP).

Results

According to FDEP requirements, Numeric Nutrient Criteria (NNC) (expressed as an annual geometric mean) cannot be exceeded more than once in a three year period. Due to low water conditions, four temporally independent samples per year have never been collected from this station. Even though staff was not able to collect the required amount of samples, some conclusions can be made. Based on the geometric average of three samples taken in 2014, total phosphorus (0.09 mg/L) and total nitrogen levels (0.72 mg/L) would meet the NNC criteria.

Fecal coliforms

Fecal coliform levels were elevated during the February and July 2014 sampling event, exceeding the Class III criterion of fecal coliforms not exceeding the 400 Most Probable Number (MPN) in 10 percent of the samples (Figure 1).

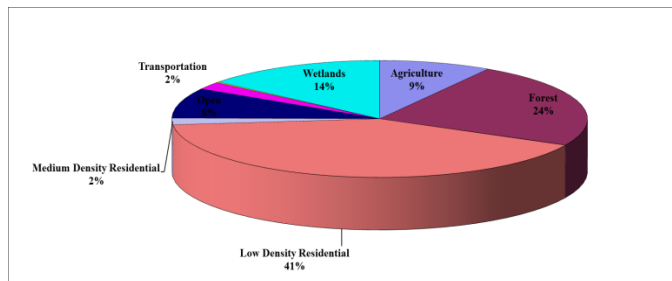
Metals

Louvinia Creek exceeded Class III water quality criteria for lead during the February 2014 sampling event. Relict anthropogenic sources such as leaded gasoline are most likely to be the cause of this exceedance.

Basin: St. Marks River

Louvinia Creek is an intermittently flowing creek located in eastern Leon County.

While the following pie chart shows the majority of the 3,521 acre watershed relatively undeveloped, Residential, agricultural, and transportation uses make up approximately 54% of the watershed. Increases in stormwater runoff, and waterbody nutrient loads, can often be attributed to these types of land uses.



Background

Healthy, well-balanced stream communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may include increased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse hydrologic alterations, undesirable removal of habitat or riparian buffer vegetation, and

[Click here for more information on metal levels in Leon County waterbodies.](#)

Other Parameters

Other water quality parameters appear to be normal for the area and no impairments were noted.

Conclusions

While sampling requirements were not met, total phosphorus and total nitrogen levels appear to meet the numeric nutrient criteria. Fecal coliform levels during the February and July 2014 sampling event were elevated and exceeded the Class III criterion. Louvinia Creek exceeded Class III water quality criteria for lead during the February 2014 sampling event. Other water quality parameters appear to be normal for the area and no other impairments were noted.

Thank you for your interest in maintaining the quality of Leon County's water resources. Please feel free to contact us if you have any questions.

Contact and resources for more information

www.LeonCountyFL.gov/WaterResources

[Click here to access the results for all water quality stations sampled in 2014.](#)

[Click here for map of watershed – Sample site LC at WW.](#)

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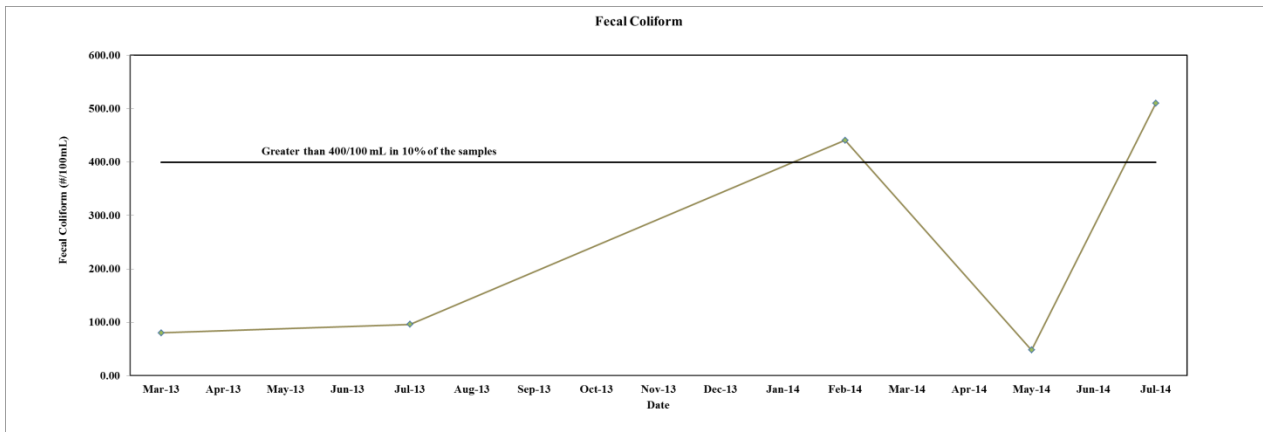
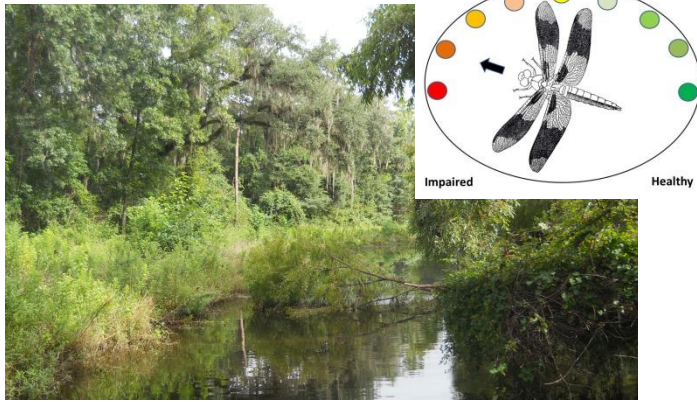


Figure 1. Fecal coliform results for Louvinia Creek.

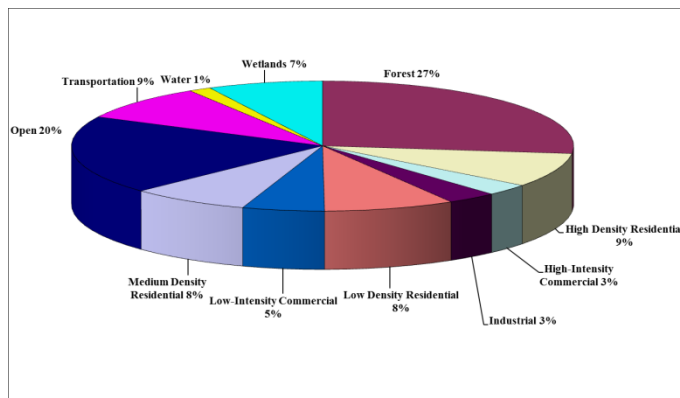
Waterbody: Munson Slough



Basin: Lake Munson

The heavily urbanized Munson Slough and its tributaries are located in central Leon County and drain a portion of the City of Tallahassee. The Slough flows south into and out of Lake Munson, then continues to Eight Mile Pond. After exiting Eight Mile Pond, the Slough flows under Oak Ridge Road and enters Ames Sink, which is known to be connected to Wakulla Springs.

As shown in the figure below, approximately 45% of land use in the 42,526 acre watershed is residential, commercial, industrial, or transportation. Increases in stormwater runoff, and waterbody nutrient loads can often be attributed to these types of land uses.



Background

Healthy, well-balanced stream communities may be maintained with some level of human activity, but excessive human disturbance may result in

waterbody degradation. Human stressors may include increased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse hydrologic alterations, undesirable removal of habitat or riparian buffer vegetation, and introduction of exotic plants and animals. Water quality standards are designed to protect designated uses of the waters of the state (e.g., recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

Total Maximum Daily Load (TMDL)

The Florida Department of Environmental Protection (FDEP) issued several TMDLs for Munson Slough including both upstream and downstream of Lake Munson. The TMDLs are as follows:

TMDLs upstream from Lake Munson

The fecal coliform TMDL for portions of Munson Slough will require a 96.9 percent reduction at sources contributing to exceedances of the criteria where the Slough crosses under Springhill Road and a 91.5 percent reduction at the Slough where it crosses under Capital Circle southwest.

The dissolved oxygen TMDL targets are 5-day biological oxygen demand (BOD₅) of 2.00 mg/L, total nitrogen (TN) of 0.72 mg/L, and total phosphorus (TP) of 0.15 mg/L and are allocated as follows. To meet the dissolved oxygen TMDL criterion, water chemistry concentrations will require a 50 percent reduction for BOD₅, an 8.35 percent reduction for TN, and a 17.53 percent reduction for TP at sources contributing to exceedances of the TMDLs.

TMDLs downstream from Lake Munson

The dissolved oxygen TMDL is an in-stream concentration for BOD₅ of 2.00 mg/L and is allocated as follows. In-stream concentrations must meet the dissolved oxygen criterion and BOD₅ TMDL concentrations will require a 52.9 percent reduction at sources contributing to exceedances.

The un-ionized ammonia impairment will be addressed by reductions in total ammonia. The total ammonia TMDL is an in-stream concentration of 0.32 mg/L and is allocated as follows. The in-stream un-ionized ammonia concentrations must meet the water quality criterion, which requires a 33.3 percent reduction of total ammonia at sources contributing to exceedances.

Methods

Surface water samples were collected to determine the health of Munson Slough and met the requirements of the Florida Department of Environmental Protection (FDEP).

Results

Due to drought, several stations were dry or “puddled” during the sampling period. When viewing tables and figures, the absence of data mean there was not enough data collected (due to lack of water or in the case of Station MS2, activities related to the Lake Munson Dam project) to fulfill data requirements. FDEP’s current numeric nutrient data requirements state “that there shall be at least four temporally independent samples per year. . . .”. Due to low water conditions, four temporally independent samples per year could not be collected from stations during some years.

Nutrients

According to FDEP requirements, Numeric Nutrient Criteria (NNC) (expressed as an annual geometric mean) cannot be exceeded more than once in a three year period. The nutrient thresholds and results are found in Table 1.

Table1. FDEP’s total nitrogen criteria for streams applied to Munson Slough. Results in bold signify exceedances of the State criteria.

Munson Slough	Instream Protection Criteria				
	TN (1.03 mg/L)				
Year	MS1	MS2	MS3	MS4	MS5
2006	0.75	1.44	1.32	1.43	-
2007	1.36	1.59	-	-	-
2008	0.89	0.73	-	-	0.87
2009	0.62	0.73	0.74	-	-
2010	1.09	1.35	-	1.35	1.14
2011	0.80	-	-	-	-
2012	0.90	-	-	1.02	-
2013	1.27	-	-	-	-
2014	0.97	1.08	-	1.16	1.08

Table1. FDEP’s total phosphorus criteria for streams applied to Munson Slough. Results in bold signify exceedances of the State criteria.

Munson Slough	Instream Protection Criteria				
	TP (0.18 mg/L)				
Year	MS1	MS2	MS3	MS4	MS5
2006	0.16	0.24	0.19	0.22	-
2007	0.21	0.28	-	-	-
2008	0.12	0.25	-	-	0.28
2009	0.11	0.18	0.18	-	-
2010	0.13	0.16	-	0.17	0.18
2011	0.11	-	-	-	-
2012	0.20	-	-	0.17	-
2013	0.17	-	-	-	-
2014	0.14	0.23	-	0.23	0.21

The Munson Slough total nitrogen and phosphorus levels exceeded the NNC at all stations during the period of record. Both nutrients remain above the TMDL limit (Figures 1 and 2). During the February 2013 sampling event, the station MS2 nitrogen (10.2 mg/mL) and total phosphorus (1.1 mg/mL) levels were the highest on record for Munson Slough.

Ammonia levels continue to be elevated (Figure 3), with the latest exceedance occurring during the October 2012 sampling event at Station MS2 (2.5 mg/L).

Since the Munson Slough watershed is heavily urbanized, and the Slough itself significantly altered over the years, there are several reasons why there are elevated nutrients in this system. Urban runoff tends to have high nutrient loads due to fertilizers,

lawn clippings, sediments, animal droppings, sewer overflows, etc.

Fecal Coliforms

Fecal coliforms again exceeded the state criteria at Stations MS1 (> 1600/100 mL) and MS4 (900/100 mL) during the 3rd quarter of 2014 (Figure 4).

Dissolved Oxygen (DO) and Chlorophyll a

Interestingly enough, FDEP's new DO criterion shows very few results that did not meet the threshold (Figure 5). However, this does not in any way invalidate the TMDL. Algal blooms, represented by chlorophyll *a* (Figure 6) can produce large amounts of oxygen during daylight hours via photosynthesis. Conversely, during nighttime hours, respiration occurs and algal blooms remove DO from the water, which may lead to little or no oxygen in the water column. The chlorophyll *a* result (503 µg/L) from Station MS2 during the February 2013 sampling event is highest chlorophyll *a* value recorded from any Leon County water quality station.

Biological Oxygen Demand (BOD)

Elevated BOD levels (Figure 7) during some sampling events showed that elevated microbiological activity may be contributing to changes in DO. The microbial activity appears to have been stimulated by elevated levels of nitrogen and phosphorus.

Metals

Both Munson Slough and Lake Munson exceeded Class III water quality criteria for lead several times in 2014. Relict anthropogenic sources such as leaded gasoline are most likely to be the cause of these exceedances.

[Click here for more information on metal levels in Leon County waterbodies.](#)

Turbidity

Turbidity levels at Stations MS2 (38 NTU), MS4 (32 NTU) and MS5 (39 NTU) were elevated during the September 2014 sampling event, probably as a result of the recent rainfall flushing sediment into the system.

Conclusions

Based on ongoing sampling, Munson Slough does not meet the nutrient thresholds for the East Panhandle Region. Nitrogen, phosphorus and ammonia levels remain above the TMDL limit. During the February 2013 sampling event, station MS2 nitrogen and total phosphorus levels were the highest on record.

Fecal coliforms again exceeded the state criteria at Stations MS1 and MS4 during the 3rd quarter of 2014.

Interestingly enough, FDEP's new DO criterion shows very few results that did not meet the threshold. However, this does not in any way invalidate the TMDL. Algal blooms, represented by chlorophyll *a* can produce large amounts of oxygen during daylight hours via photosynthesis. Conversely, during nighttime hours, respiration occurs and algal blooms remove DO from the water, which may lead to little or no oxygen in the water column.

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Both Munson Slough and Lake Munson exceeded Class III water quality criteria for lead several times in 2014. Relict anthropogenic sources such as leaded gasoline are most likely to be the cause of these exceedances.

Turbidity levels at Stations MS2, MS4 and MS5 were elevated during the September 2014 sampling event,

probably as a result of the recent rainfall flushing sediment into the system.

Since the Munson Slough watershed is heavily urbanized and the Slough itself significantly altered over the years, there are several reasons why there are elevated nutrients in this system. Urban runoff tends to have high nutrient loads due to fertilizers, lawn clippings, sediments, animal droppings, sewer overflows, etc. While the County and the City of Tallahassee have made strides in reducing non-point source pollution (various stormwater facilities in the City and County, etc.), work will need to continue to further improve water quality in this system.

Thank you for your interest in maintaining the quality of Leon County's water resources. Please feel free to contact us if you have any questions.

Contact and resources for more information

www.LeonCountyFL.gov/WaterResources

[Click here to access the results for all water quality stations sampled in 2014.](#)

[Click here for map of watershed – Sample sites MS1, MS2, MS4 and MS5.](#)

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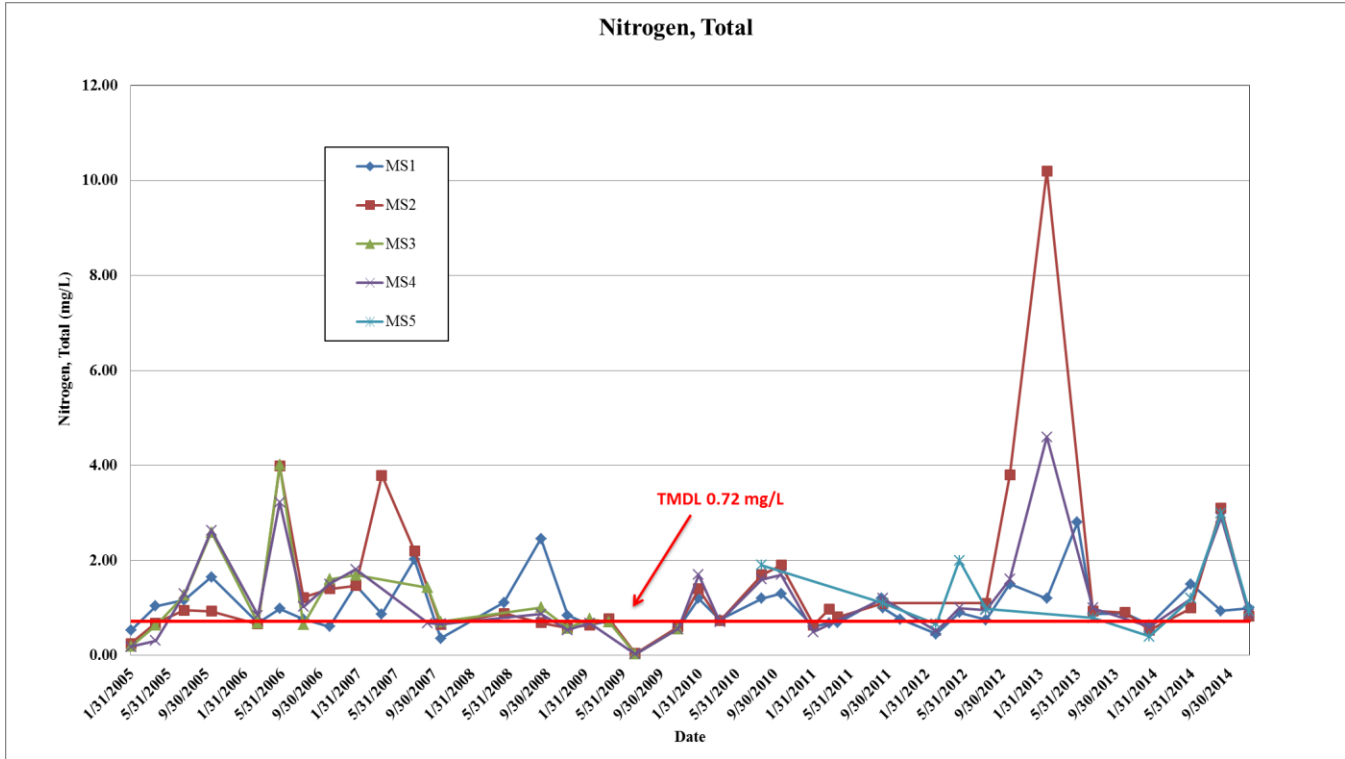


Figure 1. Total nitrogen results for Munson Slough.

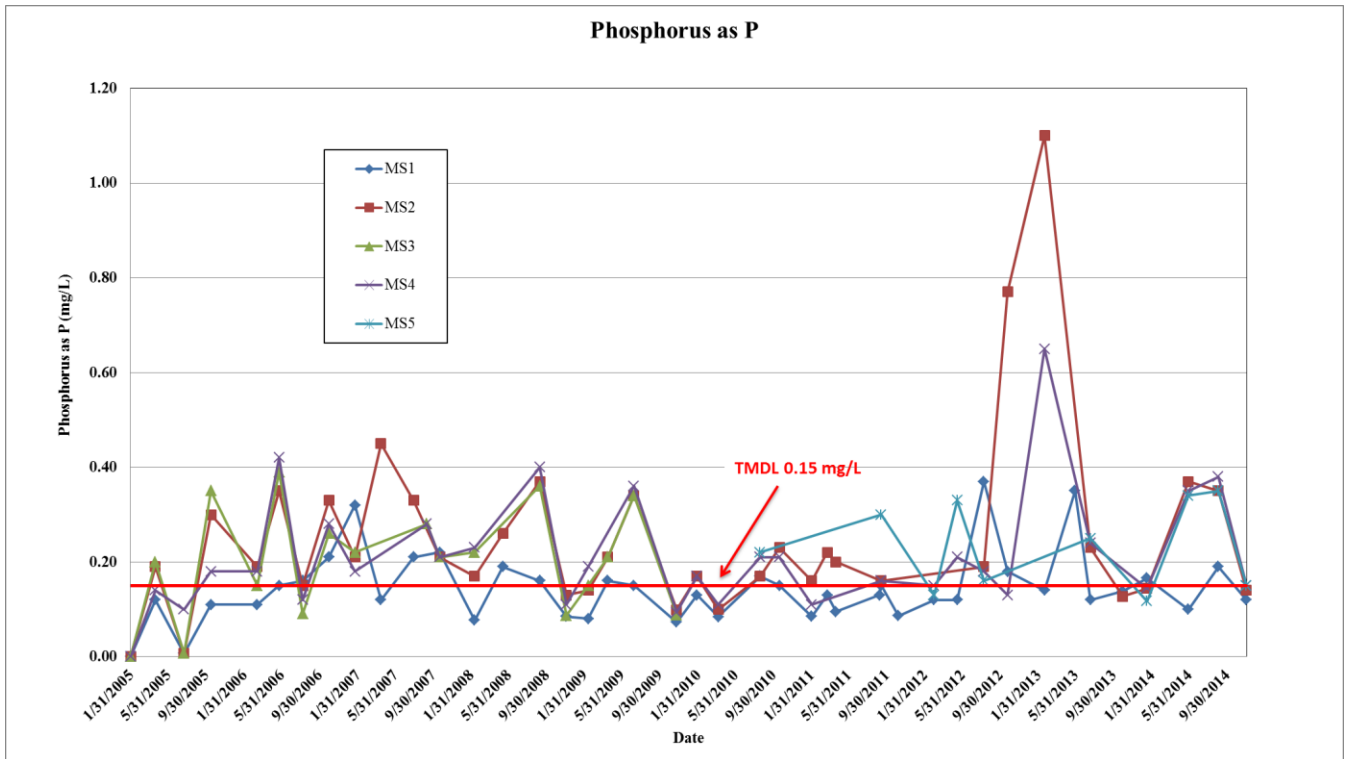


Figure 2. Total phosphorus results for Munson Slough.

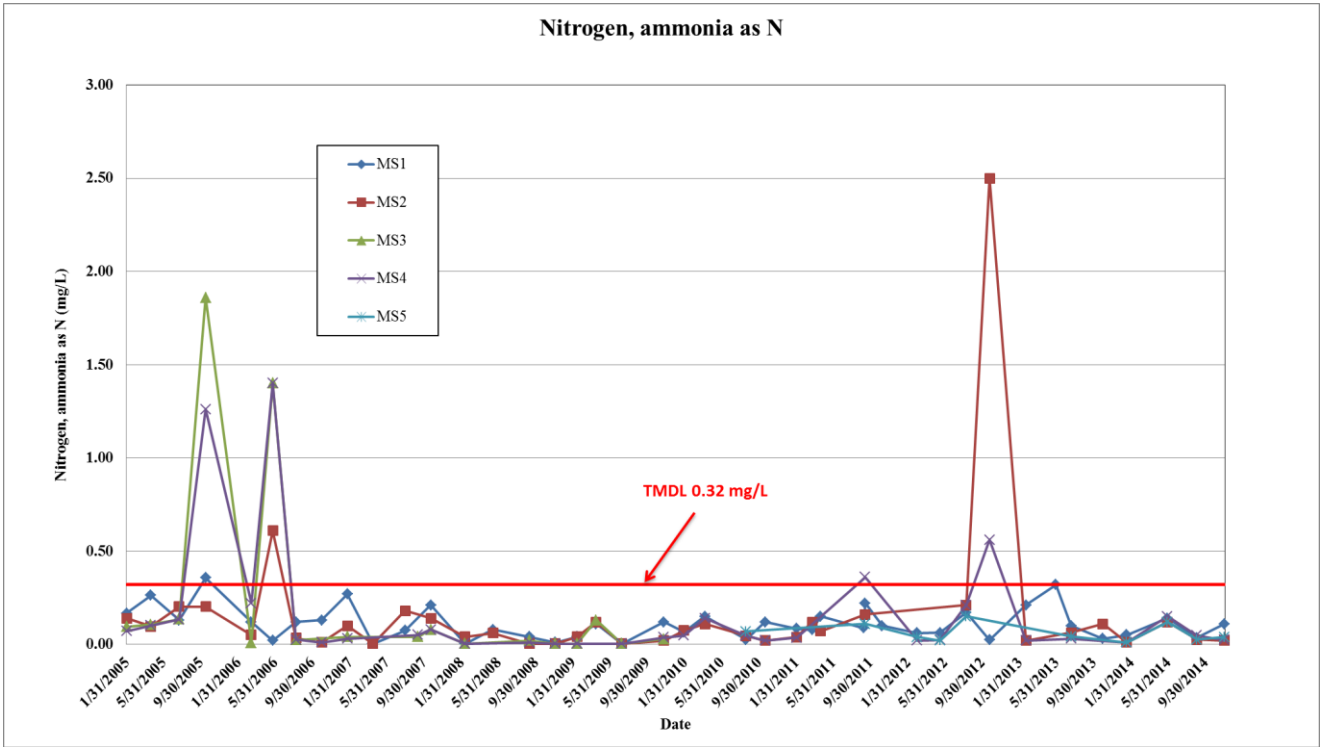


Figure 3. Ammonia as N results for Munson Slough.

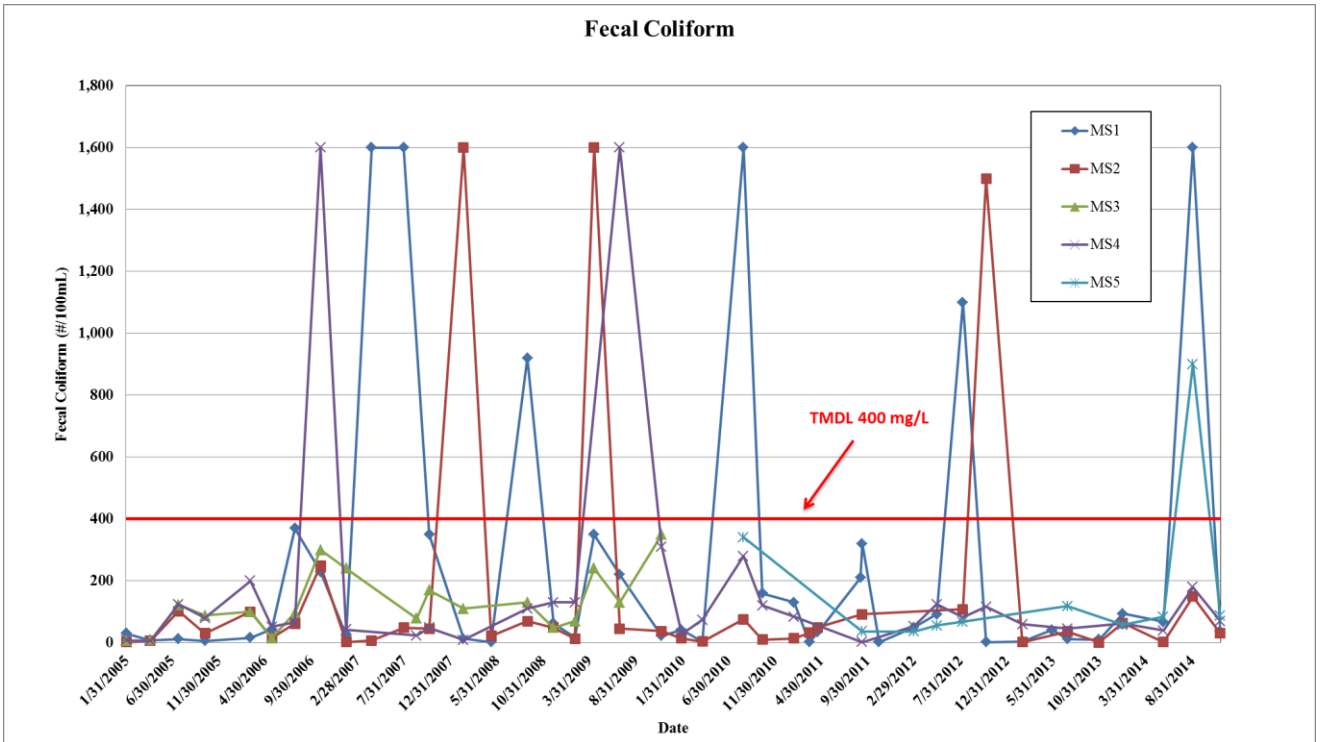


Figure 4. Fecal coliform results for Munson Slough.

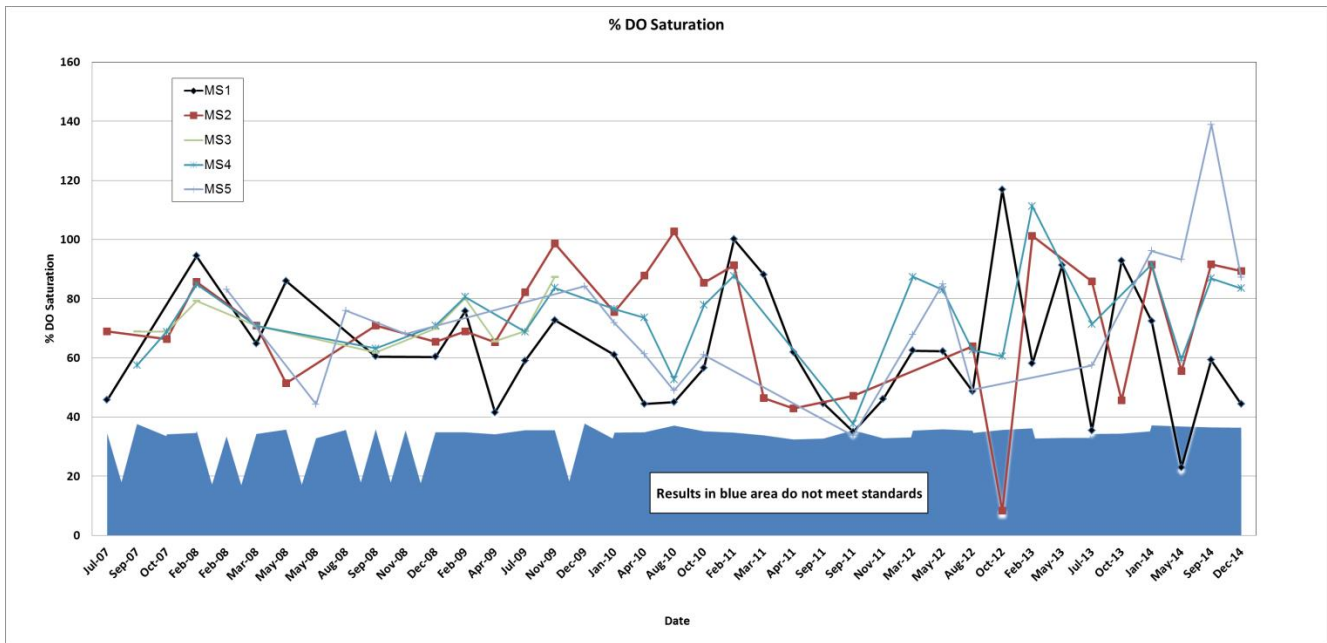


Figure 5. Dissolved Oxygen Percent Saturation results for Munson Slough.

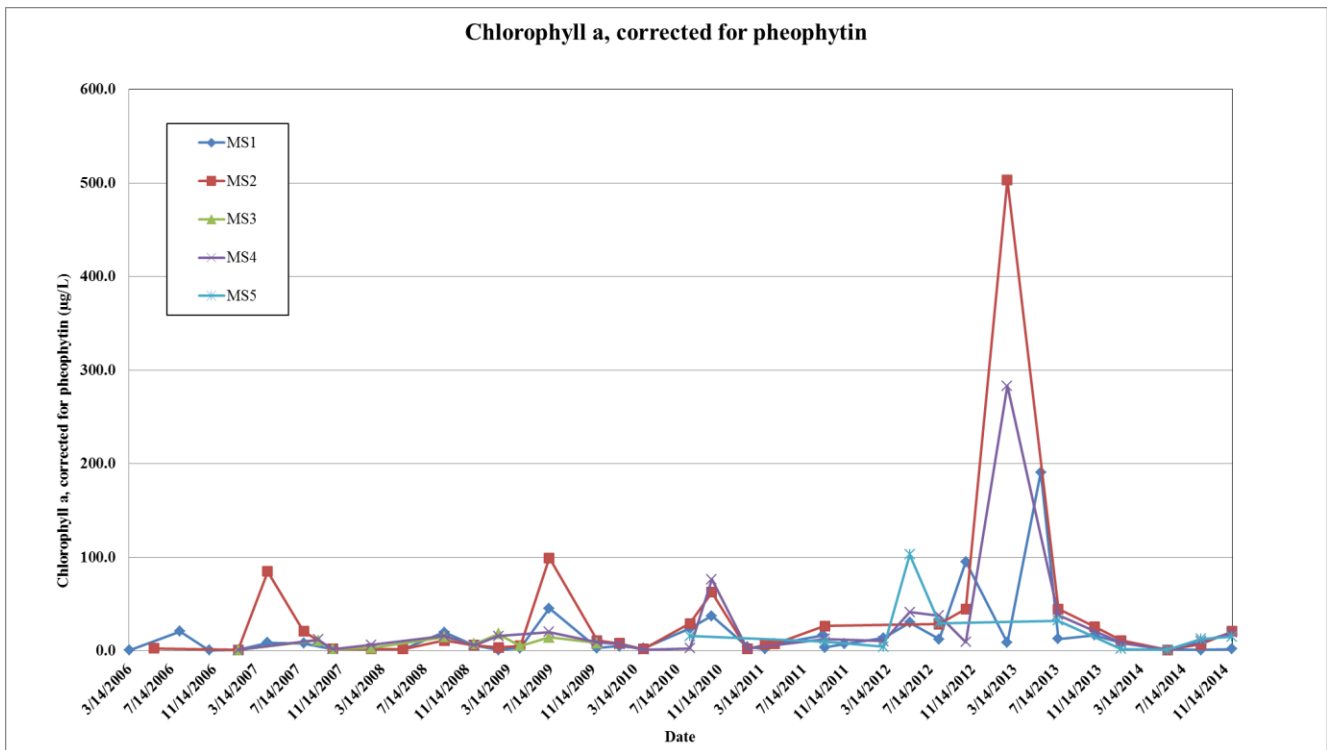


Figure 6. Chlorophyll a results for Munson Slough.

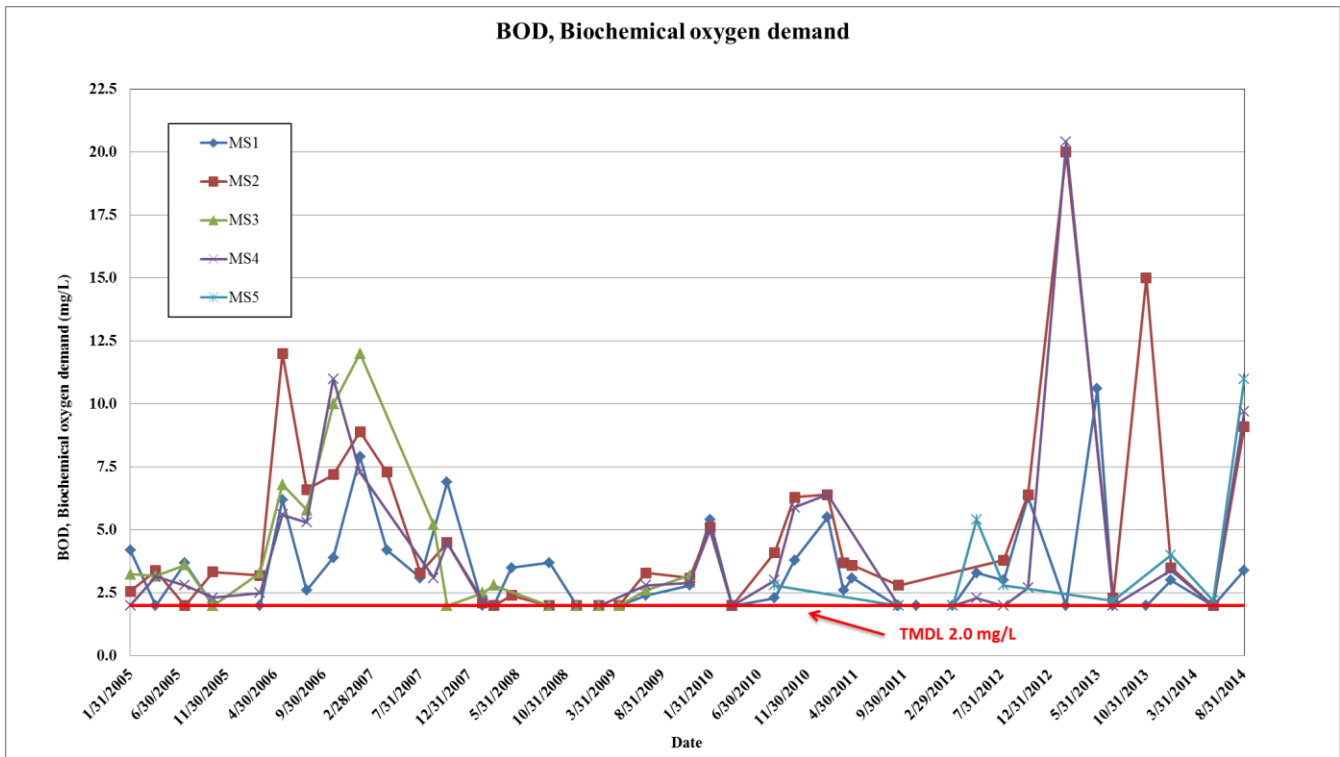
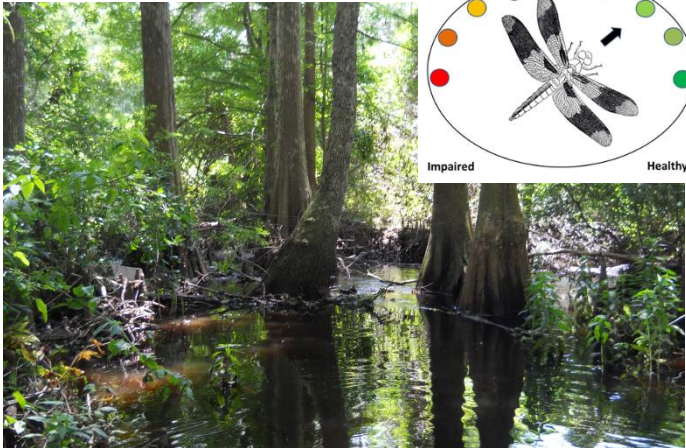


Figure 7. Biological Oxygen Demand results for Munson Slough.

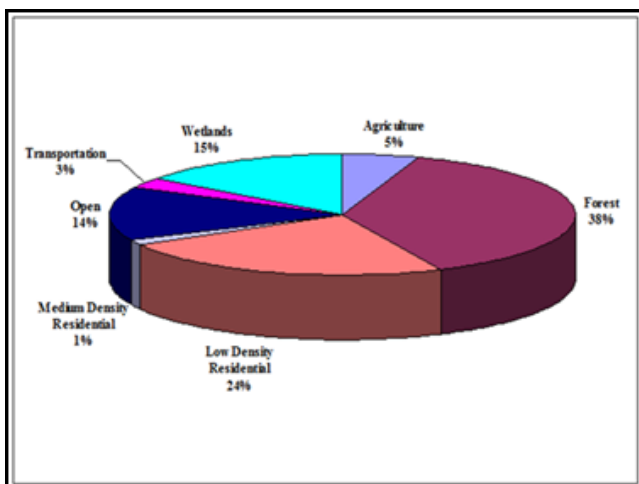
Waterbody: Northeast Black Creek



Basin: Bird Sink

Northeast Black Creek is a tannic, acidic, predominantly nitrogen-limited stream located in northeastern Leon County. The stream forms near Centerville Road and the Chemonie Plantation subdivision and flows southeast through the Miccosukee Land Cooperative before crossing under Capitola Road. The creek then turns northeast to join Still Creek and then flows into Bird Sink.

As shown in the following pie chart, approximately 33% of the 11,868 acre watershed is comprised of residential, agriculture, and transportation land uses. Increases in stormwater runoff and waterbody nutrient loads can often be attributed to these types of land uses.



Background

Healthy, well-balanced stream communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may include increased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse hydrologic alterations, undesirable removal of habitat or riparian buffer vegetation, and introduction of exotic plants and animals. Water quality standards are designed to protect designated uses of the waters of the state (*e.g.*, recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

Methods

Surface water samples were collected to determine the health of Northeast Black Creek and met the requirements of the Florida Department of Environmental Protection (FDEP).

Results

Nutrients

According to FDEP requirements, four temporally independent samples per year are required to be collected to fulfill data requirements for the Numeric Nutrient Criteria (NNC) thresholds. Unfortunately, due to stagnant streamflow conditions not suitable for sampling, collecting the amount of data required by FDEP has been difficult (Tables 1 and 2). The nutrient thresholds and results are found in Table 1. The NNC have never been exceeded during the period of record.

Table1. FDEP’s total phosphorus criteria for streams applied to Northeast Black Creek. Due to conditions not suitable for sampling, the state numeric nutrient criteria data requirements could not always be calculated for stations during the period of record.

East Black Creek	Instream Protection Criteria TP (0.18 mg/L)					
	Year	BC1	BC2	BC2M	BC3	BC4
2006	-	-	-	-	-	-
2007	0.18	-	-	-	-	-
2008	-	-	-	-	-	-
2009	0.08	-	-	0.07	0.06	-
2010	0.08	-	-	-	-	-
2011-2012	-	-	-	-	-	-
2013	0.08	-	0.09	0.07	0.07	-
2014	-	-	-	-	-	-

Table2. FDEP’s total nitrogen criteria for streams applied to Northeast Black Creek. Due to conditions not suitable for sampling, the state numeric nutrient criteria data requirements could not always be calculated for stations during the period of record.

East Black Creek	Instream Protection Criteria TN (1.03 mg/L)					
	Year	BC1	BC2	BC2M	BC3	BC4
2006	0.36	-	-	-	-	-
2007	-	-	-	-	-	-
2008	-	-	-	-	-	-
2009	0.27	-	-	0.69	0.72	-
2010	0.41	-	-	-	-	-
2011-2012	-	-	-	-	-	-
2013	0.40	-	0.71	0.61	0.47	-
2014	-	-	-	-	-	-

Dissolved Oxygen

As Figure 1 shows, Northeast Black Creek stations occasionally did not meet the Class III criteria for dissolved oxygen (DO). Staff believes that this is a natural condition for this location, since the creek is a low gradient blackwater stream that drains wetlands.

Fecal Coliforms

The Station BC1 fecal coliform value (570/100 mL) exceeded the Class III criterion of fecal coliforms not exceeding the 400 Most Probable Number (MPN)

during the April 2014 sampling event. Residential development in the watershed could result in elevated nutrient levels and incidence of fecal coliforms (due to improperly functioning septic tanks). Other causes could be wild animals and/or agriculture.

Other Parameters

Other water quality parameters appear to be normal for the area and no impairments were noted.

Conclusions

Based on ongoing sampling, Northeast Black Creek met the nutrient thresholds for the East Panhandle Region. Northeast Black Creek stations occasionally did not meet the Class III criteria for DO. This is the result of normally low DO in low gradient, wetland fed systems like this stream. Station BC1 exceeded the Class III criterion of fecal coliforms during the 2nd quarter of 2014. Residential development in the watershed could result in elevated nutrient levels and incidence of fecal coliforms (due to improperly functioning septic tanks) in the naturally shallow stream. Other causes could be wild animals and/or agriculture. Other water quality parameters appear to be normal for the area and no other impairments were noted.

Thank you for your interest in maintaining the quality of Leon County’s water resources. Please feel free to contact us if you have any questions.

Contact and resources for more information

www.LeonCountyFL.gov/WaterResources

[Click here to access the results for all water quality stations sampled in 2014.](#)

[Click here for map of watershed – Sample station BC1, BC2M, BC3 and BC4.](#)

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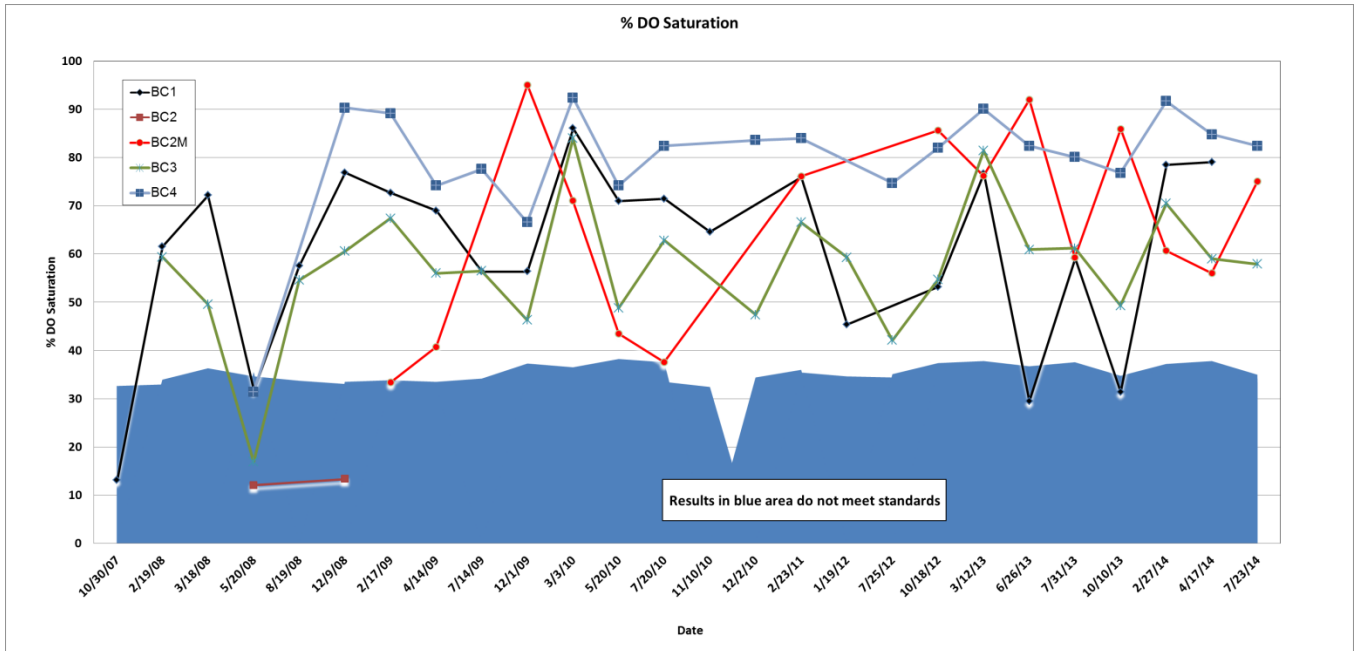
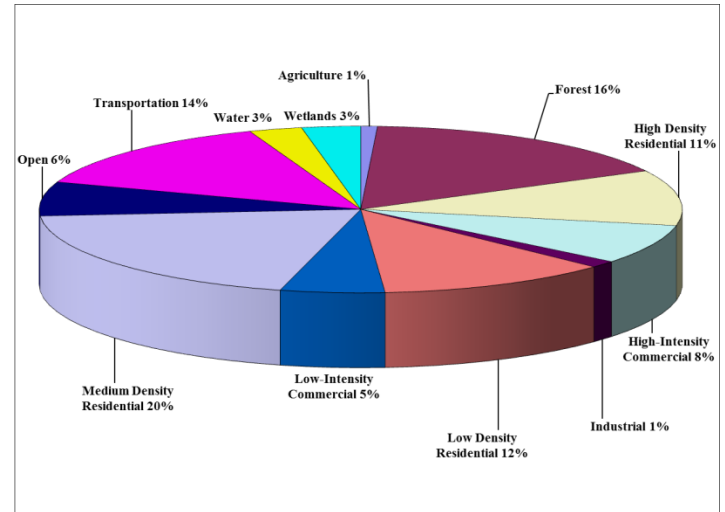


Figure 1. Dissolved Oxygen Percent Saturation results for Northeast Black Creek.

Waterbody: Northeast Drainage Ditch



transportation. Increases in stormwater runoff, and waterbody nutrient loads can often be attributed to these types of land uses.



Basin: Lake Lafayette

The Northeast Drainage Ditch is a heavily urbanized stream located within the City of Tallahassee. The stream flows east and eventually enters Upper Lake Lafayette. Directly upstream of the water quality sampling station is a stormwater facility known as Weems Pond Regional Stormwater Treatment Facility (Weems Pond). The City of Tallahassee is currently converting Weems Pond into an alum-injection facility, which is scheduled to be online in 2015. The retrofit of the facility will reduce pollutant loads leaving the pond, which flow downstream through the Northeast Drainage Ditch and into Upper Lake Lafayette.

Portions of the Northeast Drainage Ditch west of Weems Road were historically altered for mosquito control and/or drainage purposes. The greatly altered flow conditions create channel scour during storms, and also contribute to low base flow east of Weems Road. The area east of Weems Road is physically unaltered; however, effects of the upstream modifications are reflected in the reduced quality of the biological community.

As shown in the following pie chart, approximately 72% of land use in the Northeast Drainage Ditch watershed is agricultural, residential, industrial and

Background

Healthy, well-balanced stream communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may include increased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse hydrologic alterations, undesirable removal of habitat or riparian buffer vegetation, and introduction of exotic plants and animals. Water quality standards are designed to protect designated uses of the waters of the state (e.g., recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

In late 2006, the U.S. Environmental Protection Agency (EPA) set a Total Maximum Daily Load (TMDL) target for fecal and total coliforms. The TMDL establishes the allowable loadings to the creek that would restore the creek to applicable water quality thresholds. In this case, fecal coliforms would have to be reduced by 63% to meet the criterion of fecal coliforms not exceeding 400 Most Probable Number (MPN) in 10 percent of the samples. When the TMDL was established, the EPA expected a reduction of 52% to meet the criterion for total

coliform. However, there is no longer a standard for total coliforms in Florida; therefore, only the fecal coliform criterion applies.

Methods

Surface water samples were collected to determine the health of the Northeast Drainage Ditch and met the requirements of the Florida Department of Environmental Protection (FDEP).

Results

Nutrients

Due to low water conditions, FDEP data requirements for the Numeric Nutrient Criteria could not always be met (Table 1). When requirements were met, nutrient values did not exceed the state criteria.

Table1. FDEP’s chlorophyll *a*, total nitrogen and phosphorus criteria for streams applied to the Northeast Drainage Ditch.

Northeast Drainage Ditch	Total Nitrogen Threshold 1.03 mg/L	Total Phosphorus Threshold 0.18 mg/L
2006-2008	-	-
2009	0.17	0.07
2010-2011	-	-
2012	0.81	0.10
2013	0.30	0.09
2014	-	-

Fecal coliforms

As mentioned previously, the EPA set a fecal coliform TMDL for the Northeast Drainage Ditch. While fecal coliforms were elevated above the 400/100 mL Class III limit in 14% of the samples for Class III wa-

ters, there has not been an exceedance since December of 2009.

Other Parameters

Due to storm water runoff in the watershed, turbidity levels (15 NTU) during the September 2014 sampling event were elevated when compared to other results (average was 5.3 NTU). Other water quality parameters appear to be normal for the area and no impairments were noted.

Conclusions

Based on ongoing sampling, the Northeast Drainage Ditch met the nutrient thresholds for the East Panhandle Region. While fecal coliforms were elevated above the 400/100 mL Class III limit in 14% of the samples for Class III waters, there has not been an exceedance since December of 2009. Turbidity levels during the September 2014 sampling event were elevated when compared to other results. The greatly altered flow conditions continue to create channel scour during storms and contribute to low base flow east of Weems Road. This physically unaltered segment reflects the hydraulic impacts with an impacted biological community. Other water quality parameters appear to be normal for the area and no impairments were noted.

Thank you for your interest in maintaining the quality of Leon County’s water resources. Please feel free to contact us if you have any questions.

Contact and resources for more information

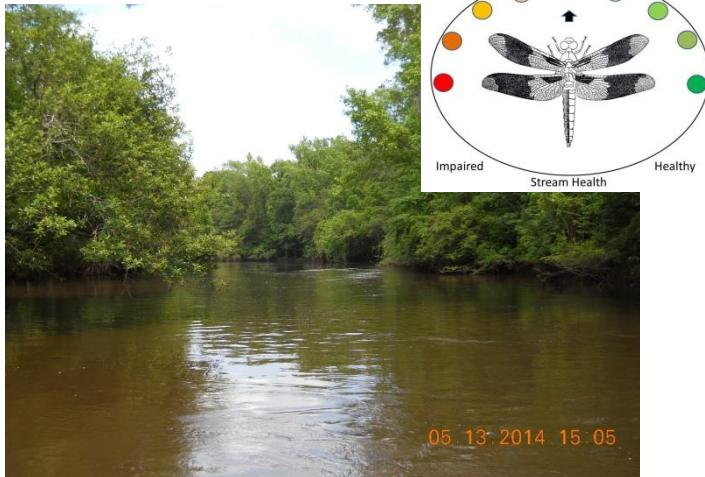
www.LeonCountyFL.gov/WaterResources

[Click here to access the results for all water quality stations sampled in 2014.](#)

[Click here for map of watershed – Sample station NE Ditch at Weems.](#)

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Waterbody: Ochlockonee River



Basin: Ochlockonee River

The Ochlockonee River originates in south-central Georgia and flows about 206 miles south to Ochlockonee Bay, draining about 2,400 square miles in all or part of eleven counties. The river is impounded by the Jackson Bluff Dam, forming Lake Talquin.

The river has been declared an Outstanding Florida Water by the Florida Department of Environmental Protection (FDEP), identified as an Integrated Wildlife Habitat (formerly known as a Strategic Habitat Conservation Area) by the Florida Fish and Wildlife Conservation Commission, and parts of the Ochlockonee River have been designated critical habitat for mussels by the U. S. Fish and Wildlife Service (F.A.C. 62-302, 2006, and Federal Register, 2007). Unfortunately, past agricultural and silvicultural practices, as well as point source problems, have led to increased turbidity, higher nutrient concentrations, bacterial problems, and increased sedimentation to the river.

Background

Healthy, well-balanced river communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may include increased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse hy-

drologic alterations, undesirable removal of habitat or riparian buffer vegetation, and introduction of exotic plants and animals. Water quality standards are designed to protect designated uses of the waters of the state (e.g., recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

Methods

Surface water sampling was conducted to determine the health of the Ochlockonee River and met the collection and analysis requirements of the FDEP.

Results

Nutrients

According to FDEP requirements, Numeric Nutrient Criteria (expressed as an annual geometric mean) cannot be exceeded more than once in a three year period. The nutrient thresholds and results are found in Table 1. The State criteria were exceeded several times for nitrogen at the furthestmost upstream site (Fairbanks Ferry Station), three times (2006, 2007 and 2010) at the Highway 90 station and exceeded phosphorus levels only once at the Fairbanks Ferry Station. This suggests that excessive nutrients are being released into the river in the upper reaches, probably as the result of excessive erosion and/or fertilizer application. As the nutrients move downstream, they are assimilated through biological activity, as demonstrated by the lower levels in the downstream stations. The assimilation of nutrients is most noticeable with nitrogen, while recent phosphorus results (2014) show that levels are being assimilated relatively slowly.

Table1. FDEP’s total nitrogen and phosphorus criteria for rivers applied to Ochlockonee River. Results in bold signify exceedances of the State criteria.

Ochlockonee River	Instream Protection Criteria TN (1.03 mg/L)			Instream Protection Criteria TP (0.18 mg/L)		
	Och at FF	Och at 90	Och at 20	Och at FF	Och at 90	Och at 20
2000	1.63	-	0.14	0.20	-	0.06
2001	1.21	-	0.75	0.18	-	0.07
2002	2.08	-	0.76	0.14	-	0.08
2003	0.68	-	0.34	0.07	-	0.05
2004	0.68	-	0.64	0.06	-	0.03
2005	0.92	-	0.52	0.07	-	0.04
2006	1.07	1.12	0.70	0.09	0.07	0.04
2007	1.56	1.16	0.68	0.14	0.13	0.07
2008	1.41	1.02	0.70	0.16	0.12	0.07
2009	0.88	0.67	0.79	0.11	0.10	0.07
2010	1.32	1.07	0.72	0.13	0.09	0.06
2011	1.60	0.69	0.80	0.13	0.07	0.06
2012	1.26	0.99	0.77	0.14	0.15	0.06
2013	1.17	0.92	0.85	0.12	0.12	0.11
2014	1.09	0.88	0.68	0.11	0.08	0.06

Dissolved Oxygen (DO)

While all three stations occasionally did not meet Class III water quality standards for DO (Figure 1), the Highway 20 station (located downstream from the Jackson Bluff Dam) was the most notable. This may be attributed to the operation of the dam. The gates of the Jackson Bluff Dam have the ability to

release water from either the surface (relatively oxygenated) or middle layer of water (lower levels of oxygen). During events where the water being released is mostly the “middle” layer of water, DO levels would tend to be depressed. Low flow conditions can also contribute to depressed oxygen levels, which may affect all stations along the river.

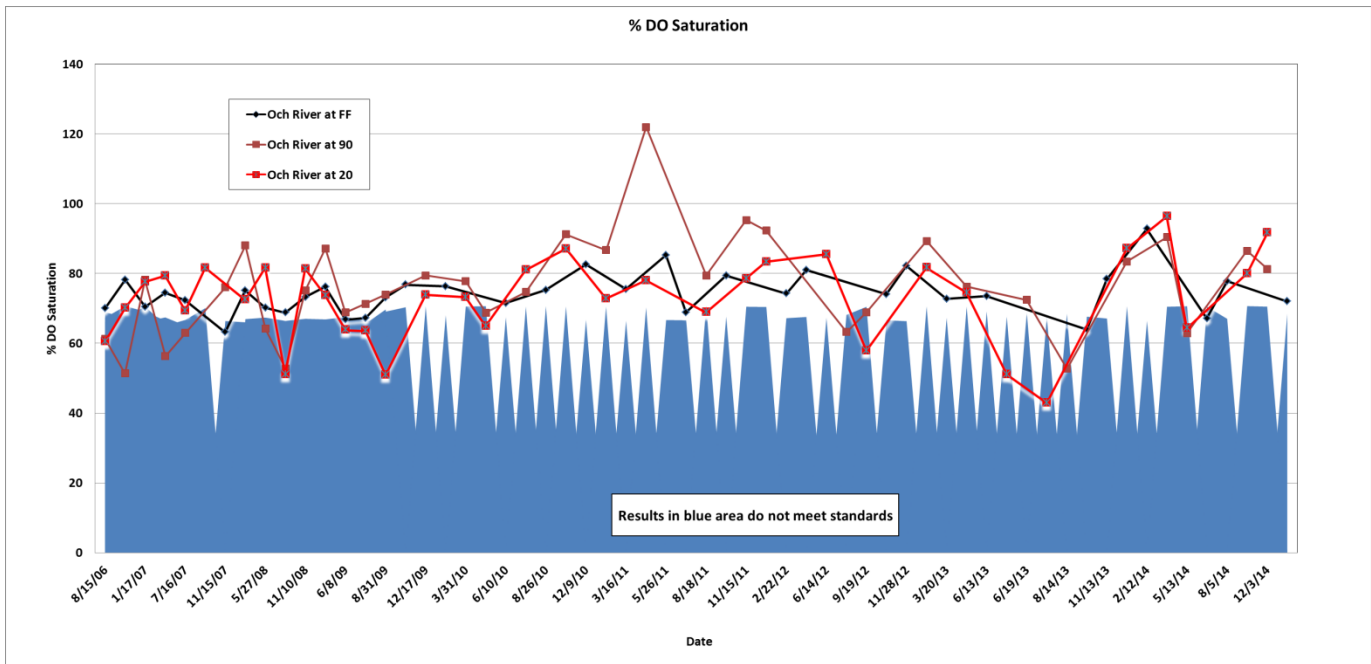


Figure 1. Dissolved Oxygen Percent Saturation results for the Ochlockonee River.

Fecal Coliforms

With the exception of the August 2013 sampling event at the Fairbanks Ferry station (1000/100 mL), fecal coliform levels did not exceed state Class III criteria. The elevated coliform levels could be associated with stormwater runoff.

Metals

Station T02 (located downstream of the Jackson Bluff Dam, just north of Highway 20) showed high levels of cadmium, copper, and lead during the 2nd quarter of 2013. Though not as high as the 2nd quarter, moderate levels of copper and lead were detected at station T02 during the 1st quarter of 2013. Lead levels were elevated at Station 100 (Ochlockonee River at Fairbanks Ferry Road) during the 2nd and 3rd quarter of 2013. It is assumed that the elevated results were associated with anthropogenic activities. Metal analysis continued into 2014, and results did not exceed Class III criteria at the Ochlockonee stations for 2014.

Other Parameters

Chlorophyll *a* results for station T02 were elevated (27.5 µg/L; median was 2.1 µg/L) during the December 2014 sampling event. Since the station is rela-

tively close to the dam, it is assumed that the majority of the algal population (that chlorophyll *a* indirectly measures) is being flushed out of Lake Talquin and levels would not normally be so elevated in the river. This is borne out by the fact that chlorophyll *a* levels were elevated (average was 20.2 µg/L) in Lake Talquin during the time of sampling. Other water quality parameters appear to be normal for the area and no other impairments were noted.

Fish Consumption Advisory

The Florida Department of Health has issued consumption limits for certain fish in the Ochlockonee River due to elevated levels of mercury.

[Click here for more information about fish consumption advisories in Leon County.](#)

Conclusions

Based on ongoing sampling, the upper reaches of the Ochlockonee River did not meet the nitrogen nutrient threshold for the Panhandle East Region for several years. Phosphorus levels exceeded the nutrient threshold only once in the 13 years the river has been monitored. Ongoing metals analysis showed no criteria exceeded Class III water quality standards in

2014. All three stations occasionally did not meet Class III water quality standards for DO, the Highway 20 station (located downstream from the Jackson Bluff Dam) was the most notable. Chlorophyll *a* results for station T02 were elevated during the December 2014 sampling event.

Thank you for your interest in maintaining the quality of Leon County's water resources. Please feel free to contact us if you have any questions.

Contact and resources for more information

www.LeonCountyFL.gov/WaterResources

[Click here to access the results for all water quality stations sampled in 2014.](#)

[Click here for map of watershed – Sample sites 100, OCHat90 and T02.](#)

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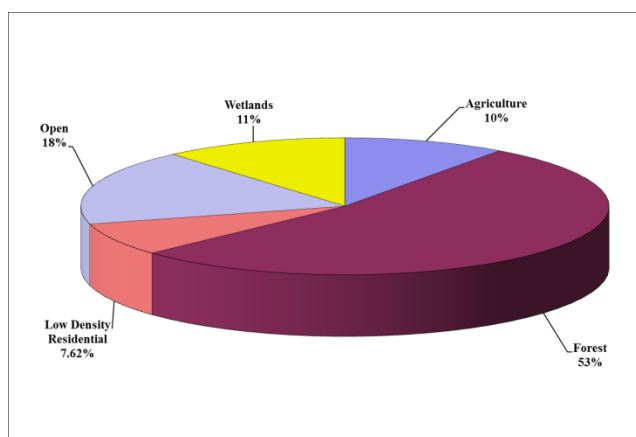
Waterbody: Panther Creek



Basin: Lake Miccosukee

Panther Creek is a tannic, nitrogen-limited stream that flows southeast and eventually drains into Lake Miccosukee.

As shown in the following pie chart, approximately 18% of land use in the 2,580 acre watershed is agricultural or residential. Increases in stormwater runoff, and waterbody nutrient loads can often be attributed to these types of land uses.



Background

Healthy, well-balanced stream communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may include increased inputs of nutrients, sediments, and/or other

contaminants from watershed runoff, adverse hydrologic alterations, undesirable removal of habitat or riparian buffer vegetation, and introduction of exotic plants and animals. Water quality standards are designed to protect designated uses of the waters of the state (e.g., recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

Methods

Surface water sampling was conducted to determine the health of Panther Creek and met the collection and analysis requirements of the Florida Department of Environmental Protection (FDEP).

Results

Nutrients

According to FDEP requirements, Numeric Nutrient Criteria (NNC) (expressed as an annual geometric mean) cannot be exceeded more than once in a three year period. Due to low water conditions, four temporally independent samples per year have only been collected in years 2009 and 2013. The 2013 results showed that Panther Creek's geometric mean for total nitrogen (0.40 mg/L) met FDEP's criteria (≤ 1.03 mg/L). The total phosphorus threshold (≤ 0.18 mg/L) for Panther Creek (0.13 mg/L) also met FDEP's NNC criteria. Based on three samples the 2014 geometric mean showed total nitrogen (0.32 mg/L) and total phosphorus (0.07 mg/L) would also meet the NNC.

Other Parameters

Other water quality parameters appear to be normal for the area and no impairments were noted.

Conclusions

Based on ongoing sampling, Panther Creek met the nutrient thresholds for the East Panhandle region. Other water quality parameters appear to be normal for the area and no impairments were noted.

Thank you for your interest in maintaining the quality of Leon County's water resources. Please feel free to contact us if you have any questions.

Contact and resources for more information

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[Click here for map of watershed – Sample site 12.](#)

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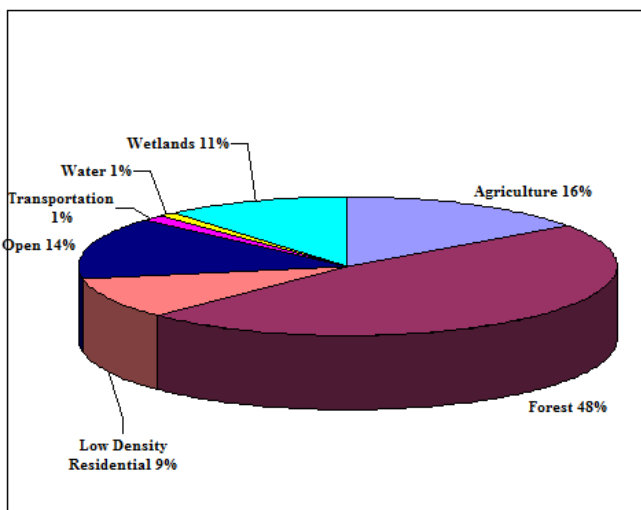
Waterbody: Patty Sink Drain



Basin: Patty Sink

Patty Sink Drain is a slightly tannic, nitrogen-limited stream that flows south and eventually drains into Patty Sink and the Floridan Aquifer.

As shown in the following pie chart, approximately 26% of land use in the Patty Sink 10,167 acre watershed is agricultural, residential, or transportation. Increases in stormwater runoff, and waterbody nutrient loads can often be attributed to these types of land uses.



Background

Healthy, well-balanced stream communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may include

increased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse hydrologic alterations, undesirable removal of habitat or riparian buffer vegetation, and introduction of exotic plants and animals. Water quality standards are designed to protect designated uses of the waters of the state (e.g., recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

Methods

Surface water sampling was conducted to determine the health of Patty Sink Drain and met the collection and analysis requirements of the Florida Department of Environmental Protection (FDEP).

Results

Nutrients

According to FDEP requirements, Numeric Nutrient Criteria (expressed as an annual geometric mean) cannot be exceeded more than once in a three year period. Due to low water conditions, four temporally independent samples per year have never been collected from this station. Even though staff was not able to collect the required amount of samples, some conclusions can be made. Based on the average of two samples taken in 2014, total phosphorus (0.07 mg/L) and total nitrogen levels (0.38 mg/L) were low when compared to other streams in Florida.

Fecal Coliforms

Fecal coliform levels during October 2013 (600/100 mL) were elevated and exceeded the Class III criterion of fecal coliforms not exceeding the 400 Most Probable Number (MPN) in 10 percent of the samples. No exceedances were seen in 2014.

Other Parameters

Other water quality parameters appear to be normal for the area and no impairments were noted.

Conclusions

Based on ongoing sampling, total phosphorus and total nitrogen levels were low when compared to other streams in Florida. Fecal coliform levels during the October 2013 sampling event were elevated and exceeded the Class III criterion. No exceedances were seen in 2014. Other water quality parameters appear to be normal for the area and no other impairments were noted.

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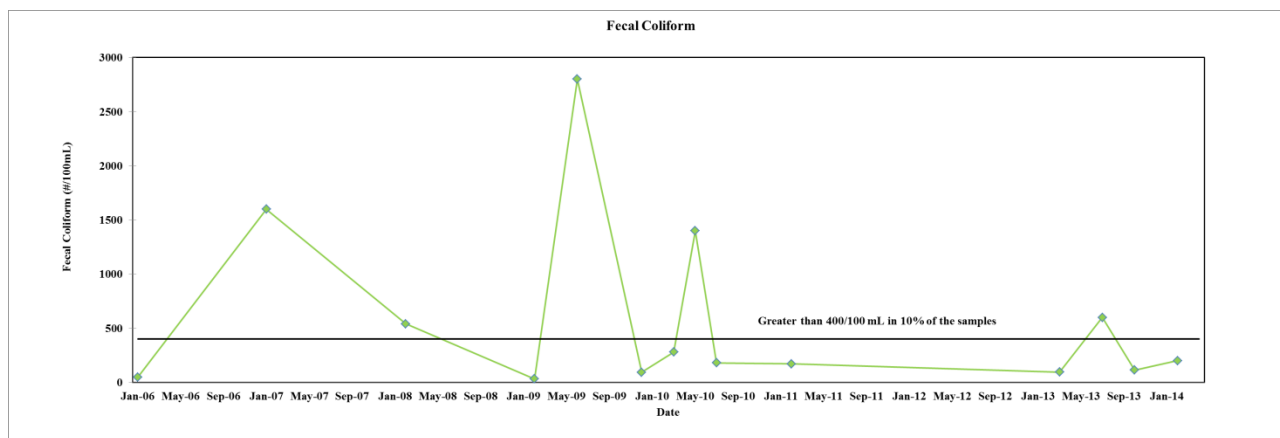
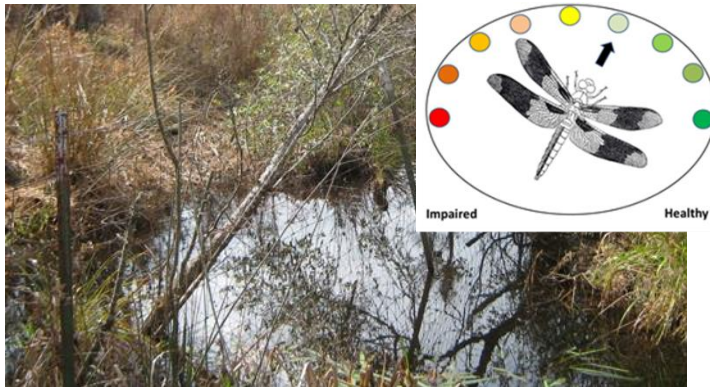


Figure 1. Fecal Coliform results for Patty Sink.

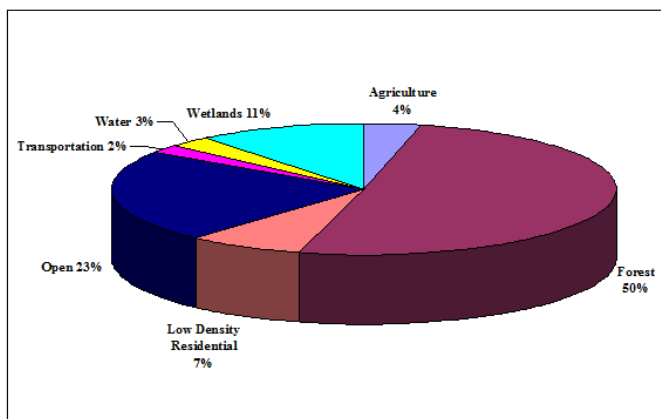
Waterbody: Plantation Stream



Basin: Lake Iamonia

Plantation Stream discharges from the Centerville watershed, essentially bounded by Proctor Road and Pisgah Church Road at Centerville Road, continuing west under Thomasville Road, before discharging into Lake Iamonia. The Centerville Conservation Community and Baker Place Subdivisions are located within the watershed. Most of the waterbodies are former farm ponds that were used for dairy and other agriculture practices.

While the following pie chart shows the majority of the 4,047 acre watershed is relatively undeveloped, residential, agricultural, and transportation uses make up approximately 13% of the watershed. Increases in stormwater runoff, and waterbody nutrient loads can often be attributed to these types of land uses.



Background

Healthy, well-balanced stream communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may include increased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse hydrologic alterations, undesirable removal of habitat or riparian buffer vegetation, and introduction of exotic plants and animals. Water quality standards are designed to protect designated uses of the waters of the state (*e.g.*, recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

Methods

Surface water sampling was conducted to determine the health of Plantation Stream and met the requirements of the Florida Department of Environmental Protection (FDEP).

Results

Nutrients

According to FDEP requirements, Numeric Nutrient Criteria (NNC) (expressed as an annual geometric mean) cannot be exceeded more than once in a three year period. Due to low water conditions, four temporally independent samples per year were not collected from this station since 2011. However, for years with the minimum number of sampling events required to apply NNC, the state criteria were not exceeded for either parameter (2008-2010). Even though the minimum number of samples was not collected in 2014, the geometric means (based on two samples) for total nitrogen (0.42 mg/L) and total phosphorus (0.03 mg/L), demonstrated that nutrients remained below the NNC thresholds. The nutrient thresholds and results are found in Table 1.

Table 1. FDEP’s total nitrogen and phosphorus criteria for streams applied to Plantation Stream. The absence of data mean there was not enough data collected (due to lack of water) to fulfill data requirements.

Plantation Creek	Total Nitrogen Threshold 1.03 mg/L	Total Phosphorus Threshold 0.18 mg/L
2006- 2007	-	-
2008	0.73	0.09
2009	0.21	0.07
2010	0.61	0.07
2011-2014	-	-

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Dissolved Oxygen (DO)

As Figure 1 shows, Plantation Stream seldom met the Class III criteria for DO. This is the result of normally low dissolved oxygen in low gradient, low flow systems like this stream. Another contributing source of naturally low oxygenated water to this stream is the input from a nearby wetland.

Other Parameters

Other water quality parameters appear to be normal for the area and no impairments were noted.

Conclusions

Based on ongoing sampling, Plantation Stream met the nutrient thresholds for the Big Bend Bioregion. While DO results did not meet Class III water quality standards, low gradient low flow streams normally have low DO values which, in this case, were further exacerbated by the input from the adjacent wetland. Other water quality parameters appear to be normal for the area and no impairments were noted.

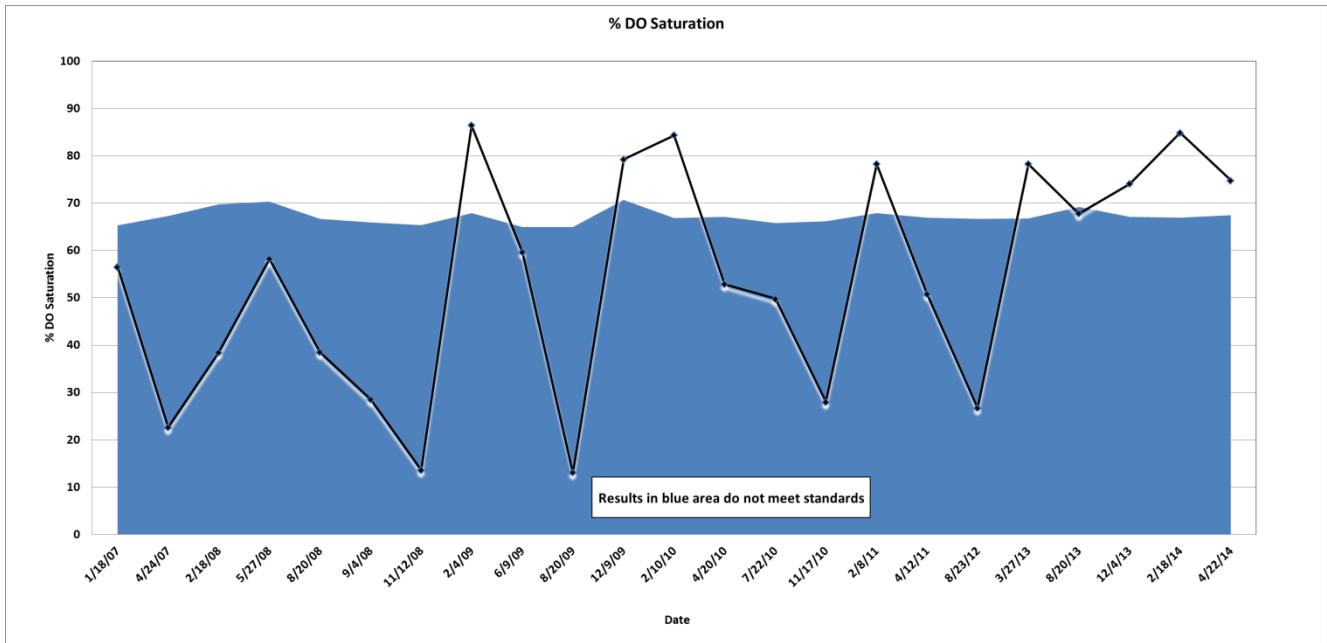
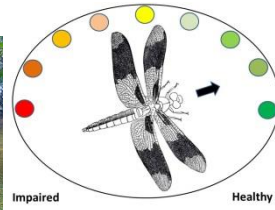
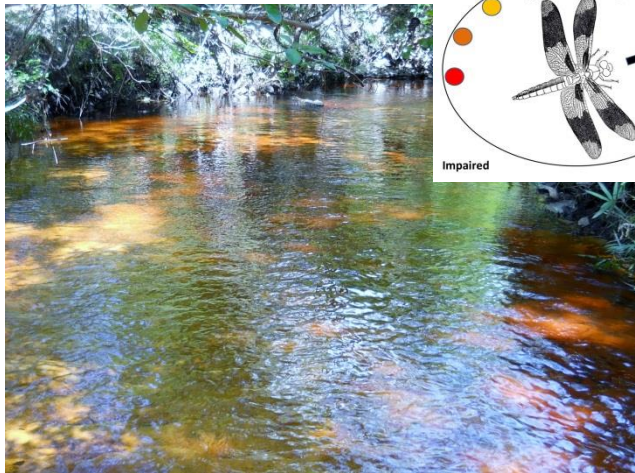


Figure 1. Dissolved Oxygen Percent Saturation results for Plantation Stream.

Waterbody: Polk Creek



hydrologic alterations, undesirable removal of habitat or riparian buffer vegetation, and introduction of exotic plants and animals. Water quality standards are designed to protect designated uses of the waters of the state (e.g., recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

Methods

Surface water sampling was conducted to determine the health of Polk Creek and met the collection and analysis requirements of Florida Department of Environmental Protection (FDEP).

Results

Nutrients

According to FDEP requirements, Numeric Nutrient Criteria for phosphorus and nitrogen (expressed as an annual geometric mean) cannot be exceeded more than once in a three year period. The nutrient thresholds and results are found in Table 1. The State criteria were not exceeded for either parameter.

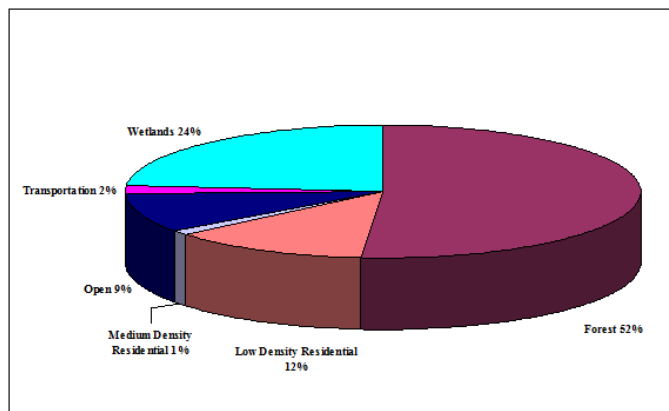
Table1. FDEP's total nitrogen and phosphorus criteria for streams applied to Polk Creek. Due to low water levels, the numeric nutrient criteria data requirements could not be calculated for 2011.

Polk Creek	Total Nitrogen Threshold 1.03 mg/L	Total Phosphorus Threshold 0.18 mg/L
2007	0.44	0.02
2008	0.42	0.03
2009	0.22	0.04
2010	0.48	0.04
2011	-	-

Basin: Ochlockonee River

Polk Creek is a minimally disturbed, slightly tannic stream located in western Leon County. The stream flows west, eventually reaching Lake Talquin.

As the following pie chart shows, residential and transportation uses make up approximately 15% of the 5,595 acre watershed. Increases in stormwater runoff, and waterbody nutrient loads can often be attributed to this type of land use.



Background

Healthy, well-balanced stream communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may include increased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse

Polk Creek	Total Nitrogen Threshold 1.03 mg/L	Total Phosphorus Threshold 0.18 mg/L
2012	0.46	0.04
2013	0.78	0.04
2014	0.54	0.04

Fecal Coliforms

As Figure 1 shows, fecal coliform levels exceeded the Class III water quality standard (400/100 mL in at least 10% of the samples) 55% of the time over the sampling period. There were no exceedances in 2014. Since the watershed is relatively undeveloped, elevated fecal coliform levels are probably the result of wildlife in the area. FDEP is currently in the process of revising their bacterial standards. It is hoped that the proposed indicator organism (*E. coli*), along with microbial source tracking, can give staff a more reliable indicator and help determine the source of the fecal coliform bacteria.

Dissolved oxygen (DO)

Polk Creek did not meet Class III percent DO saturation standards during the June 2012 sampling event. This appears to be an isolated incident.

Other Parameters

Other water quality parameters appear to be normal for the area and no other impairments were noted.

Conclusions

Based on ongoing sampling, Polk Creek met the nutrient thresholds for the Big Bend Bioregion. There have been past issues with fecal coliforms exceedances but there were no exceedances in 2014. Other water quality parameters appear to be normal.

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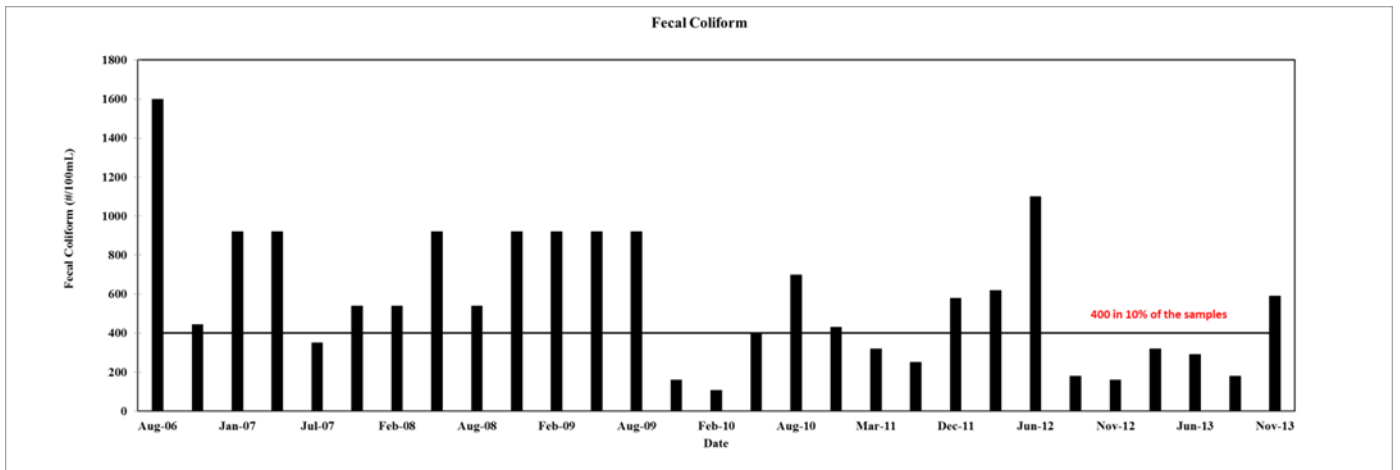


Figure 1. Fecal coliform levels (2006-2014) for Polk Creek.

Waterbody: Soapstone Creek



Basin: Ochlockonee River

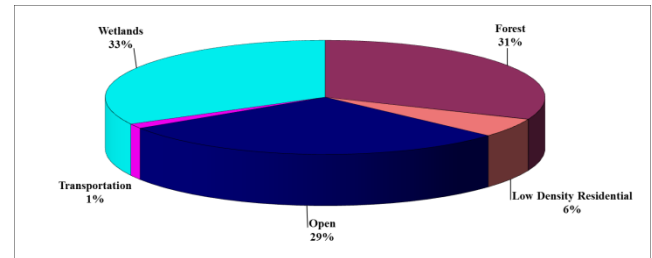
Soapstone Creek is a minimally disturbed, phosphorus-limited stream located in southwestern Leon County. The stream flows west, eventually reaching the Ochlockonee River, downstream of Lake Talquin.

Soapstone Creek is aptly named due to its tendency to have foam form on the water's surface giving it a "soap sudsy" appearance. While foam is sometimes associated with pollution, it naturally forms under certain conditions. In this case, foam is naturally formed when water surface tension is reduced as natural oils and organic compounds (i.e., tannins) are released into the water from the surrounding wooded and boggy areas and float to the surface. Turbulence introduces air into the water forming foam.

The culvert associated with the bridge spanning the creek frequently prevents the creek from flowing during low water conditions, preventing staff from sampling. Due to low water conditions, staff was only able to collect water quality samples intermittently from 2011 through 2014.

While the following pie chart shows the majority of the 5,301 acre watershed is relatively undeveloped, residential, and transportation uses make up approximately 7% of the watershed. Increases in

stormwater runoff, and waterbody nutrient loads can often be attributed to these types of land uses.



Background

Healthy, well-balanced stream communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may include increased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse hydrologic alterations, undesirable removal of habitat or riparian buffer vegetation, and introduction of exotic plants and animals. Water quality standards are designed to protect designated uses of the waters of the state (e.g., recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

Methods

Surface water samples were collected to determine the health of Soapstone Creek and met the requirements of the Florida Department of Environmental Protection (FDEP).

Results

Nutrients

According to FDEP requirements, Numeric Nutrient Criteria (expressed as an annual geometric mean) cannot be exceeded more than once in a three year period. The nutrient thresholds and results are found in Table 1. Due to low water conditions, four temporally independent samples per year could not be collected from this station from 2011-2014. The State criteria were not exceeded for either parameter in the samples obtained.

Table1. FDEP’s chlorophyll *a*, total nitrogen and phosphorus criteria for streams applied to Soapstone Creek.

Soapstone Creek	Total Nitrogen Threshold 1.03 mg/L	Total Phosphorus Threshold 0.18 mg/L
2008	0.64	0.01
2009	0.50	0.00
2010	0.51	0.01
2011- 2014	-	-

[Click here for map of watershed – Sample station Soapstone.](#)

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Dissolved Oxygen

As a result of low flow, the Class III criterion for dissolved oxygen was not met for the July 2014 sampling event.

Other Parameters

Other water quality parameters appear to be normal for the area and no impairments were noted.

Conclusions

Based on ongoing sampling, Soapstone Creek met the nutrient thresholds for the East Panhandle Region. As a result of low flow, the Class III criterion for dissolved oxygen was not met for the July 2014 sampling event. Other water quality parameters appear to be normal for the area and no impairments were noted.

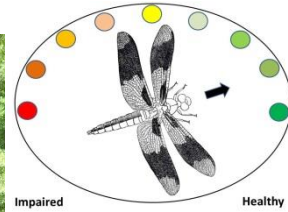
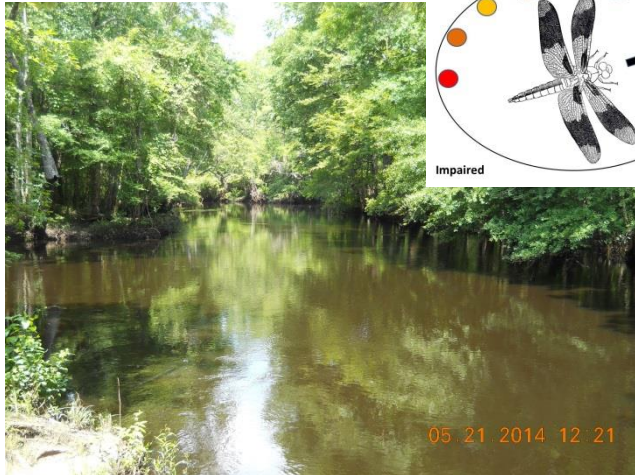
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Waterbody: St. Marks River



Basin: St. Marks River

The predominantly nitrogen-limited St. Marks River, declared an Outstanding Florida Water by FDEP, originates in the hardwood and cypress swamps of the Red Hills area and flows approximately 35 miles south before emptying into Apalachee Bay. At Natural Bridge Road, the river disappears underground and reappears approximately a mile downstream. It should be noted that there are interactions between the St. Marks River and Lake Lafayette during elevated water conditions. Significant storms, such as Tropical Storm Fay, create interactions between different systems that include Bird Sink, Patty Sink, and Lloyd Creek (Jefferson County).

Background

Healthy, well-balanced river communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may include increased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse hydrologic alterations, undesirable removal of habitat or riparian buffer vegetation, and introduction of exotic plants and animals. Water quality standards are designed to protect designated uses of the waters of the state (*e.g.*, recreation, aquatic life, fish consumption), and exceedances of these standards

are associated with interference of the designated use.

Methods

Surface water was collected to determine the health of the St. Marks River and met the requirements of the Florida Department of Environmental Protection (FDEP).

Results

Nutrients

The nutrient thresholds and results are found in Table 1. According to FDEP requirements, Numeric Nutrient Criteria (expressed as an annual geometric mean) cannot be exceeded more than once in a three year period. The State criteria were not exceeded for either parameter at the Natural Bridge station.

Table 1. FDEP's chlorophyll *a*, total nitrogen and phosphorus criteria for rivers applied to the St. Marks River at Natural Bridge Road.

St. Marks River	Total Nitrogen Threshold 1.03 mg/L	Total Phosphorus Threshold 0.18 mg/L
2006	0.39	0.03
2007	0.34	0.14
2008	0.27	0.04
2009	0.27	0.05
2010	0.58	0.05
2011	0.40	0.05
2012	0.43	0.05
2013	0.38	0.05
2014	0.49	0.05

The station located at State Road 27 was frequently dry or too low to sample and is not included in the aforementioned table since the State's data requirements could not be met. The data that was collected (12 samples taken during the period of 2007-2014) suggests that while the geometric mean of total nitrogen (0.71 mg/L) and total phosphorus (0.06 mg/L) were higher than the downstream site, Class III NNC were never exceeded.

Other Parameters

Other water quality parameters appear to be normal for the area and no impairments were noted.

Conclusions

Based on ongoing sampling, the St. Marks River met the nutrient thresholds for the East Panhandle region. Other water quality parameters appear to be normal for the area and no impairments were noted.

Thank you for your interest in maintaining the quality of Leon County's water resources. Please feel free to contact us if you have any questions.

Contact and resources for more information

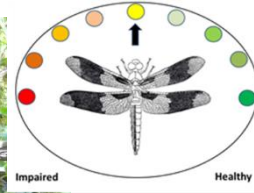
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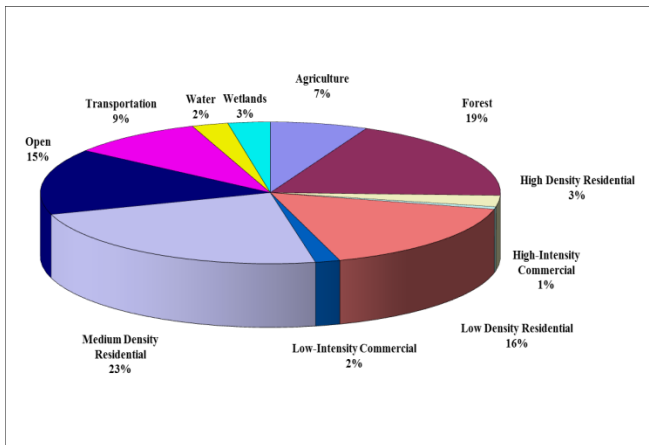
Waterbody: Summer Creek



Basin: Lake Jackson

Summer Creek at Bannerman is a slightly tannic stream located in northwestern Leon County and discharges to Lake Carr.

As shown in the figure below, approximately 61% of land use in the 1,546 acre watershed is residential, commercial, agriculture, or transportation. Increases in stormwater runoff, and waterbody nutrient loads can often be attributed to these types of land uses.



Background

Healthy, well-balanced stream communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may include increased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse hydrologic alterations, undesirable removal of habitat or riparian buffer vegetation, and introduction of exotic plants and animals. Water quality standards are designed to protect designated uses of the waters of the state (*e.g.*, recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

Methods

Surface water samples were collected to determine the health of Summer Creek and met the requirements of the Florida Department of Environmental Protection (FDEP).

Results

Nutrients

According to FDEP requirements, Numeric Nutrient Criteria (NNC) (expressed as an annual geometric mean) cannot be exceeded more than once in a three year period. Due to low water conditions, FDEP data requirements for the NNC could not be met in 2007 and 2010 through 2014 (Table 1). The 2008 and 2009 results showed that the NNC thresholds were not exceeded. Even though the minimum number of samples was not collected in 2014, results (based on one sample) for total nitrogen (0.57 mg/L) and total phosphorus (0.01 mg/L) demonstrated that nutrients remained below the NNC threshold.

Table1. FDEP’s total nitrogen and phosphorus criteria for streams applied to Summer Creek.

Summer Creek	Total Nitrogen Threshold 1.03 mg/L	Total Phosphorus Threshold 0.18 mg/L
2007	-	-
2008	0.37	0.02
2009	0.20	0.03
2010- 2014	-	-

Dissolved Oxygen (DO)

As Figure 1 shows, Summer Creek did not always meet the Class III criteria for DO. Staff believes the low DO in Summer Creek is due to upstream wetlands and the naturally low gradient, low flow condition of the creek. Low DO is typical of these conditions.

Other Parameters

Fecal coliform bacteria exceeded the Class III water quality standard of 800 colonies/100 mL during the August 2013 sampling event (1000 colonies/100 mL). Other water quality parameters appear to be normal for the area and no other impairments were noted.

Conclusions

Based on ongoing sampling, Summer Creek met the nutrient thresholds for the East Panhandle Region. Summer Creek did not always meet the Class III criteria for DO. This stream is a low gradient, low flow stream that drains a wetland, so these results are not unexpected. Fecal coliform bacteria exceeded the Class III water quality standard of 800 colonies/100 mL during the August 2013 sampling event (1000 colonies/100 mL). Other water quality parameters appear to be normal for the area and no other impairments were noted.

Thank you for your interest in maintaining the quality of Leon County’s water resources. Please feel free to contact us if you have any questions.

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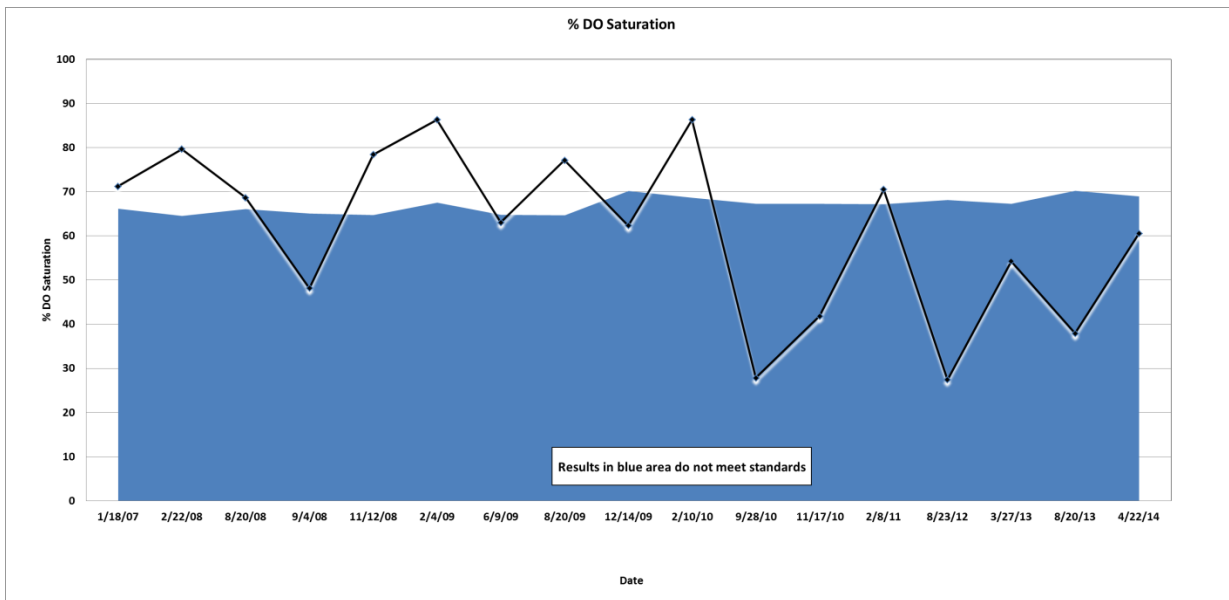


Figure 1. Dissolved Oxygen Percent Saturation results for Summer Creek.

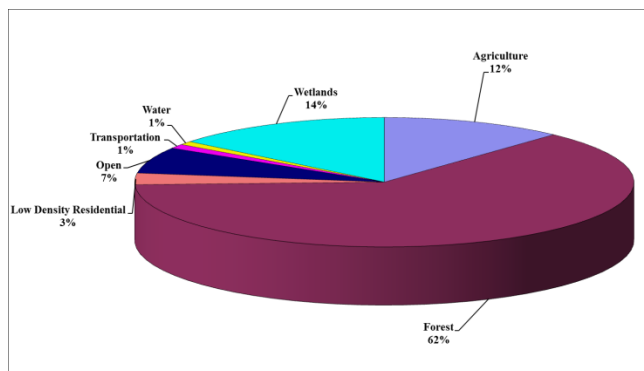
Waterbody: Tall Timbers Creek



Basin: Lake Iamonia

Tall Timbers Creek is a tannic stream located in northwestern Leon County. The stream flows south under County Road 12 through the Tall Timbers Research Station and Land Conservancy, eventually entering Lake Iamonia on the north shore of the lake.

While the following pie chart shows the majority of the 574 acre watershed is relatively undeveloped, residential, agricultural, and transportation uses make up approximately 16% of the watershed. Increases in stormwater runoff, and waterbody nutrient loads can often be attributed to these types of land uses.



Background

Healthy, well-balanced stream communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may include increased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse hydrologic alterations, undesirable removal of habitat or riparian buffer vegetation, and introduction of exotic plants and animals. Water quality standards are designed to protect designated uses of the waters of the state (e.g., recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

Methods

Surface water sampling was conducted to determine the health of Tall Timbers Creek and met the collection and analysis requirements of the Florida Department of Environmental Protection (FDEP).

Results

The nutrient thresholds and results are found in Table 1. According to FDEP requirements, Numeric Nutrient Criteria (expressed as an annual geometric mean) cannot be exceeded more than once in a three year period. The State criteria were not exceeded for either parameter.

Table 1. FDEP's total nitrogen and phosphorus criteria for streams applied to Tall Timbers Creek. The absence of data mean there was not enough data collected (due to lack of water) to fulfill data requirements.

Tall Timbers Creek	Total Nitrogen Threshold 1.03 mg/L	Total Phosphorus Threshold 0.18 mg/L
2006- 2007	-	-
2008	0.22	0.03
2009	0.17	0.04

Tall Timbers Creek	Total Nitrogen Threshold 1.03 mg/L	Total Phosphorus Threshold 0.18 mg/L
2010	0.23	0.04
2011- 2012	-	-
2013	0.11	0.03
2014	0.21	0.02

Dissolved Oxygen (DO)

As Figure 1 shows, Tall Timbers Creek seldom met the Class III criteria for DO. Low gradient, tannic streams typically have low DO levels which are further exacerbated by low water conditions.

Fecal coliforms

Fecal coliforms (1900/100 mL) exceeded the state criteria (>800 in any one day) during the August 28 2014 sampling event. Elevated true color results during the same event (130 PCU; median was 43 PCU for 2014) slightly elevated total phosphorus (0.07 mg/L; median was 0.02), and total suspended solids (5.5 mg/L; median was 4.2 mg/L) along with an elevated water temperature (22.52°C) suggest that conditions may have been conducive for coliforms to survive and perhaps reproduce in this area of the creek. Since the watershed is relatively undeveloped, the high fecal levels could also be the result of wildlife in the area. FDEP is currently in the process of revising their bacterial standards. It is hoped that the proposed indicator organism (*E. coli*), along with microbial source tracking, can give staff a more reliable indicator and help determine the source of the fecal coliform bacteria.

Other Parameters

Other water quality parameters appear to be normal for the area and no other impairments were noted.

Conclusions

Based on ongoing sampling, Tall Timbers met the nutrient thresholds for the Pandhandle East Region. While DO results did not meet Class III water quality standards, low gradient tannic streams normally have low DO values which, in this case, were further exacerbated by the typically low flow conditions. Fecal coliforms (1900/100 mL) exceeded the state criteria (>800 in any one day) during the August 28 2014 sampling event. The cause of the fecal coliform could be the result of wildlife in the area.

Thank you for your interest in maintaining the quality of Leon County’s water resources. Please feel free to contact us if you have any questions.

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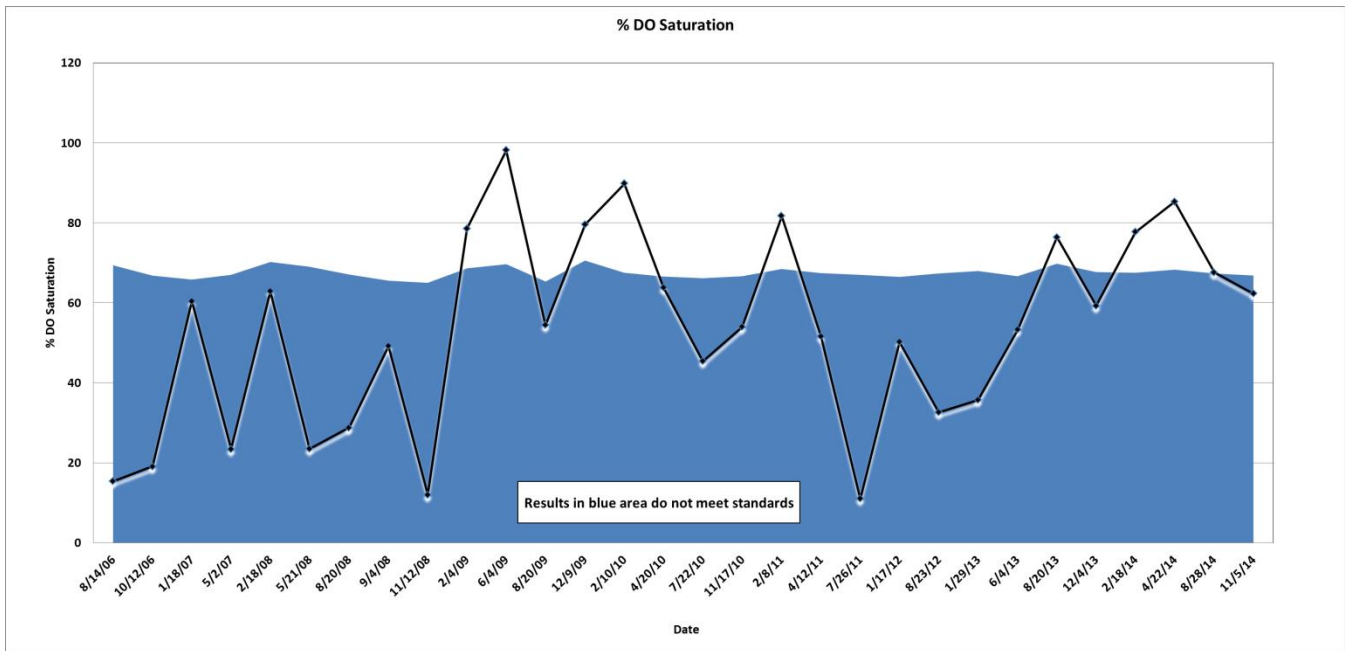
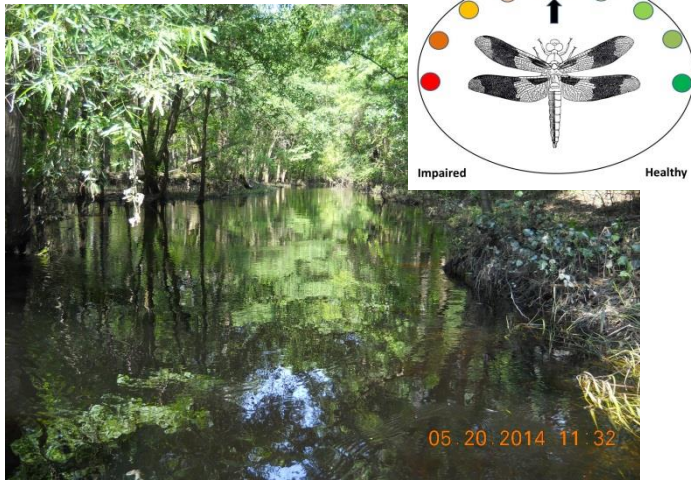


Figure 1. Dissolved Oxygen Percent Saturation results for Tall Timbers Creek.

Waterbody: Unnamed Stream at Chaires Crossroad



waterbody degradation. Human stressors may include increased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse hydrologic alterations, undesirable removal of habitat or riparian buffer vegetation, and introduction of exotic plants and animals. Water quality standards are designed to protect designated uses of the waters of the state (e.g., recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

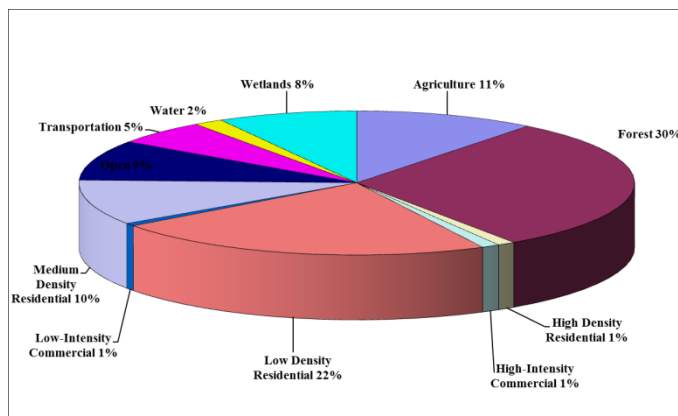
Methods

Surface water samples were collected to determine the health of the Chaires Crossroad stream and meet the requirements of the Florida Department of Environmental Protection (FDEP).

Basin: Lake Lafayette

The Unnamed Stream at Chaires Crossroad is a highly altered stream/ditch draining Alford Arm and Lower Lake Lafayette and is located in eastern Leon County.

As shown in the following pie chart, approximately 51% of land use in the 32,021 acre watershed is agricultural, residential, commercial, or transportation. Increases in stormwater runoff, and waterbody nutrient loads can often be attributed to these types of land uses.



Background

Healthy, well-balanced stream communities may be maintained with some level of human activity, but excessive human disturbance may result in

Results

Nutrients

According to FDEP requirements, Numeric Nutrient Criteria (NNC) (expressed as an annual geometric mean) cannot be exceeded more than once in a three year period. Due to low water conditions, four temporally independent samples per year has only been achieved once (2009) during the period of record (2007-2014). Even though staff was not able to collect the required amount of samples in 2014, the geometric mean of the two samples collected showed that both total phosphorus (0.02 mg/L) and total nitrogen (0.3 mg/L) would have met the NNC.

Dissolved Oxygen

As Figure 1 shows, the unnamed creek seldom met the Class III criteria for dissolved oxygen. This is not surprising since low gradient, low flow streams often have low dissolved oxygen levels.

Other Parameters

Other water quality parameters appear to be normal for the area and no impairments were noted.

Conclusions

Even though staff was not able to collect the required amount of samples in 2014, the geometric mean of the two samples collected showed that both total phosphorus and total nitrogen would have met the NNC. Dissolved oxygen levels seldom met the Class III criteria. This is not surprising since low gradient, low flow streams often have low dissolved oxygen levels.

Thank you for your interest in maintaining the quality of Leon County's water resources. Please feel free to contact us if you have any questions.

Contact and resources for more information

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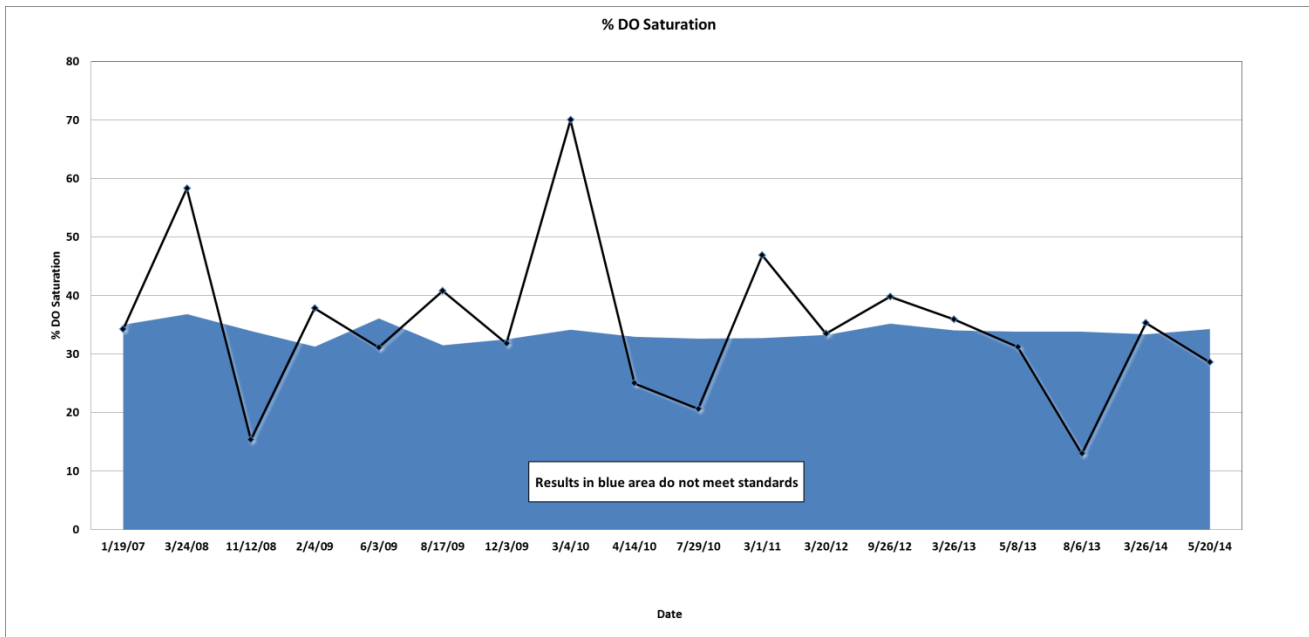
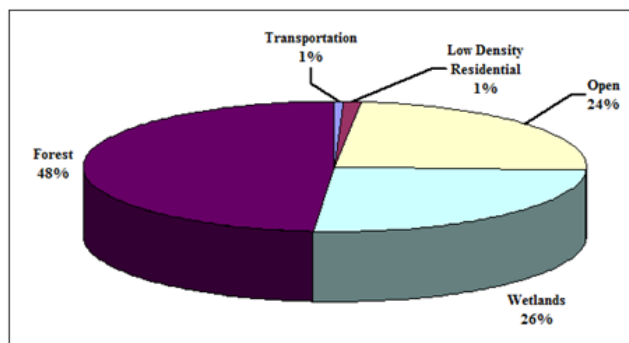


Figure 1. Dissolved Oxygen Percent Saturation results for Unnamed Stream at Chaires Crossroad.

Waterbody: West Black Creek



Basin: Ochlockonee River

West Black Creek is a minimally disturbed, phosphorus-limited stream located in southwestern Leon County. The stream flows west, eventually reaching the Ochlockonee River downstream of Lake Talquin.

As the following pie chart shows, residential and transportation uses make up approximately 2% of the 5,595 acre watershed. Increases in stormwater runoff, and waterbody nutrient loads can often be attributed to this type of land use.

Background

Healthy, well-balanced stream communities may be maintained with some level of human activity, but excessive human disturbance may result in waterbody degradation. Human stressors may include increased inputs of nutrients, sediments, and/or other contaminants from watershed runoff, adverse hydrologic alterations, undesirable removal of habitat or riparian buffer vegetation, and introduction of exotic plants and animals. Water quality standards are designed to protect designated uses of the waters of the state (*e.g.*, recreation, aquatic life, fish consumption), and exceedances of these standards are associated with interference of the designated use.

The creek was verified impaired by the Florida Department of Environmental Protection (FDEP) in 2008, and received a Total Maximum Daily Load (TMDL) for fecal coliforms that same year. The TMDL establishes the allowable loadings to the creek which would restore the creek to applicable water quality thresholds. In this case, fecal coliforms would have to be reduced by 33% to meet the criterion of fecal coliforms not exceeding 400 Most Probable Number (MPN) in 10 percent of the samples.

Methods

Surface water sampling was conducted to determine the health of Black Creek and met the collection and analysis requirements of FDEP.

Results

Nutrients

The nutrient thresholds and results are found in Table 1. According to FDEP requirements, Numeric Nutrient Criteria for phosphorus and nitrogen (expressed as an annual geometric mean) cannot be exceeded more than once in a three year period. While the State criteria were not exceeded for either parameter, the 2014 nitrogen level was the highest recorded during the period of record.

Table1. FDEP’s total nitrogen and phosphorus criteria for streams applied to West Black Creek.

West Black Creek	Total Nitrogen Threshold 1.03 mg/L	Total Phosphorus Threshold 0.18 mg/L
2006	0.15	0.01
2007	0.41	0.01
2008	0.29	0.02
2009	0.29	0.01
2010	0.34	0.02
2011	0.34	0.02
2012	0.38	0.02
2013	0.18	0.02
2014	0.53	0.02

Fecal Coliforms

As mentioned previously, FDEP has set a TMDL for West Black Creek. While fecal coliform levels were elevated above the 400/100 mL Class III limit in 18% of the samples for Class III waters (Figure 1), there has been only one exceedance since 2008 (February 2012). Since the watershed is relatively undeveloped, the high fecal levels could be the result of wildlife in the area. FDEP is currently in the process of revising their bacterial standards. It is hoped that the proposed indicator organism (*E. coli*), along with

microbial source tracking, can give staff a more reliable indicator and help determine the source of the fecal coliform bacteria.

Other Parameters

Other water quality parameters appear to be normal for the area and no impairments were noted.

Conclusions

Based on ongoing sampling, West Black Creek met the nutrient thresholds for the East Panhandle Region. Fecal coliforms have been elevated in the past, but there were no water quality exceedances since the first quarter of 2012. Other water quality parameters appear to be normal.

Thank you for your interest in maintaining the quality of Leon County’s water resources. Please feel free to contact us if you have any questions.

Contact and resources for more information

www.LeonCountyFL.gov/WaterResources

[Click here to access the results for all water quality stations sampled in 2014.](#)

[Click here for map of watershed – Sample site 43.](#)

Johnny Richardson, Water Resource Scientist
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Richardsonjo@leoncountyfl.gov

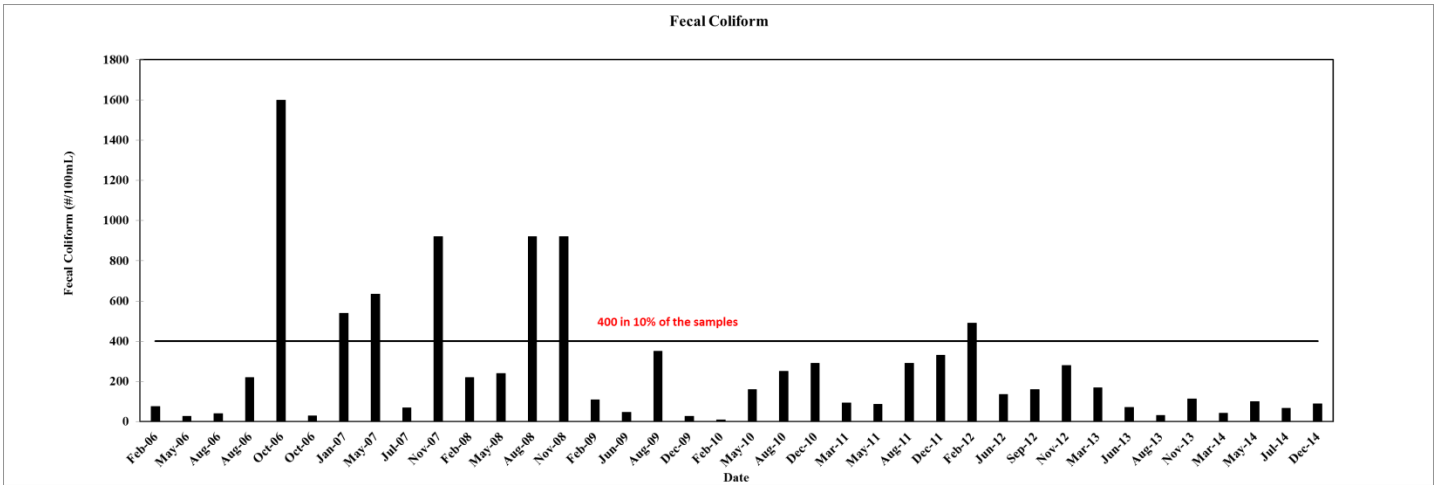
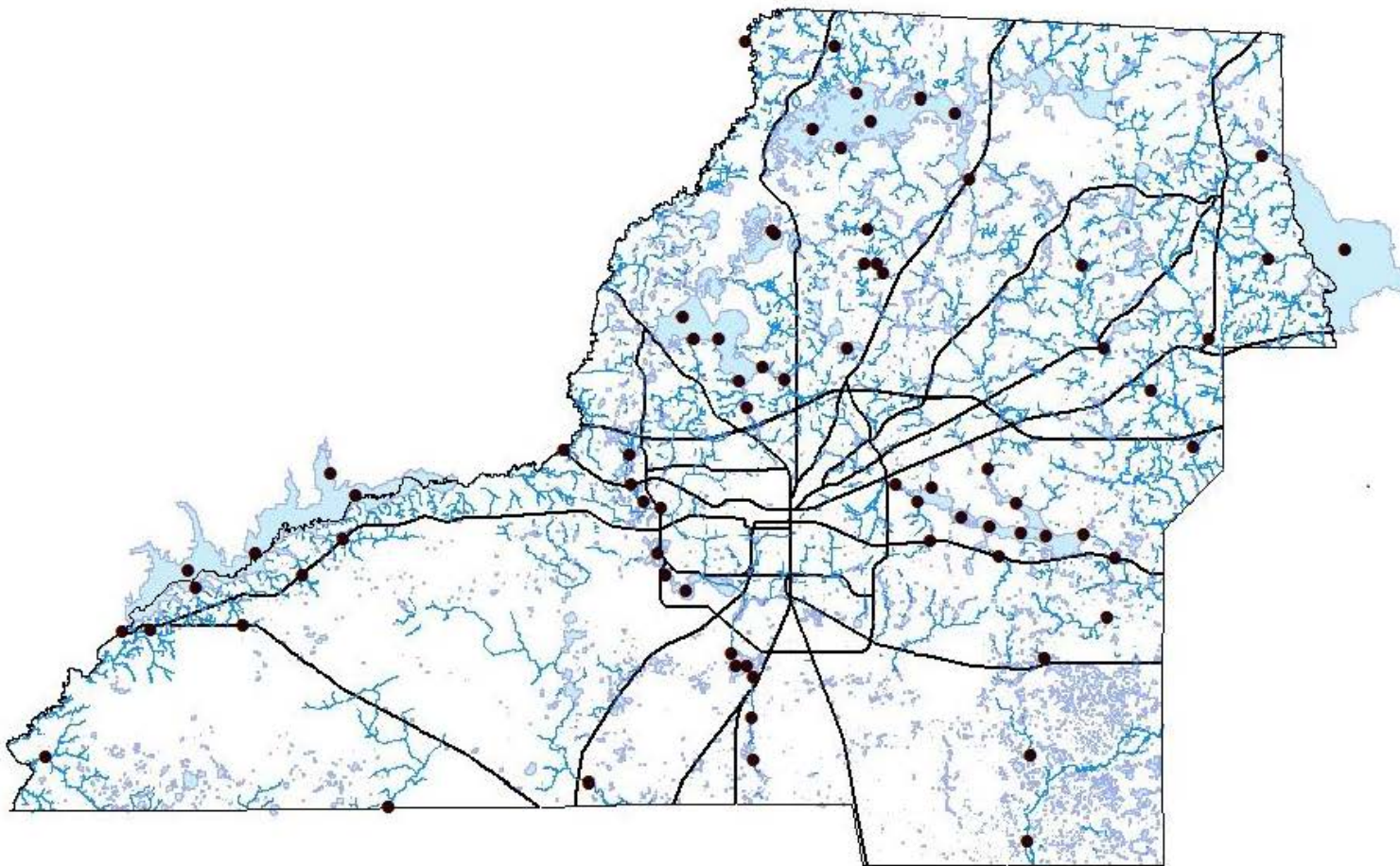


Figure 1. Fecal coliform levels for West Black Creek (2006-2013).

Leon County Water Quality Stations



**Leon County
Board of County Commissioners**


Notes for Agenda Item #10

Leon County Board of County Commissioners

Cover Sheet for Agenda #10

May 26, 2015

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Acceptance of Status Report on the Placement of Fire Hydrants on Current Water Systems in Unincorporated Areas of the County

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator Tom Quillin, Chief, Office of Public Safety Tony Park, P.E., Director, Department of Public Works
Lead Staff/ Project Team:	Chad Abrams, Deputy Chief, Office of Public Safety Kathy Burke, P.E., Director of Engineering Services Scott Weisman, Director, GIS Tricia McClenahan, GIS Specialist III Ned Cake, GIS Integration Specialist

Fiscal Impact:

This item has been budgeted and adequate funding is available. The Board budgeted \$100,000 annually from the fire services fee for the placement of fire hydrants on existing water systems.

Staff Recommendation:

Option #1: Accept the status report on the placement of fire hydrants on current water systems in the unincorporated areas of the County.

Report and Discussion

Background:

The Board held a workshop on fire safety infrastructure needs in unincorporated Leon County on February 25, 2014 and at the April 8, 2014 meeting ratified the following actions taken at the workshop.

1. *Increase the annual allocation of funding from the fire services fee that supports fire hydrant placement in areas where the infrastructure will support their placement from \$30,000 to \$100,000.*
2. *Adopt the draft policy on Criteria for the Placement of Fire Hydrants on Current Water Systems (Attachment #1).*
3. *Direct that fire hydrant placement be considered for funding as part of the Livable Infrastructure for Everyone (L.I.F.E.) Program.*
4. *Direct staff to include consideration of a 2/3 matching program for water system fire protection improvement projects as a part of the L.I.F.E. Program funding analysis.*
5. *Direct staff to continue working with the City of Tallahassee on the Water Masterplan implementation to ensure projects consider fire protection infrastructure improvements where possible.*

The *Criteria for the Placement of Fire Hydrants on Current Water Systems* policy establishes the criteria for identifying areas in the unincorporated area where fire hydrants could be added to current water systems. Under the policy, staff consults community partners, such as the Tallahassee Fire Department, the six volunteer fire departments, and the utility providers, Talquin Electric Cooperative and the City of Tallahassee Utilities, to identify areas in unincorporated Leon County where the current water system will support the placement of additional fire hydrants. Specific criteria used to identify hydrant locations include:

1. The water system infrastructure's ability to support hydrant placement and provide a minimum flow of 500 gallons of water per minute, while maintaining 20 pounds per square inch of residual pressure for an extended period.
2. The distance between the proposed new hydrant location and current hydrants already in place. Areas that lack current hydrant protection are given priority.
3. Of the fire hydrants proposed, the higher priority will be given to hydrant locations that provide the greatest benefit (i.e. number of homes and businesses in proximity to the hydrant placement).
4. Geographic diversity of new hydrant placements.
5. The availability of other funding sources to support the hydrant installation.

Analysis:

Staff has been working with Talquin Electric Cooperative and the City water utility to identify locations within unincorporated areas of the County where fire hydrants could be placed on current water systems with no additional water lines needing to be installed. Staff had to rely on the utility partners to review their water systems and submit possible locations to the County that could support new fire hydrants.

Staff then analyzed the information obtained from the water utility providers and identified 187 possible hydrant locations. This list was further analyzed, applying the selection criteria of the policy, and a prioritization list for the placement of new hydrants over the next five years was created (Attachment #2). Based on the \$100,000 per year allocation, staff estimates that approximately 15 hydrants can be placed per year at an average cost of \$6,500. Staff intends to request that Talquin and the City construct as many hydrants as possible in each fiscal year. The number of hydrants constructed would be based on the budgeted allocation, the actual cost of construction, and the utilities capacity to construct the hydrants. This initial prioritization list is a starting point for the placement of new hydrants and represents the top 80 locations that meet the policy guidelines, out of the 187 possible hydrant locations. As new hydrants are constructed from this initial prioritization list, on an annual basis, staff will add future hydrant locations to the bottom of the list until all known hydrant placements are completed.

Beginning in 2020, the County will begin receiving 2% of the infrastructure sales tax to support the L.I.F.E. program (Livable Infrastructure For Everyone). L.I.F.E funding could be utilized to supplement the existing annual allocation for fire hydrant placement. If the County accelerated funding through L.I.F.E., staff would work with the utility providers to determine how quickly actual construction could occur. Additionally, the County may consider a matching program for neighborhoods to install water lines to support fire hydrant placement similar to the County's 2/3 paving and stormwater programs. Staff will be providing a future agenda item with recommendations on the overall approach to allocating the L.I.F.E. funding.

Staff will continue to work with the water utility providers as upgrades are made to their systems to evaluate when additional hydrants could be added. In addition, staff will continue to work with the water utility providers to ensure that projects contained within their respective master plans consider fire protection infrastructure improvements where possible.

In general, neighborhoods developed prior to 1990 and constructed within the Talquin service area were not required by County or Talquin regulations to provide water lines and infrastructure capable of providing fire hydrants. These subdivisions met the infrastructure standards in place at the time of development with the provision of pipes sized for domestic water only. Because of the implementation of development standards by the County in the early 1990s, neighborhoods developed after that time, with a central water system, were constructed with fire hydrants. Neighborhoods that were developed prior to 1990 and within the Talquin service area are concentrated in the northwest areas of the County, in the Lake Jackson area, and in the Chaires areas.

In addition to the direct public safety benefit of providing fire hydrants, property owners may experience a reduced cost for their individual insurance. To ensure property owners are aware of the newly installed fire hydrants, following the construction of new fire hydrants, staff will notify, via U.S. Mail, the property owners whose property will benefit from the hydrant placement and advise the property owner to notify their fire insurance carrier of the infrastructure improvement as it may result in a premium reduction.

Options:

1. Accept the status report on the placement of fire hydrants on current water systems in the unincorporated areas of the County.
2. Do not accept the status report on the placement of fire hydrants on current water systems in the unincorporated areas of the County.
3. Board direction.

Recommendation:

Option #1.

Attachments:

1. Policy No. 14-2, *Criteria for the Placement of Fire Hydrants on Current Water Systems*
2. Hydrant Placement Prioritization List

Board of County Commissioners Leon County, Florida

Policy No. 14-2

Title: Criteria for the Placement of Fire Hydrants on Current Water Systems

Date Adopted: February 25, 2014

Effective Date: April 8, 2014

Reference: N/A

Policy Superseded: N/A

It shall be the policy of the Board of County Commissioners of Leon County, Florida, that a new policy, "Criteria for the Placement of Fire Hydrants on Current Water Systems" is hereby adopted, to wit:

Staff will request input from the following community partners regarding the location of possible new fire hydrants on current water systems in the unincorporated areas of the County:

- Tallahassee Fire Department
- Volunteer fire departments
- Talquin Electric Cooperative, Inc.
- City of Tallahassee Utilities
- Leon County Public Works
- Leon County Emergency Medical Services

The placement of new fire hydrants on current water systems, subject to annual allocation of funding, shall be evaluated based on the following selection criteria:

1. The water system infrastructure's ability to support hydrant placement and provide a minimum flow of 500 gallons of water per minute, while maintaining 20 pounds per square inch of residual pressure for an extended period.
2. The distance between the proposed new hydrant location and current hydrants already in place. Areas that lack current hydrant protection will be given priority.
3. Of the fire hydrants proposed, the higher priority will be given to hydrant locations that provide the greatest benefit (i.e. number of homes and businesses).
4. Geographic diversity of new hydrant placements.
5. The availability of other funding sources to support the hydrant installation.

Adopted February 25, 2014

Leon County Hydrant Placement Prioritization List

- 1 Natural Bridge @ Lewis Lane
- 2 Chinkapin Lane about 100' north of Post Oak Drive
- 3 Autumn Wood and Nature Lane
- 4 Chateau Ln and Chandalar Ln
- 5 Inkwood Lane about 150' of Post Oak Drive
- 6 Rustic Drive about 500 west of Tall Pine
- 7 Glendalin Rd about 300' east of Ulmer Ct
- 8 Burntleaf Lane about 200' south of Lake Atkinson Drive
- 9 Rustic Drive at Tall Pine Drive
- 10 Old Poste Road about 600' east of Louvinia
- 11 Belk Drive W and Francis Naples Dr
- 12 McWest Street and McWest Ct.
- 13 Balmoral Drive and Portsmouth Circle
- 14 Bay Cedar Drive just west of Mastic Lane
- 15 Clara Kee and Ben Blvd
- 16 Portsmouth Circle - 500' west of Portsmouth Ct
- 17 Page Rd btwn Shadyside & Duggar
- 18 Nex Pierce Trl and Cottinham Drive
- 19 Lake Heritage and Lou Ann Ct.
- 20 Taff Rd about 1000' north of Natural Bridge
- 21 Blue Bill Pass and Doonesbury Way
- 22 Old Poste Road just east of Louvinia
- 23 Woodville Hwy @ Lavernes
- 24 Doonesbury about 800' east of Mossy Top Way
- 25 Little River Lane about 500' south of Tally Ann Drive
- 26 Castleberry Drive at Onyx Trl
- 27 Little River Lane and Lake Heritage
- 28 Autumn Woods Way about 600' east of Doonesbury
- 29 Masterson Lane about 700' south of Masterson Ct.
- 30 Lunker lane about 600' est of Mossy Top Way
- 31 Matt Wing Rd about 1200' past Roger Hamlin Rd traveling E
- 32 Hickory Forest Circle about 500' east of Doonesbury
- 33 Masterson Ln at Hickock Ct
- 34 Hastings Drive about 800' west of Booth Road
- 35 Louvinia Dr and Louvinia Way
- 36 Mossy Top Way about 600' south of Village Way
- 37 Louvinia Dr and Priority Ln
- 38 North Monroe and Breeze Ct.
- 39 Louvinia Dr and Ranch Rd
- 40 Mossy Top Way east of Calcutta Ct
- 41 Chaires Cross Rd and Yant Ln
- 42 Ruth and Faulk
- 43 Apalachee Pkwy and Raymond Tucker Rd
- 44 Old Hickory about 600' north of Cypress Circle.
- 45 Chaires Cross Rd about 550' North of Green Oak Dr

Leon County Hydrant Placement Prioritization List

- 46 Bombadil Drive and Jodphur Ct
- 47 Chaires Cross Rd and Queen Anna Dr
- 48 Clara Kee and McCleod Drive
- 49 Clara Kee Blvd east of Clara Key Court
- 50 Clara Kee and Blind brook Lane
- 51 Split Oak Lane and S. Placid Pl
- 52 Rippee Rd about 300' west of Booth Rd
- 53 Wiggington Rd and Bell Dr
- 54 Widgeon Way and Bowfin Drive
- 55 Old Bainbridge and East Street
- 56 Mcleod and Ben Blvd.
- 57 North Monroe and Clara Key north
- 58 North Monroe and Shady Oaks Drive
- 59 Longview - 600' east of North Monroe
- 60 Lakeshore Dr about 900' S of Hunters Crossing
- 61 Harriet and North Monroe
- 62 North Monroe and Faulk
- 63 Lakeshore Dr and Hunters Crossing
- 64 Old Bainbridge and Twiss Ln
- 65 Rockingham Rd about 1000' east/south of Camden
- 66 Robinhood Rd about 1100' S of Dartmoor Dr
- 67 Sherborne Rd and Rockingham
- 68 Old Bainbridge and Camden
- 69 Maderia Cir about 500' E of Wiltshire Rd
- 70 Rockingham at Woodbridge Rd
- 71 Rolf Drive about 550' north of Hastings
- 72 Robinhood Rd about 500' S of Lakeshore Dr
- 73 Sherborne Rd and Kensington
- 74 Sharer Rd about 500' S of Anton Dr
- 75 Camden Rd and Woodbridge Rd
- 76 Longview - 1800' east of Ruth Drive
- 77 Old Bainbridge about 800' north of Twiss Ln
- 78 Sharer Rd and Sandy Dr
- 79 Westmoreland Dr about 900' W of Danesborough Dr
- 80 Lakeshore Dr and North Shore Cir

**Leon County
Board of County Commissioners**

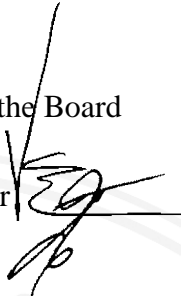
Notes for Agenda Item #11

Leon County Board of County Commissioners

Cover Sheet for Agenda #11

May 26, 2015

To: Honorable Chairman and Members of the Board

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

Title: Approval of the Proposed Fourth Amendment to Interlocal Agreement Regarding the Provision of Fire and Emergency Medical Services with the City of Tallahassee, Adopting and Incorporating Therein the Second Term Fire Services Rate Study, and Adoption of the Resolution Adopting and Imposing the Fire Rescue Assessment and Fire Service Fee

County Administrator Review and Approval:	Vincent S. Long, County Administrator
County Attorney Review and Approval:	Herbert W.A. Thiele, County Attorney
Department/Division Review and Approval:	Alan Rosenzweig, Deputy County Administrator
Lead Staff/ Project Team:	Patrick T. Kinni, Deputy County Attorney Scott Ross, Director, Office of Financial Stewardship

Fiscal Impact:

The County and City jointly fund the Tallahassee Fire Department through a fire rescue assessment and fire rescue fees; collectively fire rescue charges. This item establishes the fire service rates for the terms of the existing Provision of Fire and Emergency Medical Services Interlocal Agreement. As approved by the Board at the May 12, 2015 meeting, the new fire rescue charges for FY2016 and FY2017 will be implemented at a 15% reduction from the rates established in the rate study and in FY 2018 will increase to the full rate. Based on the new rates, the County will provide the City approximately \$7.9 million annually over the next five years. To pay for the rate reduction of 15% in FY 2016 and 2017, the County will allocate \$1.22 million in revenue derived from non-ad valorem unincorporated area fund balances.

Staff Recommendation:

Option #1: Approve the Fourth Amendment to the Interlocal Agreement regarding the Provision of Fire and Emergency Medical Services with the City of Tallahassee, adopting and incorporating therein the Second Term Fire Services Rate Study (Attachment #1).

Option #2: Approve the Resolution Relating to the Provision and Funding of Fire Rescue Services (Attachment # 2).

Report and Discussion

Background:

In July 2014, the Board approved the County and City engaging Government Services Group (GSG) to conduct an update to the existing fire rescue services rate study. The Board conducted a Budget Workshop on April 28, 2015 to review the study and look at the long-term funding options for fire rescue services.

By way of background, Leon County has had a long history of contracting with the City of Tallahassee for the provision of fire rescue services to serve the unincorporated area of the County. A contract for these services was originally entered into in March 1988. That Agreement was amended a number of times through 2005.

In April 2009, a new Interlocal Agreement for five years was executed. The Interlocal Agreement provided that a jointly funded rate study would be developed to determine the necessary funding to support the services being provided by the City of Tallahassee's Fire Department. The approved rate study established an initial fire rescue charge for a period of five years (FY2010 through FY2014).

In addition to fire rescue services, the Interlocal Agreement between the County and the City provides that the City shall provide certain Advanced Life Support (ALS) services and the County shall provide overall medical direction. The Interlocal Agreement provides for a payment from the County to the City for these services.

In July 2013, the County and City negotiated a comprehensive amendment to the Interlocal Agreement that addressed a number of significant outstanding policy issues. The amendment extends the Agreement for an additional 10 years (commencing October 1, 2015). In addition to the fire rescue charge, the agreement brought to closure a number of these issues, including:

- Approval of the distribution of the new 5 cent gas tax between the County and the City using a 50/50 allocation;
- Authorized the extension of the existing 6 cent gas tax, with an allocation of 50/50 between the County and the City (this was previously 46% County and 54% City);
- Required the City to concur to an increase of up to a quarter of a mil in the EMS MSTU at a point in the future, if the County determines it is necessary. (Florida Law requires cities to approve of Countywide MSTU's to be levied within the City limits); and
- The County will provide \$150,000 in funding for Palmer Monroe for three fiscal years

With regard to the fire rescue charge, throughout the negotiations, and as memorialized in the agreement, the County focused on providing future rate certainty and a level of fiscal constraint on the possible growth in the fire rescue charge. To accomplish this, the agreement provides, in pertinent part:

- For the current fiscal year (Oct. 1, 2014 through Sept. 30, 2015) the existing rate remained unchanged; this had the effect of having a constant rate for a total of six years;
- Beginning Oct. 1, 2015 (next fiscal year), for five years, the single family dwelling unit fire rescue charge rate cannot increase more than 15% in total over the five years; and,
- Beginning Oct. 1, 2019 and continuing for five years, the fire rescue charge rate structure would be developed utilizing an inflationary index.

The Board approved the terms of the Second Amendment to the Interlocal Agreement regarding the Provision of Fire and Emergency Medical Services with its second term, to be effective from October 1, 2015 and continue for a period of ten years (Attachment #3).

In July 2014, consistent with the terms of the Second Amendment, the Board approved the County and City engaging Government Services Group to conduct an update to the fire rescue services rate study. At the April 28, 2015 Budget Workshop (Attachment #4), the Board:

- Approved for FY2016 and FY2017 implementing the proposed fire rescue charges at a 15% reduction utilizing existing fund balances to support the required payment to the City and approve implementing the proposed fire rescue charges at the full rates for FY 2018.
- Directed staff to prepare for the adoption of the Fire Rescue Services Rates at the May 26, 2015 meeting.
- Authorized staff to send first class notices to property owners who have the assessment on their tax bill notifying them of the maximum rate increase and authorize staff to schedule a Public Hearing on June 23, 2015, to impose the new rates, and authorize the assessment to be placed on the tax bill, if applicable.
- Instructed staff to bring back additional information regarding the possibility of funding fire services through a 1-cent surtax at the June 23, 2015 Budget Workshop.

These actions were ratified at the May 12, 2015 Board meeting.

Analysis:

Consistent with actions taken by the Board at the April 28, 2015 Budget Workshop, the Fourth Amendment to the Fire and Emergency Services Interlocal Agreement has been prepared (Attachment #1). As specified in the Interlocal Agreement, the Second Term Fire Services Study will be made part of the Interlocal Agreement as Exhibit F.

In keeping with Board actions, the attached Fire Services Rate Resolution shows the newly adopted rates for FY 2016 and FY 2017 at a 15% reduction from the new rates established in the study. For FY 2018, and for each year thereafter, the Rate Resolution reflects the fire rescue charge at the full rate.

Based on the new rates, the County will provide the City approximately \$7.9 million annually over the next five years. To pay for the rate reduction of 15% in FY 2016 and 2017, the County will allocate \$1.22 million in revenue derived from non-ad valorem unincorporated area fund balances during the budget process.

In addition, as directed by the Board, staff will present details regarding placing a local option surtax for fire rescue services on a general election ballot at the June 23, 2015 Budget Workshop.

Title: Approval of the Proposed Fourth Amendment to Interlocal Agreement Regarding the Provision of Fire and Emergency Medical Services with the City of Tallahassee, Adopting and Incorporating therein the Second Term Fire Services Rate Study, and Adoption of the Resolution Adopting and Imposing the Fire Rescue Assessment and Fire Service Fee

May 26, 2015

Page 4

Options:

1. Approve the Fourth Amendment to the Interlocal Agreement regarding the Provision of Fire and Emergency Medical Services with the City of Tallahassee, adopting and incorporating therein the Second Term Fire Services Rate Study (Attachment #1).
2. Approve the Resolution Relating to the Provision and Funding of Fire Rescue Services (Attachment # 2).
3. Board Direction

Recommendation:

Options #1

Attachment:

1. Fourth Amendment to the Interlocal Regarding Fire and Emergency Medical Services
2. Resolution relating to the Provision and Funding of Fire Rescue Services
3. Second Amendment to the Interlocal Agreement Regarding the Provision of Fire and Emergency Medical Services
4. April 28, 2014 Fire Rescue Services Budget Workshop Item

**FOURTH AMENDMENT TO INTERLOCAL AGREEMENT
REGARDING THE PROVISION OF FIRE AND
EMERGENCY MEDICAL SERVICES**

This Fourth Amendment to the Interlocal Agreement Regarding the Provision of Fire and Emergency Medical Services is made and entered into as of this 26th day of May, 2015, by and between Leon County, Florida, a charter county and political subdivision of the State of Florida (the "County"), and the City of Tallahassee, Florida, a Florida municipal corporation (the "City"), collectively the Parties.

RECITALS

WHEREAS, the Parties entered into an Interlocal Agreement Regarding the Provision of Fire and Emergency Medical Services, dated April 16, 2009, a First Amendment to the Interlocal Agreement, dated June 9, 2009, a Second Amendment to the Interlocal Agreement dated September 5, 2013, and a Third Amendment to the Interlocal Agreement dated October 21, 2013 (collectively, the "Interlocal Agreement"); and

WHEREAS, Section 2.B. of the Interlocal Agreement provides that upon adoption of a fire services rate study (Second Term Rate Study) by the Parties, it will be made part of the Interlocal Agreement as Exhibit F; and

WHEREAS, Exhibit E, paragraph 6.A. to the Interlocal Agreement provides that modifications to the Interlocal Agreement may be effectuated upon the agreement of the Parties.

NOW, THEREFORE, in consideration of the mutual covenants and promises hereinafter set forth, the Parties do agree as follows:

1. That the Recitals above set forth are hereby made a part hereof.
2. That the Second Term Rate Study adopted by the Parties is incorporated herein as Exhibit F and made a part hereof as if fully set forth below.

3. That this Fourth Amendment to the Interlocal Agreement shall become effective upon full execution by the Parties.

IN WITNESS WHEREOF, the Parties have caused this Fourth Amendment to the Interlocal Agreement to be executed by their duly authorized representatives this _____ day of May, 2015.

CITY OF TALLAHASSEE

LEON COUNTY, FLORIDA

By: _____
Andrew Gillum, Mayor

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

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

ATTEST:
Bob Inzer
Clerk & Comptroller
Leon County, Florida

By: _____

By: _____

Approved as to form:
City Attorney's Office

Approved as to form:
County Attorney's Office

By: _____
Lewis E. Shelley, Esq.
City Attorney

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

City of Tallahassee and Leon County, Florida

Fire Assessment Memorandum

APRIL 14, 2015

Presented by:
Government Services Group, Inc.
1500 Mahan Drive, Suite 250
Tallahassee, Florida 32308
(850) 681-3717
(850) 224-7206 Fax

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Appendices

Appendix A—Situation Found Codes and Descriptions

Appendix B—Fixed Property Use Codes and Descriptions

Appendix C—Leon County Property Appraiser Building Improvement Codes and Use Descriptions with
Assignment of Property Use Category

Appendix D—Department of Revenue (DOR) Codes

Appendix E—Service Zone Map

Introduction

The City of Tallahassee (City) and Leon County (County) entered into a professional services agreement with GSG to provide specialized services in the development and implementation of a non-ad valorem assessment program to fund fire services within the incorporated and unincorporated areas of the County (Fire Assessment Project).

The objective of this Fire Assessment Project is to develop and implement an update to the City's current revenue program capable of efficiently and effectively collecting all assessable and billable costs associated with providing fire services on an annual basis throughout the entire County for Fiscal Year 2015-16 and future fiscal years. The mechanism for collecting the fire fee from governmental properties will remain in effect, however both the City and County will utilize the City's utility bill as the collection method for all non-governmental properties where possible and the City will assist the County in the collection of the fire assessment utilizing the utility bill, separate bills and tax bill. This document is the Fire Assessment Memorandum (Assessment Memorandum), which is one of the project deliverables specified in the scope of services.

The work effort, documented by this Assessment Memorandum, focused on the calculation of assessment rates and classifications required to fully fund the identified assessable costs to provide countywide fire services for Fiscal Year 2015-16 and future fiscal years. However, the City and County have the choice of funding all or only a portion of the assessable costs based on policy direction. In addition, the work effort recorded in this Assessment Memorandum required the identification of the full costs of assessable fire services (net of all fire related revenues) and the allocation of those costs to properties that specially benefit from the provision of such fire services.

BACKGROUND

In 1999, the City adopted a fire services funding program consisting of two components: a Fire Fee and a Fire Assessment. The goal of the Fire Services Funding Project in 1999 was to design an alternative revenue program capable of efficiently and effectively collecting all assessable and billable costs associated with providing fire services on an annual basis. The Fire Fee is the funding mechanism that secures recovery of the cost for providing fire services to governmental property. The Fire Assessment is the funding mechanism for non-government property that could be collected on the City's utility bill. The program was updated to account for changes in call data, property data and service delivery in Fiscal Year 2004-05 and once again in Fiscal Year 2009-10.

OBJECTIVES

The City retained GSG to develop an annual recurring special assessment program that is capable of funding all of the assessable costs associated with providing countywide fire services. The City will utilize the utility bill for collection of the fire assessment and will assist the County in the collection of the fire assessment utilizing the utility bill, separate bills and the tax bill. Data available on the ad valorem tax roll was used to develop the Fiscal Year 2015-16 assessment program. GSG has been

charged to fully cost the services to be provided by the City, develop a fair and reasonable apportionment methodology for such assessable costs and determine assessment rates and parcel classifications that are accurate, fair and reasonable.

The fire non-ad valorem assessments must meet the Florida case law requirements for a valid special assessment. These requirements include the following:

1. The service provided must confer a special benefit to the property being assessed; and
2. The costs assessed must be fairly and reasonably apportioned among the properties that receive the special benefit.

The work effort of this project required the evaluation of data obtained from the City to develop a fire assessment program that focuses upon the projected Fiscal Year 2015-16 assessable cost calculations. The objectives of this initial effort were to:

- Determine the full costs of providing fire services within the County.
- Review such final cost determination with the City to determine which elements provide the requisite special benefit to the assessed properties.
- Determine the relative benefit anticipated to be derived by categories of property use within the County from the delivery of fire services.
- Recommend the fair and reasonable apportionment of assessable costs among benefited parcels within each category of property use.
- Calculate assessment rates and parcel classifications for Fiscal Year 2015-16 and future years based on the projected Fiscal Year 2015-16 budget adjusted for year over year increases.

Service Description and Assessable Cost Calculations

The fire services apportionment methodology allocates assessable costs on the basis of the anticipated demand for fire services by categories of private, real property use as identified on the real property assessment roll prepared for the levy of ad valorem taxes. The assessable fire costs are allocated among private, real property use categories based upon the historical demand for these services. This demand is identified by examining the fire incident data as reported by the City to the State Fire Marshal's office.

The fire services apportionment methodology for government property allocates billable costs to provide fire services based upon the historical demand for these services for all government owned property (i.e. City, County, State, Federal, etc.), as reflected by the incident data reported by the City.

SERVICE DELIVERY DESCRIPTION

Fire Rescue services are provided throughout the County from 16 paid fire rescue stations and 5 volunteer fire rescue stations. One of the volunteer stations is co-located at Station 15. Table 1 identifies fire rescue buildings/facilities inventory, as well as the corresponding physical location address for the facility.

Table 1
Fire Rescue Department Buildings/Facility Inventory

Station	Address
Station #1	327 North Adams Street Tallahassee, FL 32301
Station #2	2805 Sharer Road Tallahassee, FL 32302
Station #3	3005 South Monroe Street Tallahassee, FL 32301
Station #4	2899 West Pensacola Street Tallahassee, FL 32304
Station #5	3238 Capital Circle Southwest Tallahassee, FL 32304
Station #6	2901 Apalachee Parkway Tallahassee, FL 32311
Station #7	2805 Shamrock South Tallahassee, FL 32308
Station #8	2423 Hartsfield Road Tallahassee, FL 32304
Station #9	3205 Thomasville Road Tallahassee, FL 32312

Station	Address
Station #10	5323 Tower Road Tallahassee, FL 32303
Station #11	8752 Centerville Road Tallahassee, FL 32308
Station #12	4701 Chaires Cross Road Tallahassee, FL 32311
Station #13	1555 Oak Ridge Road Tallahassee, FL 32311
Station #14	16614 Blountstown Highway Tallahassee, FL 32310
Station #15	1445 Bannerman Road Tallahassee, FL 32312
Station #16	911 Easterwood Drive Tallahassee, FL 32311
Micosukee (County-Volunteer)	15210 Mahan Drive Tallahassee, FL 32308
Bradfordville (County-Volunteer) (Co-located at Station #15)	1445 Bannerman Road Tallahassee, FL 32312
Chaires-Capitola (County-Volunteer)	10541 Valentine Road South Tallahassee, FL 32317
Woodville (County-Volunteer)	155 East Oakridge Tallahassee, FL 32305
Lake Talquin (County-Volunteer)	16614 Blountstown Highway Tallahassee, FL 32312

Source: City of Tallahassee

The City of Tallahassee Fire Rescue Department provides standard fire suppression, medical services, hazmat response, technical rescue, airport capabilities, state disaster response, emergency response and disaster preparedness, fire prevention and safety education. Five of the sixteen City stations provide Advanced Life Support (ALS) services in coordination with Leon County EMS.

Dispatch services for fire and EMS services are provided through a joint dispatch operation between the City and the County.

Tables 2 through 5 outline the Fire Rescue Department's current service operations and service components. Table 2 outlines the Fire Rescue Department's organizational structure.

Table 2
City of Tallahassee Fire Rescue Department Organizational Chart

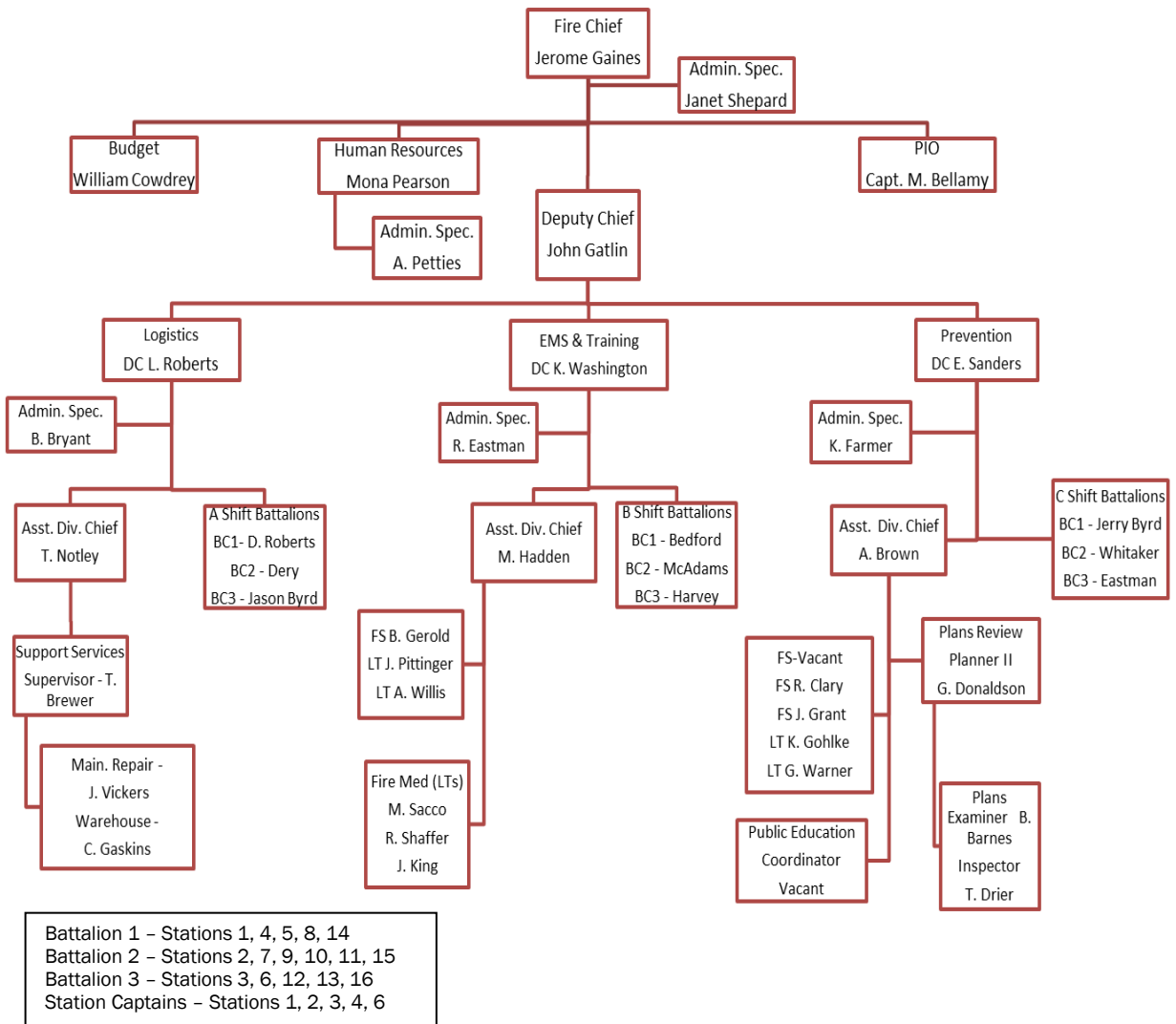


Table 3 describes the normal staffing for each apparatus. This information is used in the development of the Administrative Factor, as further discussed in the “Development of Factors” section of this Assessment Memorandum.

Table 3
Fire Rescue Department Apparatus Normal Staffing Requirements

Apparatus	Typical Staffing
Aerial	3-4 personnel
Pumper	3-4 personnel
Ford Expedition/Battalion Chief	1 personnel
Rescue	2 Personnel
Air Truck	1 Personnel
Brush Truck	1 Personnel
Rescue Boat	2 Personnel
Tanker	1 Personnel
Chevy Suburban/FireMed1	1 Personnel
HazMat Apparatus	3-4 personnel
Squad or Mass Care	3-4 personnel
USAR Apparatus	3-4 personnel

Source: City of Tallahassee

Table 4 lists the location and the fire flow/pumping capacity of the Fire Rescue Department’s apparatus. This information is used to determine the square footage cap for non-residential properties.

Table 4
Fire Rescue Department Apparatus Fire Flow

Location	Apparatus	Fire Flow (GPM)
Station 1	1994 E-One Tanker	1,500
	1996 E-One International Air and Light	N/A
	2014 Pierce Impel Pumper	1,500
	2007 E-One 95’ Platform	1,500
	2008 Ford Expedition	N/A
	2003 E-One Typhoon Rescue Pumper	1,500
Station 2	1996 E-One Haz-Mat	N/A
	1998 Pace 16ft. Trailer	N/A
	2008 Ford Expedition	N/A
	2001 E-One Platform	1,500
	2002 Ford F-550 Brush Truck	350
	2005 E-One Typhoon Rearmount Pumper	1,500
Station 3	1994 Rescue-1 Boat	N/A
	2005 Ford-550 HazMat Tow Vehicle	N/A
	1997 E-One Medium Rescue	N/A
	2014 Pierce Impel 75 ft. Aerial	1,500
	2008 Ford Expedition	N/A
	2005 E-One Typhoon Rescue Pumper	1,500

Location	Apparatus	Fire Flow (GPM)
Station 4	2010 Rescue -1 Boat	N/A
	2002 E-One Bronto Aerial Platform	1,500
	1996 E-One International Rescue Squad	500
	1998 16ft. Trailer	N/A
	2002 Ford F-550 Brush Truck	350
	2014 Pierce Impel Pumper	1,500
	2005 International 4X4 Tractor	N/A
	2005 Hackney Trailer	N/A
	2005 E-One International Air Light Truck	N/A
Station 5*	1994 International ARFF	500
	2010 E-One Titan Force ARFF	3,300
	2014 Oshkosh Striker 3000	3,300
Station 6	1994 Rescue-1 Boat	N/A
	1997 95 Ft. E-One Tower	1,500
	2002 Ford F-550 Brush Truck	350
	2005 E-One Typhoon Rearmount Pumper	1,500
Station 7	2005 E-One Typhoon Rearmount Pumper	1,500
Station 8	2005 E-One Typhoon Rearmount Pumper	1,500
Station 9	2005 E-One Typhoon Rescue Pumper	1,500
Station 10	1998 E-One International Tanker/Pumper	2,500
	2000 E-One International Rescue	650
Station 11	1998 E-One International Tanker/Pumper	2,500
	1996 E-One International Rescue	650
Station 12	1998 E-One International Tanker/Pumper	2,500
	2000 E-One International Rescue	650
Station 13	1998 E-One International Tanker/Pumper	2,500
	2000 E-One International Rescue	650
Station 14	1994 Rescue-1 Boat	N/A
	2000 E-One International Rescue	650
	2006 E-One International Tanker/Pumper 7600	2,500
Station 15	1994 Rescue-1 Boat	N/A
	2000 Ford F-450 Brush Truck	350
	2003 E-One Typhoon Rearmount Pumper	1,500
Station 16	Tanker/Pumper	2,500
	Rescue	650
Total GPM		44,800

Source: City of Tallahassee

* Pumping capacity for Station 5 is not included in total because those apparatus are dedicated to the airport.

The current pumping capacity is defined as the combined amount of water that all apparatus in the Fire Rescue Department can pump to a first alarm non-residential fire. As outlined by Table 4 above, the pumping capacity of the City's Fire Rescue Department is 44,800 gallons per minute. Accordingly, based on National Fire Protection Association firefighting standards for fire flow as provided for in NFPA 1 Fire Code, 2015, Chapter 18 (assuming ordinary construction), the Fire Rescue Department currently has sufficient fire flow capacity to provide service coverage in the event of a structure fire involving unlimited square feet.

Table 5 below details the Fire Rescue Department’s response protocol.

Table 5
Minimum Response Protocol

Call Type	Typical City Response
Medical	Engine (1)
Vehicle Accident	Engine (1)
Vehicle Accident with Extraction	Engine (2), Battalion Chief (1)
Residential Fire	Engine (2), Truck(1), Battalion Chief (1), FireMed (1)
Residential/Building Alarm	Engine (1)
Commercial Fire	Engine (3), Truck (1), Battalion Chief (1), FireMed (1)
Hazardous Material	Engine (2), Tanker (1), Truck (1), Haz-Mat (1), Battalion Chief (1), FireMed (1)
Service Calls	Engine (1)

Call Type	Typical County Response
Medical	Rescue (1), Tanker (1)
Vehicle Accident	Rescue (1), Tanker (1)
Vehicle Accident with Extraction	Rescue (1), Tanker (1), Battalion Chief (1), FireMed (1), Engine or Truck (1)
Residential Fire	Rescue (1), Tanker (2), Battalion Chief (1), FireMed (1), Engine or Truck (1)
Residential/Building Alarm	Rescue (1), Tanker (1)
Commercial Fire	Rescue (1), Tanker (1), Battalion Chief (1), FireMed (1), Engine or Truck (3)
Hazardous Material	Rescue (1), Tanker (1), Battalion Chief (1), FireMed (1), Engine or Truck (2), HazMat (1)
Service Calls	Rescue (1), Tanker (1)

Source: City of Tallahassee

DEVELOPMENT OF FACTORS

FIRE RESCUE V. EMERGENCY MEDICAL SERVICES

In June 2000, litigation over the City of North Lauderdale fire rescue assessment program resulted in a decision by the Fourth District Court of Appeals in the case of SMM Properties, Inc. v. City of North Lauderdale, (the “North Lauderdale” case). The Fourth District Court of Appeals concluded that Emergency Medical Services (EMS) did not provide a special benefit to property. The Court, however, reaffirmed that fire suppression, fire prevention, fire/building inspections and first response medical services do provide a special benefit to property. In 2002, the Florida Supreme Court upheld the decision of the Fourth District Court of Appeals.

To address these concerns, GSG developed a methodology that removed the costs associated with emergency medical services. This method of splitting the fire and EMS portions of a consolidated public safety department’s budget was upheld by the Fourth District Court of Appeals in Desiderio Corporation, et al. vs. The City of Boynton Beach, Florida, et al., 39 So.3d 487 (Fla. 4th DCA 2010).

The proposed fire rescue department’s line item costs were allocated between fire rescue and emergency medical services as a result of the Florida Supreme Court’s opinion in City of North Lauderdale v. SMM Properties that emergency medical services (above the level of first response) do not provide a special benefit to property. Accordingly, the County’s fire rescue costs were split from emergency medical service costs based on the following general guidelines.

DIRECT ALLOCATIONS

To the extent that certain line items could be allocated directly to fire, direct allocations were made. For example, all costs associated with “Utility Service Expense,” “Volunteer Fire Department,” and “Contractual Svcs – VFD County” were allocated entirely to fire. All costs directly related to “Medical Services” were directly allocated to EMS.

ADMINISTRATIVE FACTOR

Certain line items were allocated between fire and EMS based on an Administrative Factor. This Administrative Factor is derived by creating a ratio between non-EMS or fire personnel and total combat personnel per shift. The administrative factor calculations are based on the City’s total Fire Rescue Department combat personnel staffing, including an allocation for volunteers. Under normal staffing, this results in 75 non-EMS personnel and 14 EMS personnel for a total of 89 combat personnel. This normal staffing yields an 84.27 % percent non-EMS Administrative Factor.

This percentage was applied to all applicable line items to allocate the costs that could not be directly allocated as fire costs or EMS costs, and that could not be operationally allocated (see below). For example, the Administrative Factor was applied to the line item expenditures for “Food,” “Human Resource Expense” and “Utilities - Electric” to determine the fire service costs of these line items.

OPERATIONAL FACTOR

Other line items were allocated between fire and EMS based on an Operational Factor. The Operational Factor is derived by creating a ratio between non-EMS (i.e. fire) calls and EMS calls, and this ratio which is based on the City’s Fire Rescue Department’s operations, was then applied to certain budget line items such as “Vehicle Fuel” and “Vehicle Replacement”.

To develop the Operational Factor, GSG obtained fire rescue incident data identifying the number of fire rescue calls made to property categories within the entire County over a three-year period. The City fire rescue incident data was used to determine the demand for fire rescue services. GSG obtained information from the City in an electronic format, identifying the number and type of fire rescue incident responses for calendar years 2011, 2012 and 2013.

The State Fire Marshal’s office uses the Florida Fire Incident Reporting System (FFIRS). This system is a tool for fire rescue departments to report and maintain computerized records of fire rescue incidents and other department activities in a uniform manner. Under this system, a series of basic phrases with code numbers are used to describe fire rescue incidents. Appendix A provides a codes list for the “type of situation found” as recorded on the fire rescue incident reports used to identify EMS and non-EMS calls.

The ratio between non-EMS (i.e. fire) calls and EMS calls is then applied to all applicable line items to allocate the costs that could not be directly allocated as fire costs or EMS costs, and that could not be administratively allocated. For calendar years 2011, 2012 and 2013, the City reported 50,089 total non-government fire rescue incident calls to FFIRS, of which 19,406 were non-EMS (i.e. fire) calls and 30,683 were EMS calls. This information results in a 38.74% non-EMS Operational Factor.

ASSESSABLE COST CALCULATIONS

The fire services assessable cost calculations for Fiscal Years 2015-16 through 2019-20 are based on the following assumptions for the purpose of this Fire Assessment Memorandum.

- Actual projected expenditures and revenues were provided by the City for Fiscal Years 2015-16 through 2019-20.
- Revenues are shown as a reduction of the total projected expenditures for each fiscal year, thereby reducing the total assessable costs for that year. Revenues are comprised of revenues directly received from or for the delivery of fire services, such as “Fire Inspection Fees,” “Forfeited Discounts,” “Firefighters Supplemental,” and contract for service revenues that are allocated to the fire budget.
- All costs associated with providing contract services to the Tallahassee Regional Airport were included in the assessable budget with the corresponding contract revenues removed from the assessable budget calculations.
- The line item “Under Collection Rate” under “Additional Costs” reflects a 95% collection rate of the Fire Services Assessment.
- The line item “GSG Study/Annual/Update” under “Operating Expenditures” is the cost associated with the anticipated update of the fire assessment program in Fiscal Year 2019-20. These costs are reimbursable through the assessment program.
- The costs associated with supporting the volunteer fire departments were included as 100% fire costs and are included in the assessable budget.

Table 6 provides a calculation of the assessable costs for Fiscal Year 2015-16 based on an application of the above factors to the Fiscal Year 2015-16 Projected Budget. The calculation yields an assessable cost of \$35,497,107 for Fiscal Year 2015-16.

Table 6
Fire Services Assessable Cost Calculations (FY 2015-16)

	FY 15-16 Projected Budget	FY 15-16 Assessable Budget
Personnel Services		
Salaries	\$16,683,075	\$13,919,205
Capitalized Wages	(\$37,935)	(\$31,968)
Salary Enhancements	\$1,138,964	\$950,374
Firefighter Holiday Pay	\$617,613	\$515,380
Overtime	\$861,507	\$734,035
Other Salary Items	\$655,681	\$540,911
Pension-Current	\$4,143,996	\$3,457,681
Pension-MAP	\$55,983	\$46,619
Mandatory Medicare	\$242,113	\$201,821
Health Benefits	\$1,945,308	\$1,612,587
Health Benefits-OPEB	\$200,977	\$169,363
Flex Benefits	\$81,415	\$66,711
Total Personnel Services	\$26,588,697	\$22,182,721
Operating Expenditures		
Advertising	\$6,645	\$5,600
Cleaning & Laundry	\$8,731	\$8,209
Reproduction	\$5,412	\$2,404
Equipment Repairs	\$44,801	\$17,357
Medical Services	\$67,001	\$0
Construction Services	\$10,000	\$8,427

	FY 15-16 Projected Budget	FY 15-16 Assessable Budget
Unclassified Contract Svcs	\$290,916	\$170,389
Computer Software	\$3,150	\$2,654
Telephone	\$22,550	\$17,827
Chem-Med-Lab	\$70,246	\$1,672
Food	\$1,211	\$1,021
Gasoline	\$697	\$270
Office Supplies	\$20,441	\$15,978
Uniforms & Clothing	\$298,761	\$251,082
Unclassified Supplies	\$156,294	\$108,628
Non-Capitalized Furniture	\$5,673	\$5,541
Travel & Training	\$72,359	\$49,453
Journals & Books	\$16,857	\$14,963
Memberships	\$4,008	\$3,098
Certificates & Licenses	\$2,300	\$590
Rent Expense-Machines	\$9,992	\$8,420
Unclassified Charges	\$52,500	\$44,242
Bad Debt Expense	\$161,366	\$135,983
Unclassified Equipment	\$351,619	\$308,733
Human Resource Expense	\$421,915	\$355,546
Accounting Expense	\$87,776	\$73,969
Purchasing Expense	\$42,490	\$35,806
Information Systems Expense	\$1,709,303	\$1,440,424
Risk Management Expense	\$575,434	\$484,916
Radio Communications Expense	\$165,497	\$139,464
Revenue Collection Expense	\$64,707	\$54,528
Utility Service Expense	\$1,269,676	\$1,269,676
Vehicle Garage Expense	\$990,333	\$383,685
Vehicle Fuel	\$338,765	\$131,248
Vehicle Replacement	\$3,172,465	\$1,229,109
Utilities-Sewer	\$30,377	\$25,599
Utilities-Sanitation	\$16,149	\$13,609
Utilities-Stormwater	\$21,749	\$18,328
Utilities-Gas	\$37,495	\$31,597
Utilities-Water	\$25,177	\$21,217
Utilities-Electric	\$187,813	\$158,269
Utilities-Fire Services	\$47,890	\$40,357
Indirect Costs	\$757,947	\$638,719
Debt Service Transfer	\$2,834,850	\$2,388,919
RR&I Transfer	\$1,247,500	\$1,051,264
Inter-Fund Transfer	\$10,990	\$9,261
Contribution to Human Resources	\$45,000	\$37,921
Contribution to Consolidated Dispatch Agency	\$321,978	\$271,330
Contractual Svcs - VFD County	\$482,479	\$482,479
Airport Fire Protection	\$1,234,050	\$1,234,050
GSG Study/Annual/Update	\$0	\$0
Total Operating Expenditures	\$17,823,335	\$13,203,830
Total Expenditures	\$44,412,032	\$35,386,551
Revenues		
City-Fire Inspection Fees	\$294,500	\$294,500
City-Firefighters Supplemental	\$76,450	\$76,450
City-Airport	\$1,234,050	\$1,234,050
City-Forfeited Discounts	\$59,300	\$59,300
Total Revenues	\$1,664,300	\$1,664,300
Total Expenditures	\$44,412,032	\$35,386,551

	FY 15-16 Projected Budget	FY 15-16 Assessable Budget
Less Total Revenues	(\$1,664,300)	(\$1,664,300)
Total Net Expenditures before Additional Costs	\$42,747,732	\$33,722,251
Additional Costs		
Under Collection Rate (5%)		\$1,774,856
Total Additional Costs		\$1,774,856
Total Assessable Costs		\$35,497,107

Table 7 shows the calculation of the full cost of the Fire Services Assessment Program for Fiscal Year 2015-16 through Fiscal Year 2019-20 as well as the five-year average Fire Services Assessment Program cost.

Table 7
Fire Services Assessable Cost Calculations Proforma Five-Year Average (FY 2015-16 thru FY 2019-20)

	FY 15-16 Assessable Budget	FY 16-17 Assessable Budget	FY 17-18 Assessable Budget	FY 18-19 Assessable Budget	FY 19-20 Assessable Budget	Five-Year Average Assessable Budget
Total Personnel Services	\$22,182,721	\$23,552,663	\$24,866,486	\$27,625,129	\$28,829,470	\$25,411,294
Total Operating Expenditures	\$13,203,830	\$13,360,632	\$13,697,672	\$13,209,205	\$13,000,395	\$13,294,347
Total Expenditures	\$35,386,551	\$36,913,295	\$38,564,158	\$40,834,334	\$41,829,865	\$38,705,641
Total Revenues	(\$1,664,600)	(\$1,729,956)	(\$1,766,528)	(\$1,795,675)	(\$1,825,561)	(\$1,756,404)
Total Net Expenditures before Additional Costs	\$33,722,251	\$35,183,339	\$36,797,630	\$39,038,659	\$40,004,304	\$36,949,237
Total Additional Costs	\$1,774,856	\$1,851,755	\$1,936,718	\$2,054,667	\$2,105,490	\$1,944,697
Total Assessable Costs	\$35,497,107	\$37,035,094	\$38,734,348	\$41,093,326	\$42,109,794	\$38,893,934

The average annual increase in the total assessable costs from Fiscal Year 2009-10 (Prior Study) to 2019-20 is estimated to be 4 - 5%. This estimate could be used for budgetary planning purposes relating to the fire assessment moving forward.

Determination of Fire Services Demand

INCIDENT DATA

GSG obtained information from the City in an electronic format, identifying the number and type of fire rescue incident responses for calendar years 2011, 2012 and 2013. The City uses the Florida Fire Incident Reporting System (FFIRS) to record its fire rescue incidents. The FFIRS is a tool for fire rescue departments to report and maintain computerized records of fire rescue incidents and other department activities in a uniform manner.

Under this system, a series of basic phrases with code numbers are used to describe fire rescue incidents. A data field in the FFIRS, “type of situation found,” identifies the incident as an EMS or non-EMS type of call for each incident. Appendix A provides a code list for the “type of situation found” as recorded on the fire rescue incident reports used to identify EMS and non-EMS calls.

Another data field in the FFIRS, “fixed property use,” identifies the type of property that fire rescue departments respond to for each fire rescue incident. The fixed property uses correlate to property uses determined by the Leon County Property Appraiser on the ad valorem tax roll. Appendix B provides a code list for the “fixed property use” as recorded on the fire rescue incident reports.

GSG analyzed the calendar year 2011, 2012 and 2013 fire rescue incident data from the FFIRS files to evaluate trends and determine if aberrations were present. The fire rescue incident data for calendar years 2011, 2012 and 2013 represents 52,103 fire rescue incidents. Of the 52,103 fire rescue incidents, there were 30,683 incidents classified as EMS type incidents based on the type of situation found indicated on the incident report. The 30,683 EMS type incidents were not included in the analysis.

There are certain fire incidents that could not be assigned to a specific property or parcel. These calls represent non-specific type incidents, which are incidents that either could not be correlated to a specific parcel or calls that involved auto accidents and other types of incidents along roads and highways.

Of the 21,420 remaining fire type incidents, 14,638 were calls to specific property uses. The remaining 6,782 incidents were considered non-specific type incidents. Because of the inability to correlate these non-specific type incidents to specific property categories, the call analysis does not include these 6,782 incidents. Additionally, the level of services required to meet anticipated demand for fire services and the corresponding annual fire services budget required to fund fire services provided to non-specific property uses would be required notwithstanding the occurrence of any incidents from such non-specific property uses.

The suppression of fires on vacant land and agricultural property primarily benefits adjacent property by containing the spread of fire rather than preserving the integrity of the vacant parcel. Thus, incidents to vacant and agricultural property were not included in the final analysis of the fire call database. The 116 calls to these two property use categories were removed.

Of the remaining 14,522 fire type incidents, there were 2,014 calls for service to government properties and 12,508 calls to non-Government properties as identified by addresses or fixed property use codes provided in the FFIRS reports. The costs associated with providing service to government properties was segregated and those government properties will fund fire service through a fee that is determined by the historical demand for service as detailed later in this Memorandum.

Table 8 outlines the assignment of fire type incidents based on the analysis conducted by GSG.

Table 8
Fire Calls by Category (Calendar Years 2011, 2012 and 2013)

Property Category	Number of Fire Incidents	Percentage of Total Incidents
Non-Government	12,508	86.13%
Government	2,014	13.87%
Total	14,522	100%

Source: City of Tallahassee

PROPERTY DATA

GSG obtained information from the ad valorem tax roll from the Leon County Property Appraiser's office to develop the assessment roll. Each building within the County on the ad valorem tax roll was assigned to one or more of the property use categories based on their assignment of use by the Leon County Property Appraiser or verification of use obtained through field research. A list of building improvement codes used by the Leon County Property Appraiser and their assignment to a property use category is provided as Appendix C.

The Residential Property Use Category includes such properties as single-family dwelling units, duplexes, mobile homes, triplexes, quadruplexes, apartments, condominiums, townhouses, and cooperatives. In the event the data was indefinite, the DOR codes were used to clarify mobile home categories and help identify condominium and townhouse buildings. For parcels assigned to the Residential Property Use Category, GSG utilized the total number of dwelling units as determined from the building files on the ad valorem tax roll or through the use of field research.

The Non-Residential Property Use Category includes commercial and industrial/warehouse property uses. For parcels within the Non-Residential Property Use Categories (Commercial and Industrial/Warehouse), GSG determined the amount of square footage of the structures using the building files on the ad valorem tax roll or through the use of field research.

For RV parks regulated under Chapter 513, Florida Statutes, in accordance with Sections 166.223 and 125.0168, Florida Statutes, which mandate that cities and counties treat RV parks like commercial property for non-ad valorem assessments levied by the City and County, each RV space within the park was treated as a building of commercial property and assigned the square footage of 191 square feet, the average size of a recreational vehicle, according to the Florida Association of RV Parks and Campgrounds.

Computation of Fire Services Assessments

This section of the Memorandum includes the assessment rates as calculated within this Assessment Memorandum. The fire rescue assessment cost calculations provided herein are primarily based on information supplied by the City. The assessable cost projections developed by GSG are designed to forecast assessment rates within each property use category for Fiscal Years 2015-16 through 2019-20.

SERVICE ZONES

Service zones were created under the previous fire assessment study in Fiscal Year 2009-10 to reflect the level of service differentiation of a property located in a higher density area that receives fire protection coverage from multiple stations as compared to a property located in an area generally described as rural and typically serviced by a single fire station. For this purpose, “core stations” were identified and defined as those stations within five road miles of at least two other stations. The creation of a core area was necessary to eliminate the appearance of a higher service level of those properties that may be within five road miles of two stations; however, the location of the property lies between two stations that are nearly ten miles apart. This same approach was used in this study. Any changes in the level of service provided in the two zones will need to be reviewed in subsequent studies to ensure that this approach is still valid.

Those properties included in “Zone 1” were generally located within five road miles of two “core stations.” Properties located outside of five road miles of two “core stations” were included in “Zone 2.” A map of the service zones is provided in Appendix E.

Calls were plotted, or “geocoded,” on a map based upon the address provided in the FFIRS database. Those calls correlated to properties included in “Zone 1,” and those calls correlated to properties included in “Zone 2,” were aggregated and assigned to the respective zone. Table 9 details the assignment of calls to service zones.

Table 9
Fire Calls to Non-Governmental Properties by Zone (Calendar Years 2011, 2012 and 2013)

Zone	Number of Calls to Specific Property Uses
Zone 1	9,590
Zone 2	2,918

The calls for service were then weighted based on the average call duration differential between Zone 1 and Zone 2 to account for the difference in resources used on calls between the two zones. On average a call in Zone 2 is 26% longer in duration than a call in Zone 1. Therefore, all calls in Zone 2 were multiplied by a weighting factor of 1.26 to determine the weighted number of calls while all calls in Zone 1 were assigned a weighting factor of 1.00. Table 10 details the weighting of calls by zone

Table 10
Weighted Fire Calls to Non-Governmental Properties by Zone (Calendar Years 2011, 2012 and 2013)

Zone	Number of Calls to Specific Property Uses	Weighting Factor	Number of Weighted Calls to Specific Property Uses
Zone 1	9,590	1.00	9,590.00
Zone 2	2,918	1.26	3,676.68

Table 11 outlines the property use category assignment of weighted fire type incidents for non-governmental properties based on the historical demand for service in each zone.

Table 11
Weighted Fire Calls by Category to Non-Governmental Properties (Calendar Years 2011, 2012 and 2013)

Category	Zone 1		Zone 2	
	Number of Incidents	Percentage of Calls	Number of Incidents	Percentage of Calls
Residential	6,036	62.94%	3,186.54	86.67%
Commercial	3,448	35.95%	444.78	12.10%
Industrial/Warehouse	106	1.11%	45.36	1.23%
Total	9,590	100%	3,676.68	100%

Source: City of Tallahassee

SPECIAL BENEFIT ASSUMPTIONS

The following assumptions support a finding that the fire services, facilities, and programs provided by the City provide a special benefit to the assessed parcels.

- Fire services, facilities, and programs possess a logical relationship to the use and enjoyment of property by: (i) protecting the value and integrity of improvements and structures through the availability and provision of comprehensive fire services; (ii) protecting the life and safety of intended occupants in the use and enjoyment of property; (iii) lowering the cost of fire insurance by the presence of a professional and comprehensive fire services program; and (iv) containing fire incidents occurring on land with the potential to spread and endanger other property and property features.
- The availability and provision of comprehensive fire services enhances and strengthens the relationship of such services to the use and enjoyment of the parcels of property, the market perception of the area and, ultimately, the property values within the assessable area.

APPORTIONMENT METHODOLOGY

The following section describes the assessment apportionment methodology for fire services based on: (i) the fire services assessable cost calculations; (ii) the ad valorem tax roll maintained by the property appraiser and the availability of the data residing on the database; and (iii) the fire rescue incident data.

COST APPORTIONMENT

The assessable costs were first apportioned among government and non-government property based upon the historical demand for service percentages shown in Table 8. The assessable costs attributable to non-government property were then apportioned to Zone 1 and Zone 2 and then further to the individual property use categories in each service zone based upon the weighted historical demand for fire services reflected by the fire incident data experienced in each service zone for Calendar Years 2011, 2012 and 2013. The five-year average cost apportionment is illustrated in Table 12.

Table 12
Cost Apportionment (Five-Year Average)

Category	Zone 1 (72.29% of Weighted Fire Calls)			Zone 2 (27.71% of Weighted Fire Calls)		
	Total Calls	Percentage	Assessable Costs	Total Calls	Percentage	Assessable Costs
Residential	6,036	62.94%	\$15,239,222	3,186.54	86.67%	\$8,045,128
Commercial	3,448	35.95%	\$8,705,242	444.78	12.10%	\$1,122,946
Industrial/Warehouse	106	1.11%	\$267,621	45.36	1.23%	\$114,521
Total	9,590	100%	\$24,212,085	3,676.68	100%	\$9,282,595

PARCEL APPORTIONMENT

The share of the assessable costs apportioned to each property use category was further apportioned among the individual buildings of property within each property use category in the manner described in Table 13.

Table 13
Parcel Apportionment within Property Use Categories

Category	Parcel Apportionment
Residential	Dwelling Unit
Non-Residential	Improvement Area Per Building Within Square Footage Ranges
-Commercial	(100,000 Square Foot Cap Per Building)
-Industrial/Warehouse	

Applying the foregoing parcel apportionment methodology, fire assessment rates were computed for each property use category. The specific methodology, underlying special benefit and fair apportionment assumptions are included below and generally described.

RESIDENTIAL PARCEL APPORTIONMENT ASSUMPTIONS

The following assumptions support findings that the parcel apportionment applied in the Residential Property Use category are fair and reasonable. The Residential Property Use Category includes such properties as single-family dwelling units and multi-family dwelling units.

- The size or the value of the residential parcel does not determine the scope of the required fire services. The potential demand for fire services is driven by the existence of a dwelling unit and the anticipated average occupant population.
- Apportioning the assessable costs for fire services attributable to the residential property use category on a per dwelling unit basis is required to avoid cost inefficiency and unnecessary administration, and is a fair and reasonable method of parcel apportionment based upon historical fire call data.
- The consolidation of single-family and multi-family properties into a single category is fair and reasonable because they are similar property uses and the number of calls per dwelling unit is not significantly different.

RESIDENTIAL PARCEL APPORTIONMENT CALCULATION

Based upon the historical demand for fire services, the percentages of assessable costs attributable to residential properties were calculated. The amount of the assessable costs allocable to each residential property was divided by the number of dwelling units in the Residential Property Use Category to compute the fire assessment to be imposed against each dwelling unit. For each residential parcel, the actual number of dwelling units located on the parcel will be multiplied by the residential dwelling unit rate to compute the residential fire assessment amount for the parcel.

Table 14 illustrates the assignment of dwelling units under this apportionment methodology to the Residential Property Use Category for each zone.

Table 14
Parcel Apportionment (Residential Property Use Category)

Residential Property Use Category	Number of Dwelling Units-Zone 1	Number of Dwelling Units-Zone 2
Residential Dwelling Units	75,921	43,378

Source: Leon County Property Appraiser Data

NON-RESIDENTIAL PARCEL APPORTIONMENT ASSUMPTIONS

The Non-Residential Property Use category includes commercial and industrial/warehouse property uses. The capacity to handle fires and other emergencies in Non-Residential Property Use category is governed by the following:

- The current pumping capacity is defined as the combined amount of water that all apparatus in the Fire Department can pump to a non-residential fire. As outlined by Table 4 above, the pumping capacity of the Fire Department is 44,800 gallons per minute. Accordingly, based on National Fire Protection Association firefighting standards for fire flow as provided for in NFPA 1 Fire Code, 2015, Chapter 18 (assuming ordinary construction), the Fire Rescue Department currently has sufficient fire flow capacity to provide service coverage in the event of a structure fire involving unlimited square feet. To avoid inefficiency and unnecessary administration, the City has made a policy decision to set the maximum classification of any building at 100,000 square feet.

The following assumption supports findings that the parcel apportionment applied in the Non-Residential Property Use category is fair and reasonable.

- The risk of loss and demand for fire services availability is substantially the same for structures below a certain minimum size. Because the value and anticipated occupancy of structures below a certain minimum size is less, it is fair, reasonable, and equitable to provide a lesser assessment burden on such structures by the creation of a specific property parcel classification for those parcels.
- The separation of non-residential buildings into square footage classifications is fair and reasonable for the purposes of parcel apportionment because: (i) the absence of a need for precise square footage data within the ad valorem tax records maintained by the property appraiser undermines the use of actual square footage of structures and improvements within each improved building as a basis for parcel apportionment; (ii) the administrative expense and complexity created by an on-site inspection to determine the actual square footage of structures and improvements within each improved parcel assessed is impractical; and (iii) the demand for fire services availability is not precisely determined or measured by the actual square footage of structures and improvements within benefited parcels; and (iv) the classification of buildings within square footage ranges is a fair and reasonable method to classify benefited parcels and to apportion costs among benefited buildings that create similar demand for the availability of fire services.
- The consolidation of commercial and institutional properties into a single category is fair and reasonable because the non-government institutional type properties are similar in use to the commercial type properties.

The parcel apportionment for each Non-Residential Property Use Classification shall include both minimum building classifications and an additional classification of all other buildings based upon the assumed square footage of structures and improvements within the improved parcel. The Non-Residential Property Use Classifications include Commercial and Industrial/Warehouse. The following describes the Non-Residential Property parcel apportionment calculation and classification for the Commercial and Industrial/Warehouse categories.

NON-RESIDENTIAL PARCEL APPORTIONMENT CALCULATION

Based upon the historical demand for fire services, property in the Non-Residential Property Use categories will be responsible for funding a percentage of assessable costs. The amount of the assessable costs allocable to buildings within each of the Non-Residential Property Use Classifications was calculated based upon the following building classifications.

- Non-residential buildings with square footage of non-residential improvements less than 1,999 square feet were assigned an improvement area of 1,000 square feet per building. Buildings with square footage of non-residential improvements between 2,000 square feet and 3,499 square feet were assigned an improvement area of 2,000 square feet per building. Buildings with non-residential improvements between 3,500 square feet and 4,999 square feet were assigned an improvement area of 3,500 square feet per building. Buildings with non-residential improvement areas between 5,000 square feet and 9,999 square feet were assigned an improvement area of 5,000 square feet per building. For buildings containing non-residential improvements between 10,000 square feet and 99,999 square feet, assignments of improvement area were made in 10,000 square foot increments.
- For buildings, containing non-residential improvements over 99,999 square feet, an assignment of improvement area of 100,000 was made.

Sections 125.0168 and 166.223, Florida Statutes, relating to special assessments levied on recreational vehicle parks regulated under Chapter 513, Florida Statutes are based on the following:

- When a city or county levy a non-ad valorem special assessment on a recreational vehicle park regulated under Chapter 513, the non-ad valorem special assessment shall not be based on the assertion that the recreational vehicle park is comprised of residential units. Instead, recreational vehicle parks regulated under Chapter 513 shall be assessed as a commercial entity in the same manner as a hotel, motel, or other similar facility.

Table 15 illustrates the assignment of improvement area under this apportionment methodology for the Commercial and Industrial/Warehouse categories.

**Table 15
Parcel Apportionment (Non-Residential Property Use Category)**

Square Foot Tiers	Number of Commercial Buildings		Number of Industrial/Warehouse Buildings	
	Zone 1	Zone 2	Zone 1	Zone 2
≤ 1,999	1,444	238	86	45
2,000 - 3,499	961	173	147	54
3,500 - 4,999	536	88	122	51
5,000 - 9,999	809	111	274	79
10,000 - 19,999	407	73	196	27
20,000 - 29,999	141	19	60	5
30,000 - 39,999	81	4	28	2
40,000 - 49,999	48	7	13	0
50,000 - 59,999	34	3	9	0
60,000 - 69,999	18	4	5	0
70,000 - 79,999	13	2	3	4
80,000 - 89,999	11	2	5	1
90,000 - 99,999	9	3	3	0
≥ 100,000	39	3	13	0

Source: Leon County Property Appraiser Data

Because the suppression of fires on vacant land and agricultural property primarily benefits adjacent property by containing the spread of fire rather than preserving the integrity of the vacant parcel, incidents to vacant and agricultural property were not included in the final analysis of the fire call database. Therefore, only the primary structures on vacant and agricultural parcels will be charged.

FIRE ASSESSMENT RATES

Applying the parcel apportionment methodology, fire services assessment rates were computed for each specified property use category. Based on the assessable costs of providing fire services, the number of fire calls apportioned to specific property categories and the number of billing units within the specified property categories.

Table 16 illustrates the assessment rates after application of the assessment methodology based on 100 percent funding of the five-year average total assessable costs.

Table 16
Fire Services Assessment Rates (Five Year Average)

Residential Property Use Categories		Zone 1 - Rate Per Dwelling Unit	Zone 2 - Rate Per Dwelling Unit
Residential Dwelling Unit		\$201	\$185
Commercial Property Use Category	Building Classification (in square foot ranges)	Zone 1 - Rate Per Building	Zone 2 - Rate Per Building
	≤ 1,999	\$293	\$267
	2,000 - 3,499	\$585	\$533
	3,500 - 4,999	\$1,023	\$933
	5,000 - 9,999	\$1,461	\$1,332
	10,000 - 19,999	\$2,921	\$2,663
	20,000 - 29,999	\$5,842	\$5,326
	30,000 - 39,999	\$8,762	\$7,989
	40,000 - 49,999	\$11,683	\$10,652
	50,000 - 59,999	\$14,603	\$13,315
	60,000 - 69,999	\$17,524	\$15,978
	70,000 - 79,999	\$20,444	\$18,641
	80,000 - 89,999	\$23,365	\$21,304
	90,000 - 99,999	\$26,285	\$23,967
	≥ 100,000	\$29,206	\$26,630
Industrial/Warehouse Property Use Category	Building Classification (in square foot ranges)	Zone 1 - Rate Per Building	Zone 2 - Rate Per Building
	≤ 1,999	\$28	\$76
	2,000 - 3,499	\$56	\$152
	3,500 - 4,999	\$98	\$265
	5,000 - 9,999	\$139	\$378
	10,000 - 19,999	\$278	\$756
	20,000 - 29,999	\$556	\$1,511
	30,000 - 39,999	\$834	\$2,266
	40,000 - 49,999	\$1,112	\$3,021
	50,000 - 59,999	\$1,390	\$3,776
	60,000 - 69,999	\$1,668	\$4,532
	70,000 - 79,999	\$1,946	\$5,287
	80,000 - 89,999	\$2,224	\$6,042
	90,000 - 99,999	\$2,502	\$6,797
	≥ 100,000	\$2,780	\$7,552

*Estimated Gross Revenue: \$33,494,680; Estimated Institutional Tax Exempt Buy-down: \$1,052,276; Estimated Net Revenue: \$32,442,404.

EXEMPTIONS AND IMPACT OF EXEMPTIONS

Because the fire services assessment is being developed to meet the case law standards for a valid special assessment, any proposed exemptions require special scrutiny. The crafting of an exemption must be founded upon a legitimate public purpose, and not tramp on state or federal constitutional concepts of equal protection and constitutional prohibitions against establishment of religion or the use of the public treasury directly or indirectly to aid religious institutions. Furthermore, to ensure public acceptance, any exemption must make common sense and be fundamentally fair. Finally, the impact of any proposed exemption should be evaluated in terms of its magnitude and fiscal consequences on the City and County's general funds respectively.

Whenever crafting an exemption, it is important to understand that the fair apportionment element required by Florida case law prohibits the shifting of the fiscal costs of any special assessment from exempt landowners to other non-exempt landowners. In other words, the funding for an exemption from a special assessment must come from a legally available external revenue source, such as the City and

County's general funds. Funding for fire assessment exemptions cannot come from the proceeds derived directly from the imposition of special assessments for fire services and facilities. Because any exemption must be funded by an external funding source, the grant of any exemption will not have any impact upon the fire assessment to be imposed upon any other non-exempt parcels.

The decision to fund exemptions for fire services assessments on property owned by non-governmental entities is based upon the determination that such exemptions constituted a valid public purpose.

Table 17 summarizes the estimated impact of exempting institutional, wholly tax-exempt property based on the five-year average assessable budget.

Table 17
Estimated Impact of Exemptions (Five-Year Average)

Financial Classification	Zone 1	Zone 2	Total
Estimated Assessable Costs	\$24,212,085	\$9,282,595	\$33,494,680
Estimated Buy-down for Institutional Tax-Exempt Building Uses	\$791,202	\$261,074	\$1,052,276
Estimated Revenue Generated	\$23,420,883	\$9,021,521	\$32,442,404

Fire Services Fees Imposed on Governmental Property

The special benefit and fair and reasonable apportionment requirements for a valid special assessment do not rigidly apply to charges against government property. Florida case law has stated that user fees are paid by choice and are charged in exchange for a particular governmental service, which benefits the property paying the fee in a manner not shared by other members of the public. In the user fee context, choice means that the property paying the fee has the option of not using the governmental service and thereby avoiding the charge. Under such tests and definition of choice, the validity of both impact fees and stormwater fees have been upheld.

Impact fees are imposed to place the economic burden of infrastructure required by growth on new development. Stormwater fees are imposed to control and treat the stormwater burden generated by the use and enjoyment of developed property. Likewise, fire services provided by the City and County are intended to meet the historical demand for fire services from developed property and such fee benefits the owner or user of developed property in a manner not shared by other members of society (e.g., the owner of undeveloped property).

The Florida Attorney General has recognized that state-owned property is not required to pay a special assessment without legislative authorization but that such authorization is not needed for user fees or service charges. Additionally, a valid charge cannot be enforced by a lien against public property absent elector approval. Rather, the enforcement remedy is a mandamus action to compel payment. In addition, certain general laws preempt the home rule power of local governments to impose special assessments on educational institutions.

As discussed previously and documented in the “Incident Data” section of this document, the fire services incidents were analyzed to determine the fire services demand for all governmental property. It was determined that approximately 13.87% of the total fire calls were attributable to governmental property. Therefore, approximately 13.87% of the total assessable budget was allocated to governmental property as shown in Table 18 below.

Table 18
Government Cost Allocation

Total Assessable Costs	Percentage of Governmental Calls	Governmental Cost Allocation
\$38,893,934	13.87%	\$5,399,254

The costs attributable to each governmental entity will be allocated based on each entities percentage of the total governmental square footage as determined by the City. GSG calculated a rate per square foot for governmental property based on the governmental cost allocation in Table 18 and the total governmental square footage as provided by the City. This calculation is shown in Table 19 below.

Table 19
Government Rate Calculation

Governmental Cost Allocation	Total Government Square Feet	Government Rate Per Square Foot
\$5,399,254	25,608,345	\$0.211

Additional Information

EXEMPTION CALCULATIONS

GSG utilized the most current data to identify institutional, tax-exempt parcels within the County in order to calculate the aggregate cost ('buy down') of these parcels. In addition, best efforts were made by GSG to reconcile any differences necessary to calculate the estimated buy down for this exemption category. Missing or incorrect property data could affect the estimated aggregate costs.

NON-SPECIFIC CALLS

In the fire call analysis, certain fire related calls were classified as non-property specific, because of the location of occurrence in the incident report. These calls represent non-specific incidents that either could not be correlated to a specific parcel or involved auto accidents or other types of incidents along roads and highways. These calls are excluded from the analysis that determines the percentage of calls for service to respective property types and therefore, are not considered in the determination of the extent of budget required to fund the department. Because the budget is established based on the ability of the department to adequately protect structures, no adjustment has been made to the budget due to non-property specific calls.

MOBILE HOME AND RECREATIONAL VEHICLE PARK VACANCY CREDIT

As a consequence of the transient use and potential extraordinary vacancies within mobile home and recreational vehicle (RV) parks as compared to other residential property and the lack of demand for fire services for unoccupied spaces, it is fair and reasonable to provide for an extraordinary vacancy adjustment procedure for mobile home and RV park properties. Vacant mobile home and RV spaces within a mobile home or RV park will be charged; however, these properties will be eligible for an extraordinary vacancy adjustment for vacant mobile home or RV spaces.

VERIFICATION OF SQUARE FOOTAGE OF STRUCTURES ON TAX-EXEMPT PARCELS

The ad valorem tax roll provides the data required to determine value. So long as properties remain in the name of owners exempt from ad valorem taxation, the property appraiser may not consistently maintain data related to building improvements on such parcels. As a consequence of such data imperfections, the square footage on some of the parcels, particularly for institutional private sector classifications, may not be complete. The City of Tallahassee Fire Department staff has assisted GSG in verifying square footage information for certain parcels of property within the County.

BILLING PROPERTIES WITH MULTIPLE UTILITY ACCOUNTS

The proposed methodology can determine the assessment rate per building on a tax parcel. However, for some non-residential properties there may be many utility accounts assigned to a building. When utilizing the utility bill to collect the Fire Services Assessment, a considerable amount of data collection will be necessary to assess each utility account assigned to the building.

Appendix A

SITUATION FOUND CODES AND DESCRIPTIONS

Code	Description	Type
100	Fire, Other	Non-EMS
111	Building Fire	Non-EMS
112	Fires in structures other than in a building	Non-EMS
113	Cooking fire, confined to a container	Non-EMS
114	Chimney or flue fire, confined to chimney or flue	Non-EMS
115	Incinerator overload or malfunction, fire confined	Non-EMS
116	Fuel burner/boiler malfunction, fire confined	Non-EMS
117	Commercial compactor fire, confined to rubbish	Non-EMS
118	Trash or rubbish fire, contained	Non-EMS
118B	Bonfire Contained	Non-EMS
120	Fire in mobile property used as a fixed structure, other	Non-EMS
121	Fire in mobile home used as a fixed residence	Non-EMS
122	Fire in mobile home, camper, recreational vehicle	Non-EMS
123	Fire in portable building, fixed location	Non-EMS
130	Mobile property (vehicle) fire, other	Non-EMS
131	Passenger vehicle fire	Non-EMS
132	Road freight or transport vehicle fire	Non-EMS
134	Water vehicle fire	Non-EMS
137	Camper or RV fire	Non-EMS
138	Off Road vehicle or heavy equipment fire	Non-EMS
140	Natural vegetation fire	Non-EMS
141	Forest, woods or wildland fire	Non-EMS
142	Brush, or brush and grass mixture fire	Non-EMS
143	Grass fire	Non-EMS
150	Outside rubbish fire, other	Non-EMS
151	Outside rubbish, trash or waste fire	Non-EMS
152	Garbage dump or sanitary landfill fire	Non-EMS
153	Construction or demolition landfill fire	Non-EMS
154	Dumpster or other outside trash receptacle fire	Non-EMS
155	Outside stationary compactor/compacted trash fire	Non-EMS
160	Special outside fire, other	Non-EMS
161	Outside storage fire	Non-EMS
162	Outside equipment fire	Non-EMS
170	Cultivated vegetation, crop fire, other	Non-EMS
200	Overpressure rupture, explosion, overheat, other	Non-EMS
210	Overpressure rupture from steam, other	Non-EMS
211	Overpressure rupture of steam pipe or pipeline	Non-EMS
213	Steam rupture of pressure or process vessel	Non-EMS
220	Overpressure rupture from air or gas, other	Non-EMS
221	Overpressure rupture of air or gas pipe/pipeline	Non-EMS
223	Air or gas rupture of pressure or process vessel	Non-EMS
240	Explosion (no fire), other	Non-EMS
243	Fireworks explosion (no fire)	Non-EMS
251	Excessive heat, scorch burns with no ignition	Non-EMS
3	Rescue Call	EMS
300	Rescue, EMS call, other	EMS
311	Medical assist, assist EMS crew	EMS
320	Allergic reaction	EMS

Code	Description	Type
321	EMS call, excluding vehicle accident with injury	EMS
321B	Blood Pressure Check	EMS
322	Vehicle accident with injuries	EMS
323	Motor vehicle/pedestrian accident (MV Ped)	EMS
324	Motor Vehicle Accident, No Injuries	Non-EMS
331	Lock-in (if lock out, use 511)	Non-EMS
341	Search for person on land	Non-EMS
342	Search for person in water	Non-EMS
350	Extrication, rescue, other	Non-EMS
351	Extrication of victim(s) from building/structure	Non-EMS
352	Extrication of victim(s) from vehicle	Non-EMS
353	Removal of victim(s) from stalled elevator	Non-EMS
354	Trench/below grade rescue	Non-EMS
355	Confined space rescue	Non-EMS
356	High angle rescue	Non-EMS
361	Swimming/recreational water areas rescue	Non-EMS
365	Watercraft rescue	Non-EMS
370	Electrical rescue	Non-EMS
371	Electrocution or potential electrocution	Non-EMS
372	Trapped by power lines	Non-EMS
381	Rescue or EMS standby	EMS
400	Hazardous condition, other	Non-EMS
400P	Hazardous Condition Powder	Non-EMS
410	Flammable gas or liquid condition, other	Non-EMS
411	Gasoline or other flammable liquid spill	Non-EMS
412	Gas leak	Non-EMS
413	Oil or other combustible liquid spill	Non-EMS
422	Chemical spill or leak	Non-EMS
423	Refrigeration leak	Non-EMS
424	Carbon monoxide incident	Non-EMS
440	Electrical wiring/equipment problem, other	Non-EMS
441	Heat from short circuit (wiring), defective/worn	Non-EMS
442	Overheated motor	Non-EMS
443	Light ballast breakdown	Non-EMS
444	Power line down	Non-EMS
445	Arcing, shorted electrical equipment	Non-EMS
451	Police Assist	Non-EMS
460	Accident, potential accident, other	Non-EMS
461	Building or structure weakened or collapsed	Non-EMS
462	Aircraft standby	Non-EMS
462A	Aircraft Standby, Electrical Indicators	Non-EMS
462E	Aircraft Standby, Engine Failure	Non-EMS
462O	Aircraft Standby, Other	Non-EMS
463	Vehicle accident, general cleanup	Non-EMS
471	Explosive, bomb removal (for bomb scare, use 721)	Non-EMS
480	Attempted burning, illegal action, other	Non-EMS
481	Attempt to burn	Non-EMS
482	Threat to burn	Non-EMS

Code	Description	Type
500	Service call, other	Non-EMS
500C	Service Call Other - Check	Non-EMS
510	Person in distress, other	Non-EMS
511	Lock-out	Non-EMS
512	Ring or jewelry removal	Non-EMS
520	Water problem, other	Non-EMS
521	Water evacuation	Non-EMS
522	Water or steam leak	Non-EMS
531	Smoke or odor removal	Non-EMS
540	Animal problem, other	Non-EMS
541	Animal problem	Non-EMS
542	Animal rescue	Non-EMS
550	Public service assistance, other	Non-EMS
551	Assist police or other governmental agency	Non-EMS
551E	Assist EMS	EMS
551R	Airport Runway Check	Exclude
552	Police matter	Non-EMS
553	Public service	Non-EMS
553D	Public Service Smoke Detector	Non-EMS
554	Assist invalid	EMS
555	Defective elevator	Non-EMS
561	Unauthorized burning	Non-EMS
571	Cover assignment, standby, moveup	Non-EMS
600	Good intent call, other	Non-EMS
611	Dispatched & canceled en route	Non-EMS
621	Wrong location	Non-EMS
621L	Unable to Locate	Non-EMS
622	No incident found upon arrival	Non-EMS
631	Authorized controlled burning	Non-EMS
632	Prescribed fire	Non-EMS
641	Vicinity alarm (incident in other location)	Non-EMS
650	Steam, other gas mistaken for smoke, other	Non-EMS
651	Smoke scare, odor of smoke	Non-EMS
652	Steam, vapor, fog or dust thought to be smoke	Non-EMS
653	Barbecue, tar kettle	Non-EMS
661	EMS call, party transported by non-fire agency	EMS
671	Hazmat release investigation w/no hazmat	Non-EMS
672	Biological hazard investigation, none found	Non-EMS
700	False alarm or false call, other	Non-EMS
710	Malicious, mischievous false call, other	Non-EMS
711	Municipal alarm system, malicious false alarm	Non-EMS
712	Direct tie to FD, malicious/false alarm	Non-EMS
713	Telephone, malicious false alarm	Non-EMS
714	Central station, malicious false alarm	Non-EMS
715	Local alarm system, malicious false alarm	Non-EMS
721	Bomb scare - no bomb	Non-EMS
730	System malfunction	Non-EMS
731	Sprinkler activation due to malfunction	Non-EMS

Code	Description	Type
732	Extinguishing system activation due to malfunction	Non-EMS
733	Smoke detector activation due to malfunction	Non-EMS
734	Heat detector activation due to malfunction	Non-EMS
735	Alarm system sounded due to malfunction	Non-EMS
736	CO detector activation due to malfunction	Non-EMS
740	Unintentional transmission of alarm, other	Non-EMS
740R	Alarm Reset	Non-EMS
741	Sprinkler activation, no fire - unintentional	Non-EMS
742	Extinguishing system activation	Non-EMS
743	Smoke detector activation, no fire - unintentional	Non-EMS
744	Detector activation, no fire - unintentional	Non-EMS
745	Alarm system sounded, no fire - unintentional	Non-EMS
745B	Alarm System Activated/Burnt Floor/No Fire	Non-EMS
745T	Alarm System Activated/Testing/Maintenance	Non-EMS
746	Carbon monoxide detector activation, no CO	Non-EMS
800	Severe weather or natural disaster, other	Non-EMS
813	Wind storm, tornado/hurricane assessment	Non-EMS
814	Lightning strike (no fire)	Non-EMS
900	Special type of incident, other, Dumpster fire	Non-EMS
900A	Training/Academy	Exclude
900B	Training/Territory	Exclude
900E	Inspection	Exclude
900G	Drug Test	Exclude
900H	Hose Testing	Exclude
900I	Hydrant Inspection	Exclude
900P	Prefire Planning	Exclude
900R	Fire/Re-Check	Non-EMS
900T	Test Incident/CAD/PMDC	Exclude
911	Citizen complaint	Non-EMS

Appendix B

FIXED PROPERTY USE CODES AND DESCRIPTIONS

Code	Description	Category
000	FIXED PROP USE UNDETERMINED	NON-SPECIFIC
100	UNKNOWN OTHER	NON-SPECIFIC
110	FIXED USE RECREATION, OTHER	COMMERCIAL
111	BOWLING ESTABLISHMENT	COMMERCIAL
112	BILLIARD CENTER	COMMERCIAL
113	AMUSEMENT CENTER	COMMERCIAL
115	ROLLER RINK	COMMERCIAL
116	SWIMMING FACILITY	COMMERCIAL
120	VARIABLE USE AMUSEMENT/RECREATION	COMMERCIAL
121	BALLROOM,GYMNASIUM	COMMERCIAL
122	EXHIBITION HALL	COMMERCIAL
123	ARENA/STADIUM	COMMERCIAL
124	PLAYGROUND	COMMERCIAL
129	AMUSEMENT CENTER INDOOR/OUTDOOR	COMMERCIAL
130	PLACES OF WORSHIP,CHURCH,FUNERAL PARLOR	COMMERCIAL
131	CHURCH/CHAPEL	COMMERCIAL
134	FUNERAL PARLOR/CHAPEL	COMMERCIAL
140	CLUBS, OTHER	COMMERCIAL
141	ATHLETIC CLUB/YMCA	COMMERCIAL
142	CLUB HOUSE	COMMERCIAL
143	YACHT CLUB	COMMERCIAL
144	CASINO, GAMBLING CLUBS	COMMERCIAL
150	PUBLIC, GOVT, OTHER	COMMERCIAL
151	LIBRARY	COMMERCIAL
152	MUSEUM, ART GALLERY	COMMERCIAL
154	MEMORIAL STRUCTURE,MONUMENT	COMMERCIAL
155	COURT ROOM	COMMERCIAL
160	EATING/DRINKING PLACES	COMMERCIAL
161	RESTAURANT	COMMERCIAL
162	NIGHTCLUB	COMMERCIAL
170	TERMINALS OTHER	COMMERCIAL
173	BUS TERMINAL	COMMERCIAL
180	THEATER, STUDIO OTHER	COMMERCIAL
181	PERFORMANCE THEATER	COMMERCIAL
182	AUDITORIUM, CONCERT HALL	COMMERCIAL
183	MOVIE THEATER	COMMERCIAL
185	RADIO, TV STUDIO	COMMERCIAL
200	EDUCATIONAL PROPERTY OTHER	COMMERCIAL
210	SCHOOLS NON-ADULT OTHER	COMMERCIAL
211	PRE-SCHOOL	COMMERCIAL
213	ELEMENTARY SCHOOL	COMMERCIAL
215	HIGH SCHOOL/JR HIGH/MIDDLE SCHOOL	COMMERCIAL
241	COLLEGE/UNIVERSITY	COMMERCIAL
254	DAY CARE-IN COMMERCIAL PROPERTY	COMMERCIAL
255	DAY CARE-IN RESIDENCE-LICENSED	COMMERCIAL
300	HEALTHCARE/DETENTION OTHER	COMMERCIAL
311	CARE OF THE AGED/NURSING STAFF	COMMERCIAL
321	MENTAL RETARDATION/DEVELOPMENT DISABILITY FACILITY	COMMERCIAL

Code	Description	Category
322	ALCOHOL/SUBSTANCE ABUSE RECOVERY CENTER	COMMERCIAL
323	ASYLUM/MENTAL INSTITUTION	COMMERCIAL
331	HOSPITAL-MEDICAL/PSYCHIATRIC	COMMERCIAL
332	HOSPICES	COMMERCIAL
340	CLINICS, OTHER	COMMERCIAL
341	CLINIC, CLINIC-TYPE INFIRMARY	COMMERCIAL
342	DOCTOR/DENTIST/SURGEONS OFFICE	COMMERCIAL
343	HEMODIALYSIS UNIT	COMMERCIAL
361	JAIL/PRISON - NOT JUVENILE	COMMERCIAL
363	REFORMATORY, JUVENILE DETENTION CENTER	COMMERCIAL
365	POLICE STATION	COMMERCIAL
365A	POLICE TRAINING CENTER	COMMERCIAL
400	RESIDENTIAL OTHER	RESIDENTIAL
419	ONE- AND TWO-FAMILY DWELLING	RESIDENTIAL
429	MULTI-FAMILY DWELLINGS	RESIDENTIAL
439	ROOMING, BOARDING, RESIDENTIAL HOTELS	COMMERCIAL
449	HOTELS, MOTELS, INNS, LODGES	COMMERCIAL
459	RESIDENTIAL BOARD AND CARE	COMMERCIAL
460	DORMITORIES OTHER	COMMERCIAL
462	FRATERNITY, SORORITY HOUSE	COMMERCIAL
464	MILITARY BARRACKS/DORMITORY	RESIDENTIAL
500	MERCANTILE PROPERTIES OTHER	COMMERCIAL
511	CONVENIENCE STORE	COMMERCIAL
519	FOOD, BEVERAGE SALES, GROCERY STORE	COMMERCIAL
529	TEXTILE, WEARING APPAREL SALES	COMMERCIAL
539	HOUSEHOLD GOODS SALES, REPAIRS	COMMERCIAL
549	SPECIALTY SHOPS	COMMERCIAL
557	BARBER, BEAUTY SHOP, PERSONAL SERVICES	COMMERCIAL
559	RECREATIONAL, HOBBY, HOME SALES, PET STORE	COMMERCIAL
564	SELF-SERVICE LAUNDRY/DRY CLEANING	COMMERCIAL
569	PROFESSIONAL SUPPLIES	COMMERCIAL
571	SERVICE STATION	COMMERCIAL
579	MOTOR VEHICLE, BOAT SALES/SERVICE/REPAIRS	COMMERCIAL
580	GENERAL ITEM STORES, OTHER	COMMERCIAL
581	DEPARTMENT STORE	COMMERCIAL
592	BANK W/FIRST STORY BANKING FACILITY	COMMERCIAL
593	MEDICAL, RESEARCH, SCIENTIFIC OFFICE	COMMERCIAL
596	POST OFFICE OR MAILING FORMS	COMMERCIAL
599	BUSINESS OFFICES	COMMERCIAL
600	BASIC INDUSTRY, UTILITY, DEFENSE OTHER	INDUSTRIAL/WAREHOUSE
610	ENERGY PRODUCTION, OTHER	INDUSTRIAL/WAREHOUSE
614	STEAM, HEAT ENERGY PLANT	INDUSTRIAL/WAREHOUSE
615	ELECTRIC GENERATING PLANT	INDUSTRIAL/WAREHOUSE
629	LABORATORIES	INDUSTRIAL/WAREHOUSE
631	NATIONAL DEFENSE SITE/MILITARY SITE	COMMERCIAL
635	COMPUTER, DATA PROCESSING CNTR	INDUSTRIAL/WAREHOUSE
639	COMMUNICATIONS CENTER	INDUSTRIAL/WAREHOUSE
640	UTILITY, ENERGY DISTRIBUTION CNTR OTHER	INDUSTRIAL/WAREHOUSE

Code	Description	Category
642	ELECTRIC TRANSMISSION DISTIB. SYSTEM	INDUSTRIAL/WAREHOUSE
644	GAS DISTRIBUTION SYSTEM, PIPELINE	INDUSTRIAL/WAREHOUSE
647	WATER UTILITY	INDUSTRIAL/WAREHOUSE
648	SANITARY SERVICE	INDUSTRIAL/WAREHOUSE
655	CROPS, ORCHARDS	LAND
669	FOREST, TIMBERLAND	LAND
700	MANUFACTURING PROPERTY, PROCESSING	INDUSTRIAL/WAREHOUSE
800	STORAGE PROPERTY OTHER	INDUSTRIAL/WAREHOUSE
807	OUTSIDE MATERIAL STORAGE AREA	NON-SPECIFIC
808	SHED	NON-SPECIFIC
819	LIVESTOCK, POULTRY STORAGE	LAND
839	REFRIGERATED STORAGE	INDUSTRIAL/WAREHOUSE
880	VEHICLE STORAGE; OTHER	INDUSTRIAL/WAREHOUSE
882	GENERAL VEHICLE PARKING GARAGE	INDUSTRIAL/WAREHOUSE
888	FIRE STATIONS	COMMERCIAL
888T	FIRE TRAINING CENTER/ACADEMY	COMMERCIAL
891	GENERAL WAREHOUSE	INDUSTRIAL/WAREHOUSE
898	WHARF, PIER	INDUSTRIAL/WAREHOUSE
899	RESIDENTIAL OR SELF STORAGE UNITS	INDUSTRIAL/WAREHOUSE
900	OUTSIDE, SPECIAL PROPERTIES; OTHER	NON-SPECIFIC
919	DUMP SANITARY LANDFILL	NON-SPECIFIC
921	BRIDGE, TRESTLE	NON-SPECIFIC
926	OUTBUILDING, EXCLUDING GARAGE	NON-SPECIFIC
931	OPEN LAND, FIELD	LAND
935	CAMPSITE WITH UTILITIES	COMMERCIAL
936	VACANT LOT	LAND
938	GRADED AND CARED FOR PLOTS OF LAND	LAND
940	WATER AREAS, OTHER	NON-SPECIFIC
946	LAKE/RIVER/STREAM	NON-SPECIFIC
951	RAILROAD RIGHT OF WAY	NON-SPECIFIC
952	SWITCH YARD, MARSHALLING YARD	NON-SPECIFIC
960	STREET, OTHER	NON-SPECIFIC
961	DIVIDED HIGHWAY, HIGHWAY	NON-SPECIFIC
962	PAVED PUBLIC STREET, RESIDENTIAL	NON-SPECIFIC
963	PAVED PRIVATE STREET, COMMERCIAL	NON-SPECIFIC
965	UNCOVERED PARKING AREA	NON-SPECIFIC
972	AIRCRAFT RUNWAY	COMMERCIAL
972H	AIRCRAFT HANGER/STORAGE	COMMERCIAL
972T	AIRPORT CONTROL TOWER	COMMERCIAL
974	AIRCRAFT LOADING AREA	COMMERCIAL
981	CONSTRUCTION SITE	NON-SPECIFIC
983	PIPELINE, POWER LINE RIGHT OF WAY	NON-SPECIFIC
984	INDUSTRIAL PLANT YARD	INDUSTRIAL/WAREHOUSE
NNN	NONE	NON-SPECIFIC
UUU	UNDETERMINED	NON-SPECIFIC

Appendix C

LEON COUNTY PROPERTY APPRAISER
BUILDING IMPROVEMENT CODES AND USE DESCRIPTIONS
WITH ASSIGNMENT OF PROPERTY USE CATEGORY

Code	Description	Category
0100	SINGLE FAMILY RESIDENTIAL	Residential
0300	DUPLEX	Residential
0400	CONDOMINIUM	Residential
0500	STUDENT APARTMENTS	Residential
0501	FRAT/SORORITY	Commercial
0510	STUDENT MULTI LEASE	Residential
0600	STANDARD APARTMENTS	Residential
0601	APT/ LESS THAN 10 UNITS	Residential
0602	DORMITORY	Residential
0650	LIHTC	Residential
0700	TOWNHOUSE	Residential
0800	MOBILE HOME	Residential
1000	GARDEN APARTMENT	Residential
1100	HIGH RISE	Residential
1200	EXEMPT MULTI FAMILY	Residential
1400	MOTELS	Commercial
1500	EXTENDED STAY HOMES	Commercial
1600	HOTELS	Commercial
1700	HOSP/NURS HOME	Residential
1710	NURSING HOME	Residential
1720	CLINIC	Commercial
1730	VET CLINIC	Commercial
1740	REGIONAL MEDICAL CENTER	Commercial
1750	ASSISTED LIVING FACILITY	Residential
1800	CO-OP	Residential
2000	STORE	Commercial
2010	CONDO-STORE	Commercial
2011	SALON/BARBER SHOP	Commercial
2012	LAUNDROMAT	Commercial
2013	CARWASH	Commercial
2014	PHYS FITNESS CENTER	Commercial
2015	STORE SFR CONV	Commercial
2016	IND/RETAIL/STORE	Commercial
2018	DRY CLEANERS	Commercial
2020	CONVENIENCE STORE	Commercial
2030	CONV-STORE/GAS	Commercial
2040	SUPERMARKET	Commercial
2050	PHARMACY	Commercial
2060	JR DISCOUNT	Commercial
2070	SUPER DISCOUNT	Commercial
2080	AUTO PARTS	Commercial
2090	AUTO SERVICE	Commercial
2100	DEPARTMENT STORE	Commercial
2110	JR DEPARTMENT STORE	Commercial
2200	SHOP CENTER	Commercial
2210	NBHD SHOP CENTER	Commercial
2220	COMM SHOP CENTER	Commercial
2300	SERVICE STATION	Commercial

Code	Description	Category
2400	REC/BOWL ALLEY	Commercial
2410	CLUBHOUSE/REC	Commercial
2500	REST/LOUNGE	Commercial
2510	FAMILY RESTAURANT	Commercial
2520	TAKE-OUT RESTAURANT	Commercial
2600	FAST FOOD DRIVE IN	Commercial
2610	FAST FOOD NO SEAT	Commercial
2620	NITE CLUB	Commercial
2700	AUDIT/THEATER	Commercial
2800	MALL	Commercial
2810	SUPER REG MALL	Commercial
3000	OFFICE	Commercial
3010	OFFICE CONDO	Commercial
3015	OFFICE CONDO HIGH RISE	Commercial
3020	OFFICE STRIP CENTER	Commercial
3030	OFFICE LOW RISE	Commercial
3040	OFFICE MID RISE	Commercial
3045	OFFICE PARK	Commercial
3050	OFFICE HIGH RISE	Commercial
3060	OFFICE INDUSTRIAL	Commercial
3070	OFFICE/SFR CONVERSION	Commercial
3080	CONDO MEDICAL OFFICE	Commercial
3100	ED/RELIGIOUS	Commercial
3110	CHILD CARE	Commercial
3200	PUBLIC PARKING	Industrial/Warehouse
3300	BANKS	Commercial
3400	BANKS-BRANCH	Commercial
3410	BANKS-DRV THRU	Commercial
3500	FUNERAL HOME	Commercial
3600	TRAINING CENTER	Commercial
3700	MEDICAL OFFICE	Commercial
3901	BROADCAST CENTER	Commercial
3902	WCTV 2	Commercial
3930	CLASSROOM/TRAINING	Commercial
3940	LIBRARY/MULTI-MEDIA	Commercial
3950	OFFICES	Commercial
3960	DORMITORY/HOUSING	Commercial
3970	MEDICAL FACILITIES	Commercial
3980	COURTHOUSE	Commercial
4000	WAREHOUSE	Industrial/Warehouse
4010	CONDO WAREHOUSE	Industrial/Warehouse
4020	DISTRIBUTION WAREHOUSE	Industrial/Warehouse
4030	TECH MANUFACTURING	Industrial/Warehouse
4031	INDUSTRIAL OFFICE	Industrial/Warehouse
4040	WAREHOUSE/MULTI-BAY	Industrial/Warehouse
4100	SERVICE/PARKING GARAGE	Industrial/Warehouse
4110	INDEPENDENT AUTO CENTER	Commercial
4200	MINI WAREHOUSE	Industrial/Warehouse

Code	Description	Category
4300	COLD STORAGE	Industrial/Warehouse
4400	LIGHT MANUFACTURING	Industrial/Warehouse
4500	HEAVY MANUFACTURING	Industrial/Warehouse
4600	AUTO SHOW/GARAGE	Industrial/Warehouse
4610	CAR/TRUCK RENTAL	Commercial
4620	BOAT S/E DEALER	Commercial
4700	PREFAB METAL BUILDING	Not Used
4800	BARN SHED	Not Used
4810	AIRPORT TERMINAL	Commercial
4900	MAINT/MECH/WAREHOUSING	Industrial/Warehouse
4910	RESEARCH/DEVELOP LABS	Industrial/Warehouse
4920	STADIUMS/ARENAS	Commercial
4930	PARKING GARAGES	Industrial/Warehouse
4940	PRISONS/JAILS	Commercial
4950	MILITARY FACILITIES	Commercial
4960	FIRE STATION	Commercial
MHPK	MOBILE HOME PARK	Residential
MUSE	MUSEUM/CULTURAL	Commercial
RVPK	RV PARK	Commercial

Appendix D

DEPARTMENT OF REVENUE (DOR) CODES

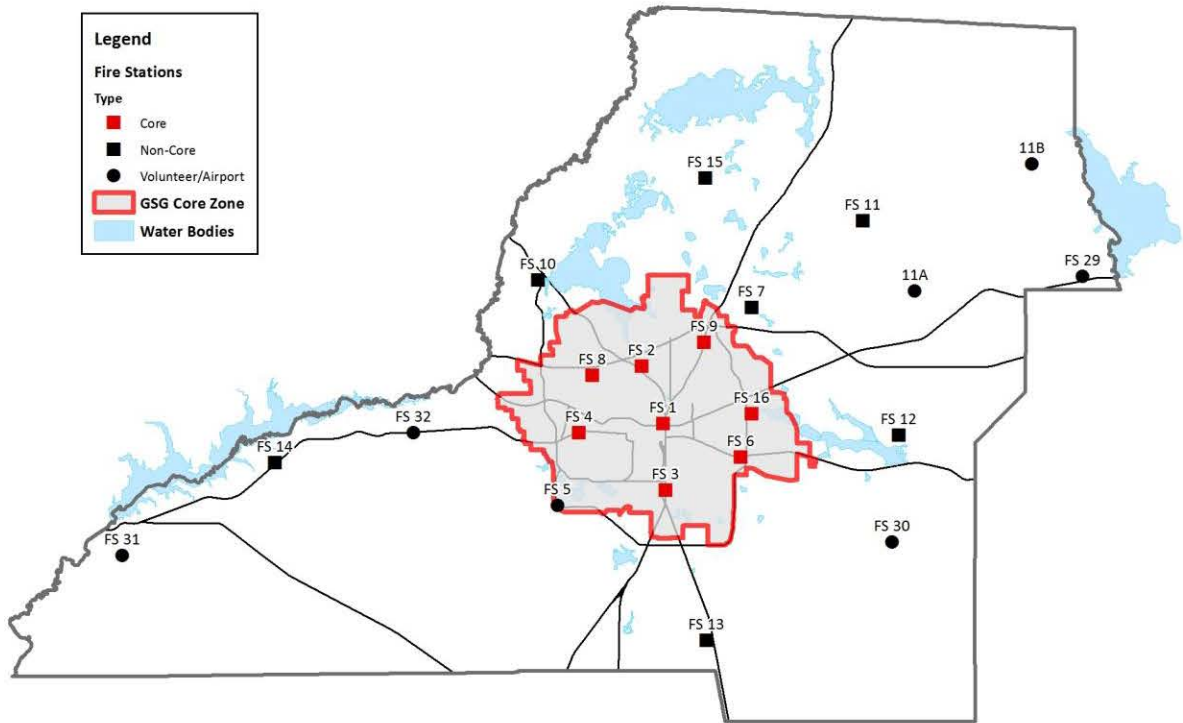
CODE	DESCRIPTION
0	VACANT RESIDENTIAL
100	SINGLE FAMILY IMPROVED
200	MOBILE HOME
300	MULTI FAMILY +10 UNITS
400	CONDOMINIUM
500	CO-OPS
600	RETIREMENT HOMES/NONEXPT
700	MISC RESIDENTIAL
800	MULTI FAMILY 2-9 UNITS
1000	VACANT COMMERCIAL
1100	STORES 1 STORY
1200	MIXED USE STORE/OFFICE
1300	DEPARTMENT STORES
1400	SUPERMARKETS
1500	REGIONAL SHOPPING CTRS
1600	COMMUNITY SHOPPING CTR
1700	OFFICE NON-PROF 1 STORY
1800	OFFICE NON-PROF 2+ STORY
1900	PROFFESIONAL SERVICES
2000	AIR/MARINE/BUS TERMINALS
2100	RESTAURANTS/CAFETERIAS
2200	DRIVE-IN RESTAURANT
2300	BANK/S & L/MORTGAGE/CREDIT
2400	INSURANCE COMPANY OFFICE
2500	REPAIRS SVC TV/LAUNDRIES
2600	SERVICE STATIONS
2700	AUTO SALES/SERVICE/RENTAL
2800	MOBILE HOME PARKS/PK LOTS
2900	WHOLESALE/PRODUCE OUTLETS
3000	FLORIST/GREENHOUSE
3100	OPEN STADIUMS
3200	THEATER/AUDITORIUM (ENCL)
3300	NIGHTCLUB/BAR/LOUNGE
3400	BOWLING/SKATING/POOL HALL
3500	TOURIST ATTRACTION
3600	CAMPS
3700	RACE TRACK; HORSE/DOG/AUTO
3800	GOLF COURSE/DRIVING RANGE
3900	HOTELS/MOTELS
4000	VACANT INDUSTRIAL
4100	LT MFG/SM MACH SHOP/PRINT
4200	HEAVY IND/EQUIP MFG/MACH
4300	LUMBER YARD/SAWMILL
4400	PACK PLANT (FRUIT/MEAT)
4500	CANNERIES/DISTILLERIES

CODE	DESCRIPTION
4600	FOOD PROCESSING/BAKERIES
4700	CEMENT PLANTS
4800	WAREHOUSING
4900	OPEN STORAGE
5000	IMPROVED AGRICULTURAL
5100	VEGETABLE CROPS
5200	BI-ANNUAL ROW CROPS
5300	ROW CROPS
5400	TIMBERLAND SITE 90+
5500	TIMBERLAND SITE 80-89
5600	TIMBERLAND SITE 70-79
5700	TIMBERLAND SITE 60-69
5800	TIMBERLAND SITE 50-59
5900	TIMBERLAND NOT CLASSIFIED
6000	IMPROVED PASTURE LAND
6100	SEMI-IMPROVED LAND
6200	NATIVE LAND
6300	WASTE LAND
6400	GRAZING LAND CLASS V
6500	GRAZING LAND CLASS VI
6600	CITRUS
6700	POULTRY/BEEES/FISH/RABBIT
6800	DAIRY, HOG & CATTLE FEED
6900	ORNAMENTALS, MISC AG
7000	VACANT INSTITUTIONAL
7100	CHURCHES
7200	PRIVATE SCHOOLS & COLLEGE
7300	PRIVATE OWNED HOSPITALS
7400	HOMES FOR THE AGED
7500	ORPHANAGES
7600	MORTUARIES/CEMETERIES
7700	CLUBS, LODGES, UNION HALLS
7800	SANITARIUMS, CONVALES, REST
7900	CULTURAL ORG, FACIILITIES
8000	UNDEFINED
8100	MILITARY
8200	GOVT FOREST/PARKS/RECREATIONAL
8300	PUBLIC COUNTY SCHOOLS
8400	COLLEGES
8500	HOSPITALS
8600	COUNTY
8700	STATE
8800	FEDERAL
8900	MUNICIPAL NOT PARKS
9000	LEASEHOLD GOVT OWNED

CODE	DESCRIPTION
9100	UTILITIES, GAS/ELEC/TELEP
9200	MINING, PETROLEUM, GAS
9300	SUBSURFACE RIGHTS
9400	RIGHT-OF-WAY
9500	RIVERS & LAKES, SUBMERGED
9600	SEWAGE DISP, BORROW PITS
9700	OUTDOOR REC OR PARK
9800	CENTRALLY ASSESSED
9900	ACREAGE NON AGRICULTURAL

Appendix E

MAP OF SERVICE ZONES



RESOLUTION NO. 15-_____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS RELATING TO THE PROVISION AND FUNDING OF FIRE RESCUE SERVICES; PROVIDING FOR RECITALS; PROVIDING FOR AUTHORITY; PROVIDING FOR DEFINITIONS; PROVIDING FOR A RESOLUTION; PROVIDING FOR PROVISION OF FIRE RESCUE SERVICES; PROVIDING FOR GENERAL LEGISLATIVE DETERMINATIONS; PROVIDING FOR FIRE RESCUE CHARGE; PROVIDING FOR EXEMPT PROPERTY; PROVIDING FOR LIEN; PROVIDING FOR COLLECTION OF FIRE RESCUE CHARGE; PROVIDING FOR FINAL ADJUDICATION AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the County desires to continue to provide fire rescue services, facilities and programs, hereafter "*fire rescue services*," in the most efficient manner possible in order to promote the health, safety and general welfare of its citizens; and

WHEREAS, the County desires to maintain a uniform financial mechanism for the funding of such *fire rescue services* to its citizens on an equitable basis; and

WHEREAS, the City of Tallahassee and the County have entered into an Interlocal Agreement to administer the provision of and funding for *fire rescue services*; and

WHEREAS, the Interlocal Agreement by and between the City of Tallahassee and the County provides for the funding and payment for *fire rescue services* by means of the levy, imposition and collection of special assessments upon benefited *nongovernment property* and the imposition of fire rescue fees on *government property*; and

WHEREAS, on March 19, 2009, the Board of County Commissioners enacted an ordinance amending Chapter 7, Leon County Code of Laws, relating to the provision and funding of *fire rescue services*; and

WHEREAS, the Board of County Commissioners desires to adopt a *fire rescue assessment rate resolution* and *fire rescue fee rate resolution* pursuant to Chapter 7, Leon County Code of Laws.

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

Section 1. Recitals. The Recitals set forth above are deemed incorporated herein as if fully set forth below.

Section 2. Authority. This Resolution is adopted pursuant to the authority granted the County under Article VIII, Section 1, Florida Constitution, Chapter 125, Florida Statutes, the Leon County Charter, Chapter 7 of the Leon County Code of Laws, and other applicable provisions of law.

Section 3. Definitions. For purposes of this Resolution, the definitions contained in Section 7-39, Leon County Code of Laws, are incorporated herein by reference as if fully set forth below. In addition, as used in this Resolution, the following terms shall have the following meanings, unless the context hereof otherwise requires:

"*Building area*" means the actual area of a *building* expressed in square feet and reflected on the *tax roll* or, in the event such information is not reflected or is determined not to be accurately reflected on the *tax roll*, that area determined by the County.

"*Code descriptions*" mean the descriptions listed in the *fixed property use codes* and the descriptions listed in the *improvement codes*.

"*Core stations*" are those fire stations located within five road miles of at least two other stations.

"*Commercial property*" means those *tax parcels* with a *code description* designated as "*commercial*" in the *improvement codes*, including those *tax parcels* that meet the definition of *recreational vehicle park* herein.

"*Cost apportionment*" means the apportionment of the *fire rescue cost* among all *property use categories* according to the *demand percentages* established pursuant to the apportionment methodology described in Sections 7.A.3 and 7.B.2 of this Resolution.

"*Cost Factor*" means the factor that represents the varying cost in providing *fire rescue services* to the different *service zones*, as calculated in accordance with Section 7.B of this Resolution.

"*Demand percentage*" means the percentage of demand for *fire rescue services* attributable to each *property use category* determined by analyzing the historical demand for *fire rescue services* as reflected in *incident reports* in the *state database* under the methodology described in Sections 7.A.3 and 7.B.2 of this Resolution.

"*DOR code*" means a property use code established in Rule 12D-8.008, Florida Administrative Code, assigned by the Property Appraiser to *tax parcels*.

"*Dwelling unit*" means (1) a *building*, or a portion thereof, available to be used for residential purposes, consisting of one or more rooms arranged, designed, used, or intended to be used as living quarters for one family only, or (2) the use of land in which lots or spaces are offered for rent or lease for the placement of mobile homes or the like for residential purposes.

"*EMS services*" means those services recorded in *FFIRS* that assign a "type of situation found code" of 3, 300, 311,320, 321, 321B, 322, 323, 381, 551E, 554, and 661.

"*EMS Cost*" means the amount, other than first response medical rescue services, determined by the County to be associated with *EMS services*.

"*FFIRS*" means the Florida Fire Incident Reporting System maintained by the Florida State Fire Marshal.

"*Fire rescue cost*" means the *fire rescue cost* as defined in Chapter 7 of the Leon County Code of Laws, but specifically excluding any *EMS Cost*.

"*Fire rescue services*" means fire rescue services, facilities and programs.

"*Fire rescue fee*" means a fee for *fire rescue services* provided to each improved parcel of *governmental property* located within the unincorporated area of the County.

"*Fire services property use category*" means the use codes developed for the purpose of assigning a *fire rescue charge* for collection on a *utility bill*.

"*Fixed property use codes*" mean the property use codes used by *FFIRS* as specified in the attached Exhibit A, Appendix B.

"*Improvement codes*" mean the building use codes assigned by the Property Appraiser to *tax parcels* as specified in the attached Exhibit A, Appendix C.

"*Incident report*" means an individual report filed with the Florida State Fire Marshal under *FFIRS* that is not associated with *EMS services*.

"*Industrial/warehouse property*" means those *tax parcels* with a *code description* designated as "*industrial/warehouse*" in the *improvement codes*.

"*Mixed use property*" means a *tax parcel* that contains *buildings* whose use descriptions are capable of assignment under a *code description* in the *improvement codes* in more than one *property use category*.

"*Non-residential property*" means, collectively, *commercial property* and *industrial/warehouse property*.

"*Parcel apportionment*" means the further apportionment of the *fire rescue cost* allocated to each *property use category* by the *cost apportionment* among the *tax parcels* under the methodology established in Sections 7.A.3 and 7.B.2 of this Resolution.

"*Property use categories*" means, collectively, *residential property* and all categories of *non-residential property*.

"*Recreational vehicle park*" means (1) a place set aside and offered by a person, for either direct or indirect remuneration of the owner, lessor, or operator of such place, for the parking, accommodation, or rental of five or more recreational vehicles or tents; and (2) licensed by the Department of Health of the State of Florida, or its successor in function as a "recreational vehicle park" or "lodging park" under Chapter 513, Florida Statutes, as may be amended from time-to-time.

"*Residential property*" means those *tax parcels* designated as "Residential" in the *improvement codes*.

"*Service zones*" mean the geographic areas defined to differentiate between the two levels of *fire rescue services* provided within the County based upon proximity to *core stations*.

"*State database*" means the incident data derived from the *FFIRS incident reports* maintained by the Florida State Fire Marshal.

"*Tax parcel*" means a parcel of property located within the unincorporated area of the County to which the Property Appraiser has assigned a distinct ad valorem property tax identification number.

Section 4. Resolution. This Resolution shall constitute the *fire rescue assessment rate resolution* and the *fire rescue fee rate resolution* as described in Sections 7-42 and 7-43, Leon County Code of Laws.

Section 5. Provision of Fire Rescue Services. The County shall continue to provide *fire rescue services* for the benefit of all parcels of *assessed property* located within the unincorporated areas of the County commencing October 1, 2015. All or a portion of the cost to provide such *fire rescue services* shall be funded from proceeds of the *fire rescue charge*. The remaining cost, if any, required to provide *fire rescue services* shall be funded by available County revenues other than such proceeds.

Section 6. General Legislative Determinations. It is hereby ascertained and declared that the *fire rescue services* provide a special benefit to the *assessed property* based upon the following legislative determinations and based upon that certain report entitled “City of Tallahassee and Leon County, Florida, Fire Assessment Memorandum” dated April 14, 2015, prepared by Government Services Group, Inc., which is hereby specifically approved and adopted as Exhibit A, same being attached hereto and incorporated herein as if fully set forth below. Upon the adoption of this Resolution, the legislative determinations ascertained and declared in Sections 7-42 and 7-43, Leon County Code of Laws are hereby ratified and confirmed.

A. It is hereby ascertained, determined, and declared that each parcel of property subject to a *fire rescue charge* located within the unincorporated area of the County, and the *owners* and occupants of said parcel, will be benefited by the County’s provision of *fire rescue services*, in an amount not less than the *fire rescue charge* imposed against such parcel and that such *fire rescue charge*, as computed in a manner as set forth in this Resolution, constitutes a fair and reasonable charge for the provision of *fire rescue services*.

B. The availability and provision of comprehensive *fire rescue services* enhance and strengthen the relationship of such services to the use and enjoyment of the parcels of property,

the market perception of the area and, ultimately, the property and rental values within the assessable area.

C. The Board does hereby find that the various legislative findings and determinations contained herein are found to have existed as of the original imposition of the *fire rescue charge* in 2009 and relate back thereto. Therefore, such findings shall be deemed to have been incorporated in the provisions of Chapter 7, Leon County Code of Laws, adopted March 13, 2009, and Resolution No. 09-16, adopted June 9, 2009, as if they had been set forth fully therein and continued thereafter.

Section 7. Fire Rescue Charges.

A. Fire Rescue Fee.

1. Imposition; Legislative Determinations.

a. A *fire rescue fee* is hereby imposed upon each improved parcel of *government property* located within the unincorporated area of the County, and which is hereby ascertained, determined, and declared to be reasonably and fairly related to the cost of providing *fire rescue services* to such *government property* and as such the *fire rescue fee* constitutes a fair, reasonable, just, and equitable manner for apportioning and allocating the *fire rescue cost for government property*. The *fire rescue fee* imposed hereby is not a special assessment; it is a fee for services available and rendered to *government property*.

b. Upon the adoption of this Resolution determining the *fire rescue fee* and identifying the *government property* to be billed a *fire rescue fee*, the legislative determinations ascertained and declared in Section 7-42, Leon County Code of Laws, are hereby ratified and confirmed.

- c. It is fair and reasonable to use the *fire services property use category* to assign property use for a *fire rescue fee* because the use codes are most compatible with the system of billing on the City of Tallahassee *utility bill*.
- d. It is fair and reasonable to use the *fire rescue costs* for the development of the *fire rescue fee* and apply the *fire rescue fee* for future fiscal years at the rates established in this Resolution because it is hereby determined that the actual annual cost of providing *fire rescue services*, over the five-year period will be as great as or greater than the *fire rescue fee* established herein.
- e. It is fair and reasonable and consistent with the decision of the Florida Supreme Court in the case of City of North Lauderdale v. SMM Properties, Inc., 825 So.2d 343 (Fla. 2002), to exclude from the *fire rescue costs*, amounts determined to constitute the cost of providing emergency medical services.
- f. Apportioning *fire rescue costs for government property* among classifications of improved *government property* based upon historical demand for *fire rescue services*, but not emergency medical services, is a fair and reasonable method of *cost apportionment* because it reflects the property uses' potential fire risk based upon *building* use and is a reasonable proxy for the amount of fire flow, fire fighters, quantity and size of apparatus, and other special firefighting equipment that must be available in accordance with the County's required standards and practices.
- g. The greater the *building area*, the greater the potential for a large fire and the greater amount of firefighting resources that must be available in the event of

a fire in a structure of that *building's* size. Therefore, it is fair and reasonable to use *building area* as a proxy for determining the *fire rescue fees*.

- h. It is fair and reasonable to not charge a *fire rescue fee* to *government property* that is vacant as evidenced by the cessation of *utility services*. The costs of administering and collecting *fire rescue fees* from such vacant property exceed the anticipated *fire rescue fees* that could be collected from such property.
- i. The *incident reports* are the most reliable data available to determine the potential demand for *fire rescue services* from *government property* use and to determine the benefit to property use resulting from the availability of *fire rescue services* to protect and serve *buildings* located within *government property* and their intended occupants. There exists sufficient *incident reports* documenting the historical demand for *fire rescue services* from *government property*. The *demand percentage* determined for each classification of *government property* by an examination of such *incident reports* is consistent with the experience of the County. Therefore, the use of *demand percentages* determined by an examination of *incident reports* is a fair and reasonable method to apportion the *fire rescue costs* among each classification of *government property*.
- j. The suppression of fire on vacant property primarily benefits the *buildings* within the adjacent improved property by the containment of the spread of fire rather than the preservation of the vacant property. Therefore, it is fair and reasonable not to apportion any of the costs attributed to providing *fire rescue services* to vacant property and the *incident reports* omitted from the *demand percentage* calculation.

k. The budget is sized based upon its ability to provide *fire rescue services* to *assessed property* within the unincorporated area. Therefore, the level of services required to meet anticipated demand for *fire rescue services* and the corresponding fire services budget required to fund *fire rescue services* provided to non-specific property uses would be required notwithstanding the occurrence of any incidents from such non-specific uses. Therefore, it is fair and reasonable to omit from the *demand percentage* calculation, the *incident reports* documenting *fire rescue services* provided to non-specific property uses and vacant property.

2. Methodology for Determining Fire Rescue Fees. The *fire rescue fees* shall be calculated as follows:

a. The number of *incident reports* filed within a sampling period was determined for *government property* and all *property use categories of nongovernment property*. The percentages of total *incident reports* allocated to *government property* as compared to total *incident reports* allocated to *nongovernment property* were used to calculate the *fire rescue cost* for *assessed property* and the *fire rescue cost for government property*.

b. The *fire rescue cost for government property* was then apportioned among the *tax parcels* of *government property* as follows:

1. Add the *building area* of all the *buildings* of *government property* to arrive at the aggregate square footage for *government property*. Any *buildings* that exceed 100,000 square feet of *building area* shall only be included at 100,000 square feet.

2. Divide the *fire rescue cost for government property* by the product of subsection 1. above to arrive at a rate per square foot of *building area* to be charged to *government property*.

3. For each *building of government property*, multiply the applicable square foot rate determined in subsection 2. above by the number of square feet for that *building* and then sum the amounts for all *buildings* on that *tax parcel*.

3. Amount of Fire Rescue Fee.

The *fire rescue cost for government property* is further determined to be a reasonable estimation of a five-year average annual cost of providing *fire rescue services* to *government property*. The amount of the *fire rescue fee* imposed upon *government property for fire rescue services* is specifically based upon the Rate Study, Exhibit A, established pursuant to and in accordance with Section 7-42, Leon County Code of Laws, and shall be as set forth in Exhibit B, Rate Schedule, same being attached hereto and incorporated herein as if fully set forth below, commencing October 1, 2015, annually, until otherwise determined by the Board.

B. Fire Rescue Assessment.

1. Imposition; Legislative Determinations; Cost Apportionment Methodology; Parcel Apportionment Methodology; Amount.

A *fire rescue assessment* is hereby levied and imposed upon each improved parcel of *nongovernment property* located within the unincorporated area of the County, and which is hereby ascertained, determined, and declared to be reasonably related to the cost of providing *fire rescue services* and thereby provides an equitably corresponding special benefit to *nongovernment property*. The *fire*

rescue assessment is hereby ascertained, determined and declared to be based upon a reasonable estimation of the five-year average annual cost of providing *fire rescue services* to such *nongovernment property*. It is further ascertained, determined and declared that the *fire rescue assessment* imposed hereby provides a special benefit to and is equitably apportioned among the *assessed property* based upon the special benefit assumptions and apportionment methodology set forth in the Rate Study, Exhibit A, and as further set forth below:

a. It is further hereby ascertained and declared that the *fire rescue services* provide a special benefit to *nongovernment property*, that is improved by the existence or construction of a *building*, based upon the following legislative determinations:

1. *Fire rescue services* enhance the use and enjoyment of improved property, which constitutes a special benefit to *owners*, commercial tenants, residential tenants, and occupants by the following:

a) Protecting the value of the improvements, structures, and contents through the provision of available *fire rescue services*;

b) Protecting the life and safety of occupants, residential tenants and commercial tenants, in the use and enjoyment of the improvements and structures within improved parcels; and

c) Lowering the cost of fire insurance, including renter's insurance and property coverage for the repair and replacement of contents of improvements and structures within the improved parcels, by the presence of a professional and comprehensive fire services program within the unincorporated area of the County.

2. The *fire rescue services* enhance the use and enjoyment of commercial tenants by protecting the continued commercial operations within improved parcels of property within the unincorporated area of the County.
3. The *fire rescue services* enhance the value of business and commercial interests, which accrues to *owners* and lessees, by protecting the continued commercial operations within improved parcels of property within the unincorporated area of the County.
4. The legislative determinations of special benefit ascertained arising from the *fire rescue services*, as set out and declared in Section 7-43, Leon County Code of Laws, are incorporated herein by reference and further ratified and confirmed.
 - b. It is fair and reasonable to create *service zones* to reflect the level of service differentiation between a property located in a higher density area that receives fire protection coverage from multiple *core stations* and a property located in an area generally described as rural and typically serviced by a single fire station.
 - c. It is fair and reasonable to use the *improvement codes* and the *DOR codes* for the *cost apportionment* and the *parcel apportionment* because: (1) the *tax roll* database employing the use of such property use codes is the most comprehensive, accurate, and reliable information readily available to determine the property use and *building area* for improved property within the County, (2) the *tax roll* database within such property use codes is maintained by the Property Appraiser and is thus consistent with parcel designations on

the *tax roll*, and (3) the parcel descriptions on the *tax roll* are not incompatible with the property use descriptions on the City of Tallahassee's *utility* customer database which has been developed and maintained by the City of Tallahassee and which will be used in many instances to bill the *fire rescue assessments*.

- d. The data available in the *improvement codes* is more useful and accurate to determine *building area* than the data maintained in the *DOR codes* because (1) the data maintained in the *improvement codes* reveals the existence of a *building* with a different use than the use described in the *DOR codes*, (2) the *improvement codes* represent records maintained by the Property Appraiser with the most information relative to *building area* regardless of property use, and (3) the City of Tallahassee *utility* customer database does not contain *building area* data.
- e. It is fair and reasonable and consistent with the decision of the Florida Supreme Court in the case of City of North Lauderdale v. SMM Properties, Inc., 825 So. 2d 343 (Fla. 2002), to exclude from the *fire rescue costs*, amounts determined to constitute the cost of providing *EMS services*.
- f. Apportioning the *fire rescue cost for assessed property* among classifications of improved property based upon historical demand for *fire rescue services*, but not *EMS services*, is fair and reasonable method of *cost apportionment* because it reflects the property uses' potential fire risk based upon *building* use and is a reasonable proxy for the amount of fire flow, fire fighters, quantity and size of apparatus, and other special firefighting equipment that must be available in accordance with the County's required standards and practices..

- g. The cost of responding to fire incidents varies among the *service zones*. Therefore, it is fair and reasonable to use a *cost factor* in calculating the *demand percentages* because it reflects the varying costs that are associated with the responses and services to different *property use categories* based upon average call duration, which accounts for the time that personnel and equipment were out of service.
- h. It is fair and reasonable to use the *fire rescue costs for assessed property* for the development of the *fire rescue assessment* and apply the *fire rescue assessment* for future fiscal years at the rates established in this Resolution because it is hereby determined that the actual annual cost of providing *fire rescue services* over the five-year period will be as great as or greater than the *fire rescue assessment* established herein.
- i. The *incident reports* are the most reliable data available to determine the potential demand for *fire rescue services* from property use and to determine the benefit to property use resulting from the availability of *fire rescue services* to protect and serve *buildings* located within the *assessed property* and their intended occupants. There exists sufficient *incident reports* documenting the historical demand for *fire rescue services* from *assessed property* within the *property use categories*. The *demand percentage* determined for each *property use category* by an examination of such *incident reports* is consistent with the experience of the City of Tallahassee Fire Department. Therefore, the use of *demand percentages* determined by an examination of *incident reports* is a fair and reasonable method to apportion the *fire rescue costs* among the *property use categories*.

- j. The suppression of fire on vacant property primarily benefits the buildings within the adjacent improved property by the containment of the spread of fire rather than the preservation of the vacant property. Therefore, it is fair and reasonable not to apportion any of the costs attributed to providing *fire rescue services* to vacant property and the *incident reports* documenting historical *fire rescue costs* provided to vacant property were thus omitted from the *demand percentage* calculation.
- k. The budget for *fire rescue services* is sized based upon its ability to provide service to *assessed property* within the unincorporated area. Therefore the level of services required to meet anticipated demand for *fire rescue services* and the corresponding budget required to fund *fire rescue services* provided to nonspecific property uses would be required notwithstanding the occurrence of any incidents from such nonspecific uses. Therefore, it is fair and reasonable to omit from the *demand percentage* calculation the *incident reports* documenting *fire rescue services* provided to nonspecific property uses and vacant property.
- l. It is fair and reasonable to not charge a *fire rescue assessment* to *nongovernment property* that is vacant as evidenced by the cessation of *utility services*. The costs of administering and collecting *fire rescue assessments* from such vacant property exceed the anticipated *fire rescue assessments* that could be collected from such property.
- m. The size or the value of the *residential property* does not determine the scope of the required *fire rescue services* response. The potential demand for *fire*

rescue services is driven by the existence of a *dwelling unit* and the anticipated average occupant population.

- n. Apportioning the *fire rescue costs* to *residential property* on a per *dwelling unit* basis is required to avoid cost inefficiency and unnecessary administration and is a fair and reasonable method of *parcel apportionment* based upon historical call data.
- o. The demand for *fire rescue service* availability is substantially the same for all *residential property*; therefore, it is fair and reasonable to use the combined *demand percentages* attributable to all types of *residential property*, both *single family property* and *multi-family property*, to determine *fire rescue assessments* for *residential property*.
- p. The risk of loss and the demand for *fire rescue services* availability is substantially the same for *buildings* below a certain minimum size. Because the value and anticipated occupancy of non-residential *buildings* below a certain minimum size is less, it is fair, reasonable and equitable to provide a lesser assessment burden on improved property containing such *buildings* by the creation of specific *building area* classification ranges for such parcels.
- q. The assessment of *nonresidential property* by square footage classification ranges is fair and reasonable for the purpose of *parcel apportionment* because the demand for fire rescue service, fire flow, fire fighters, quantity and size of apparatus, and other special firefighting equipment is determined and measured by the square footage of structures and improvements within benefited parcels.

- r. The greater the *building area*, the greater the potential for a large fire and the greater amount of firefighting resources that must be available in the event of a fire in a structure of that *building's* size. Therefore, it is fair and reasonable to use *building area* as a proxy for determining the *tax parcel's fire rescue assessment*.
- s. The separation of improved *non-residential property* into *building area* classification ranges is fair and reasonable for the purposes of *parcel apportionment* because: (1) the absence of a need for precise square footage data within the ad valorem tax records maintained by the Property Appraiser undermines the use of actual *building area* within each improved parcel as a basis for *parcel apportionment*; (2) the administrative expense and complexity created by an on-site inspection to determine the actual *building area* within each improved parcel assessed is impractical; (3) the demand for *fire rescue services* availability is not precisely determined or measured by the actual *building area* within benefited parcels; and (4) the classification of parcels within *building area* classification ranges is a fair and reasonable method to classify benefited parcels and to apportion costs among benefited parcels that create similar demand for the availability of *fire rescue services*.
- t. The demand for the availability of *fire rescue services* diminishes at the outer limit of *building size* since a fire occurring in a structure greater than a certain size is not capable of being suppressed under expected conditions and the fire control activities under such circumstances are directed to avoid the spread of the fire event to adjacent *buildings*. Therefore, it is fair and reasonable to

place a cap on the *building area* classification of benefited parcels within *non-residential property*.

- u. In accordance with Section 125.0168, Florida Statutes, which mandates that counties treat recreational vehicle park property as *commercial property* for non-ad valorem special assessments levied by a county, like the *fire rescue assessment*, it is fair and reasonable to treat each space within recreational vehicle park property as a *building on commercial property* and to assign the square footage of 191 square feet, the average size of a recreational vehicle, according to the Florida Association of RV Parks and Campgrounds.

2. Cost Apportionment Methodology for Fire Rescue Assessment.

- a. The number of *incident reports* filed within a sampling period was determined for *government property* and all *property use categories of nongovernment property*. The percentages of total *incident reports* allocated to *government property* as compared to total *incident reports* allocated to *nongovernment property* were used to calculate the *fire rescue cost for assessed property* and the *fire rescue cost for government property*.
- b. Next, to correlate the *nongovernment tax parcels* to the *service zones*, the *incident reports* filed within a sampling period were geo-coded on the GIS system map based upon the address provided in the *FFIRS* database.
- c. Based upon such correlation by *service zone*, the number of *incident reports* filed within a sampling period were determined for each *service zone*.
- d. A *cost factor* was then developed and applied to the *incident reports* within each *service zone* based upon the difference in average call duration between

the *service zones* with Zone 1 being assigned a 1.00 weighting *cost factor* and Zone 2 being assigned a 1.26 weighting *cost factor*.

- e. A *demand percentage* was then determined for each *service zone* by calculating the percentage that *incident reports* allocated to each *service zone* bears to the total number of *incident reports* documented for both *service zones* during the sampling period. The *demand percentage* for each *service zone* was then applied to the *fire rescue cost for assessed property* and the resulting product is the cost allocation of that portion of the *fire rescue costs* allocated to each *service zone*.
- f. Using the weighted *incident reports*, fire rescue incidents were assigned within the County to the *property use categories* by correlating the *code descriptions* within the *fixed property use codes* to the *improvement codes* and *DOR codes*.
- g. To correlate the *property use categories* with the *state database*, the *code descriptions* within the *fixed property use codes* similar to *code descriptions* within the *improvement codes* that were used to determine the *property use categories* were identified. Exhibit A, Appendix C contains a designation of *code descriptions* by *property use category* with the *improvement codes*, and Exhibit A, Appendix B contains a designation of *code descriptions* by *property use category* with the *fixed property use codes*. Such correlation between *code descriptions* by *property use category* between the *fixed property use codes* and the *improvement codes* is necessary to allocate the historical demand for *fire rescue services* as reflected by the weighted *incident reports* for *tax parcels* on the *tax roll* within the *property use categories*.

h. Based upon such assignment of weighted *incident reports* to *property use categories*, the number of weighted *incident reports* filed within a sampling period was determined for each *property use category*. A *demand percentage* was then determined for each *property use category* in each *service zone* by calculating the percentage that weighted *incident reports* allocated to each *property use category* bear to the total number of weighted *incident reports* documented for all *property use categories* within the sampling period. The *demand percentage* for each *property use category* within each *service zone* was then applied to the *fire rescue cost for assessed property* for that *service zone*, and the resulting product is the cost allocation of that portion of the *fire rescue cost for assessed property* allocated to each *property use category* within that *service zone*.

3. Parcel Apportionment Methodology.

- a. The apportionment among *tax parcels* of *nongovernment property* of that portion of the *fire rescue cost for assessed property* apportioned to each *property use category* within each *service zone* under the *cost apportionment* is consistent with the *parcel apportionment* methodology described and determined herein.
- b. RESIDENTIAL PROPERTY. For each *service zone*, the *fire rescue assessment* for each *tax parcel* of *residential property* shall be computed by multiplying the *demand percentage* attributable to *residential property* by the *fire rescue cost for assessed property* allocated to the respective *service zone*, dividing such product by the total number of *dwelling units* shown on the *tax*

roll within the *service zone*, and then multiplying such quotient by the number of *dwelling units* located on such *tax parcel*.

c. NON-RESIDENTIAL PROPERTY. The *fire rescue assessments* for each *building of nonresidential property*, except recreational vehicle property, shall be computed as follows for each *service zone*:

1. Respectively, multiply the *fire rescue cost for assessed property* for the applicable *Service zone* by the *demand percentage* attributable to each of the non-residential *property use categories*. The resulting dollar amounts reflect the portions of the *fire rescue services* budget to be respectively funded from *fire rescue assessment* revenue derived from each of the non-residential *property use categories*.

2. Separate each *building* in each of the *nonresidential property use categories* into one of the following square footage categories:

- a) *buildings* with a *building area* of 1,999 square feet or less;
- b) *buildings* with a *building area* between 2,000 square feet and 3,499 square feet;
- c) *buildings* with a *building area* between 3,500 square feet and 4,999 square feet;
- d) *buildings* with a *building area* between 5,000 square feet and 9,999 square feet;
- e) *buildings* with a *building area* between 10,000 square feet and 19,999 square feet;
- f) *buildings* with a *building area* between 20,000 square feet and 29,999 square feet;

- g) *buildings* with a *building area* between 30,000 square feet and 39,999 square feet;
 - h) *buildings* with a *building area* between 40,000 square feet and 49,999 square feet; and
 - i) *buildings* with a *building area* between 50,000 square feet and 59,999 square feet; and
 - j) *buildings* with a *building area* between 60,000 square feet and 69,999 square feet; and
 - k) *buildings* with a *building area* between 70,000 square feet and 79,999 square feet; and
 - l) *buildings* with a *building area* between 80,000 square feet and 89,999 square feet; and
 - m) *buildings* with a *building area* between 90,000 square feet and 99,999 square feet; and
 - n) *buildings* with a *building area* of 100,000 square feet or greater.
3. As to each non-residential *property use category* multiply the number of *buildings* categorized in:
- a) Paragraph (2)(a) of this subsection by 1,000 square feet; and
 - b) Paragraph (2)(b) of this subsection by 2,000 square feet; and
 - c) Paragraph (2)(c) of this subsection by 3,500 square feet; and
 - d) Paragraph (2)(d) of this subsection by 5,000 square feet; and
 - e) Paragraph (2)(e) of this subsection by 10,000 square feet; and
 - f) Paragraph (2)(f) of this subsection by 20,000 square feet; and
 - g) Paragraph (2)(g) of this subsection by 30,000 square feet; and

- h) Paragraph (2)(h) of this subsection by 40,000 square feet; and
- i) Paragraph (2)(i) of this subsection by 50,000 square feet; and
- j) Paragraph (2)(j) of this subsection by 60,000 square feet; and
- k) Paragraph (2)(k) of this subsection by 70,000 square feet; and
- l) Paragraph (2)(l) of this subsection by 80,000 square feet; and
- m) Paragraph (2)(m) of this subsection by 90,000 square feet; and
- n) Paragraph (2)(n) of this subsection by 100,000 square feet.

4. For each non-residential *property use category*, add the products of paragraphs (3)(a) through (3)(n) of this subsection. The sum of these products reflects an aggregate square footage area for each non-residential *property use category* to be used in the computation of *fire rescue assessments*.

5. Divide the product of paragraph 1. of this subsection relative to each of the non-residential *property use categories* by the sum of the products for each non-residential *property use category* described in paragraph 4. of this subsection. The resulting quotient expresses a dollar amount adjusted or weighted per square foot of improved area to be used in computing *fire rescue assessments* on each of the respective non-residential *property use categories*.

6. For each of the non-residential *property use categories*, multiply the resulting quotients from paragraph 5. of this subsection by each of the respective products in paragraphs (3)(a) through (3)(n) of this subsection. The resulting products for each non-residential *property use category*, expresses a series of gross dollar amounts expected to be funded by all *buildings* in the respective non-residential *property use categories* in each of the square footage categories described in paragraph 2. of this subsection.

7. For each of the non-residential *property use categories*, divide each of the respective products of paragraph 6. of this subsection by the number of *buildings* determined to be in each of the square footage categories identified in paragraph 2. of this subsection. The result expresses the respective dollar amounts of the *fire rescue assessments* to be imposed upon each *building* in each of the non-residential *property use categories*.

d. RECREATIONAL VEHICLE PARK PROPERTY. Notwithstanding the procedure in subsection c. above for *non-residential property*, the *fire rescue assessments* for each *tax parcel* of *recreational vehicle park* property shall be computed as follows:

1. Aggregate the amount of square footage for each *tax parcel* of *recreational vehicle park*, with recreational vehicle park spaces, as reported to the Department of Health, at 191 square feet each, mobile home spaces, as reported to the Department of Health, at actual *building area* or 720 square feet each if actual square footage is not available, and actual *building area* for all other *buildings*.

2. Assign the respective dollar amount of the *fire rescue assessments* determined in subsection c. above for *commercial property* for the applicable *service zone* to the comparable aggregated square footage category ranges of *recreational vehicle park* property as calculated in paragraph 1. above. Any aggregated square footage that exceeds 100,000 square feet on a *tax parcel* shall be assigned the *commercial* dollar amount for 100,000 square feet. The result expresses the respective dollar amounts of the *fire rescue assessments* to be imposed upon each *recreational vehicle park* property.

- e. MIXED USE PROPERTY. The *fire rescue assessments* for each *tax parcel* classified in two or more *property use categories* shall be the sum of the *fire rescue assessments* computed for each *property use category*.

4. Amount of Fire Rescue Assessment.

The amount of the *fire rescue assessment* levied and imposed upon *nongovernment property* shall be as set forth in Exhibit B, Rate Schedule, commencing October 1, 2015, annually, until otherwise determined by the Board.

Section 8. Exempt Property. The *fire rescue assessment* heretofore imposed upon *nongovernment property* shall not be levied nor imposed against property owned or occupied by a “religious institution” as that term is defined in Section 170.201(2), Florida Statutes, to the extent same is used as a place of worship.

Section 9. Lien. The *fire rescue assessments* imposed herein shall constitute a lien upon the Assessed Property so assessed equal in rank and dignity with the liens of all state, county, district or municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles and claims, until paid.

Section 10. Collection of Fire Rescue Charge; Legislative Determinations. The collection of the *fire rescue charge* shall be made pursuant to and in accordance with Section 7-44, Leon County Code of Laws, and is authorized hereby, commencing October 1, 2015. The use of the *utility bills* for the collection of the *fire rescue fee* and *fire rescue assessment* is a method of collection that is reasonably related and directed to those that derive the benefit received by the property from the provision of *fire rescue services*. The benefit to the property is not solely received by the *owner* of the property but also extends to all intended occupants,

including but not limited to, tenants, leaseholders and others occupying the property. There is a rational nexus between the use of the *utility* bill to collect the *fire rescue fees* and *fire rescue assessments* from the property and the intended occupants of the property, including but not limited to, owners, tenants, leaseholders and others occupying property, and the benefit they derive through the enhancement of their use and enjoyment of the property. The use of *utility* bills for collection also provides a convenient mechanism of payment and further relieving any potential economic burden by providing an opportunity to pay smaller fees in twelve (12) increments annually as opposed to one larger lump sum payment being collected annually.

Section 11. Final Adjudication. The adoption of this Resolution shall be the final adjudication of the issues presented (including, but not limited to, the determination of special benefit and fair apportionment, the method of apportionment, the rate of assessment and fee, the and the levy and lien of the *fire rescue charges*), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 20 days from the date of this Resolution.

Section 12. Effective Date. This Resolution shall have effect upon adoption and shall apply to all property located within the unincorporated area of Leon County.

DONE, ADOPTED AND PASSED by the Board of County Commissioners of Leon County, Florida, this 24th day of May, 2015.

LEON COUNTY, FLORIDA

BY: _____
MARY ANN LINDLEY, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

ATTESTED BY:

BOB INZER
CLERK & COMPROLLER
LEON COUNTY, FLORIDA

BY: _____

APPROVED AS TO FORM:
COUNTY ATTORNEY'S OFFICE
LEON COUNTY, FLORIDA

BY: _____
HERBERT W.A. THIELE, ESQ.
COUNTY ATTORNEY

DRAFT

City of Tallahassee and Leon County, Florida

Fire Assessment Memorandum

APRIL 14, 2015

Presented by:
Government Services Group, Inc.
1500 Mahan Drive, Suite 250
Tallahassee, Florida 32308
(850) 681-3717
(850) 224-7206 Fax

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Introduction

The City of Tallahassee (City) and Leon County (County) entered into a professional services agreement with GSG to provide specialized services in the development and implementation of a non-ad valorem assessment program to fund fire services within the incorporated and unincorporated areas of the County (Fire Assessment Project).

The objective of this Fire Assessment Project is to develop and implement an update to the City's current revenue program capable of efficiently and effectively collecting all assessable and billable costs associated with providing fire services on an annual basis throughout the entire County for Fiscal Year 2015-16 and future fiscal years. The mechanism for collecting the fire fee from governmental properties will remain in effect, however both the City and County will utilize the City's utility bill as the collection method for all non-governmental properties where possible and the City will assist the County in the collection of the fire assessment utilizing the utility bill, separate bills and tax bill. This document is the Fire Assessment Memorandum (Assessment Memorandum), which is one of the project deliverables specified in the scope of services.

The work effort, documented by this Assessment Memorandum, focused on the calculation of assessment rates and classifications required to fully fund the identified assessable costs to provide countywide fire services for Fiscal Year 2015-16 and future fiscal years. However, the City and County have the choice of funding all or only a portion of the assessable costs based on policy direction. In addition, the work effort recorded in this Assessment Memorandum required the identification of the full costs of assessable fire services (net of all fire related revenues) and the allocation of those costs to properties that specially benefit from the provision of such fire services.

BACKGROUND

In 1999, the City adopted a fire services funding program consisting of two components: a Fire Fee and a Fire Assessment. The goal of the Fire Services Funding Project in 1999 was to design an alternative revenue program capable of efficiently and effectively collecting all assessable and billable costs associated with providing fire services on an annual basis. The Fire Fee is the funding mechanism that secures recovery of the cost for providing fire services to governmental property. The Fire Assessment is the funding mechanism for non-government property that could be collected on the City's utility bill. The program was updated to account for changes in call data, property data and service delivery in Fiscal Year 2004-05 and once again in Fiscal Year 2009-10.

OBJECTIVES

The City retained GSG to develop an annual recurring special assessment program that is capable of funding all of the assessable costs associated with providing countywide fire services. The City will utilize the utility bill for collection of the fire assessment and will assist the County in the collection of the fire assessment utilizing the utility bill, separate bills and the tax bill. Data available on the ad valorem tax roll was used to develop the Fiscal Year 2015-16 assessment program. GSG has been

charged to fully cost the services to be provided by the City, develop a fair and reasonable apportionment methodology for such assessable costs and determine assessment rates and parcel classifications that are accurate, fair and reasonable.

The fire non-ad valorem assessments must meet the Florida case law requirements for a valid special assessment. These requirements include the following:

1. The service provided must confer a special benefit to the property being assessed; and
2. The costs assessed must be fairly and reasonably apportioned among the properties that receive the special benefit.

The work effort of this project required the evaluation of data obtained from the City to develop a fire assessment program that focuses upon the projected Fiscal Year 2015-16 assessable cost calculations. The objectives of this initial effort were to:

- Determine the full costs of providing fire services within the County.
- Review such final cost determination with the City to determine which elements provide the requisite special benefit to the assessed properties.
- Determine the relative benefit anticipated to be derived by categories of property use within the County from the delivery of fire services.
- Recommend the fair and reasonable apportionment of assessable costs among benefited parcels within each category of property use.
- Calculate assessment rates and parcel classifications for Fiscal Year 2015-16 and future years based on the projected Fiscal Year 2015-16 budget adjusted for year over year increases.

Service Description and Assessable Cost Calculations

The fire services apportionment methodology allocates assessable costs on the basis of the anticipated demand for fire services by categories of private, real property use as identified on the real property assessment roll prepared for the levy of ad valorem taxes. The assessable fire costs are allocated among private, real property use categories based upon the historical demand for these services. This demand is identified by examining the fire incident data as reported by the City to the State Fire Marshal's office.

The fire services apportionment methodology for government property allocates billable costs to provide fire services based upon the historical demand for these services for all government owned property (i.e. City, County, State, Federal, etc.), as reflected by the incident data reported by the City.

SERVICE DELIVERY DESCRIPTION

Fire Rescue services are provided throughout the County from 16 paid fire rescue stations and 5 volunteer fire rescue stations. One of the volunteer stations is co-located at Station 15. Table 1 identifies fire rescue buildings/facilities inventory, as well as the corresponding physical location address for the facility.

Table 1
Fire Rescue Department Buildings/Facility Inventory

Station	Address
Station #1	327 North Adams Street Tallahassee, FL 32301
Station #2	2805 Sharer Road Tallahassee, FL 32302
Station #3	3005 South Monroe Street Tallahassee, FL 32301
Station #4	2899 West Pensacola Street Tallahassee, FL 32304
Station #5	3238 Capital Circle Southwest Tallahassee, FL 32304
Station #6	2901 Apalachee Parkway Tallahassee, FL 32311
Station #7	2805 Shamrock South Tallahassee, FL 32308
Station #8	2423 Hartsfield Road Tallahassee, FL 32304
Station #9	3205 Thomasville Road Tallahassee, FL 32312

Station	Address
Station #10	5323 Tower Road Tallahassee, FL 32303
Station #11	8752 Centerville Road Tallahassee, FL 32308
Station #12	4701 Chaires Cross Road Tallahassee, FL 32311
Station #13	1555 Oak Ridge Road Tallahassee, FL 32311
Station #14	16614 Blountstown Highway Tallahassee, FL 32310
Station #15	1445 Bannerman Road Tallahassee, FL 32312
Station #16	911 Easterwood Drive Tallahassee, FL 32311
Micosukee (County-Volunteer)	15210 Mahan Drive Tallahassee, FL 32308
Bradfordville (County-Volunteer) (Co-located at Station #15)	1445 Bannerman Road Tallahassee, FL 32312
Chaires-Capitola (County-Volunteer)	10541 Valentine Road South Tallahassee, FL 32317
Woodville (County-Volunteer)	155 East Oakridge Tallahassee, FL 32305
Lake Talquin (County-Volunteer)	16614 Blountstown Highway Tallahassee, FL 32312

Source: City of Tallahassee

The City of Tallahassee Fire Rescue Department provides standard fire suppression, medical services, hazmat response, technical rescue, airport capabilities, state disaster response, emergency response and disaster preparedness, fire prevention and safety education. Five of the sixteen City stations provide Advanced Life Support (ALS) services in coordination with Leon County EMS.

Dispatch services for fire and EMS services are provided through a joint dispatch operation between the City and the County.

Tables 2 through 5 outline the Fire Rescue Department's current service operations and service components. Table 2 outlines the Fire Rescue Department's organizational structure.

Table 2
City of Tallahassee Fire Rescue Department Organizational Chart

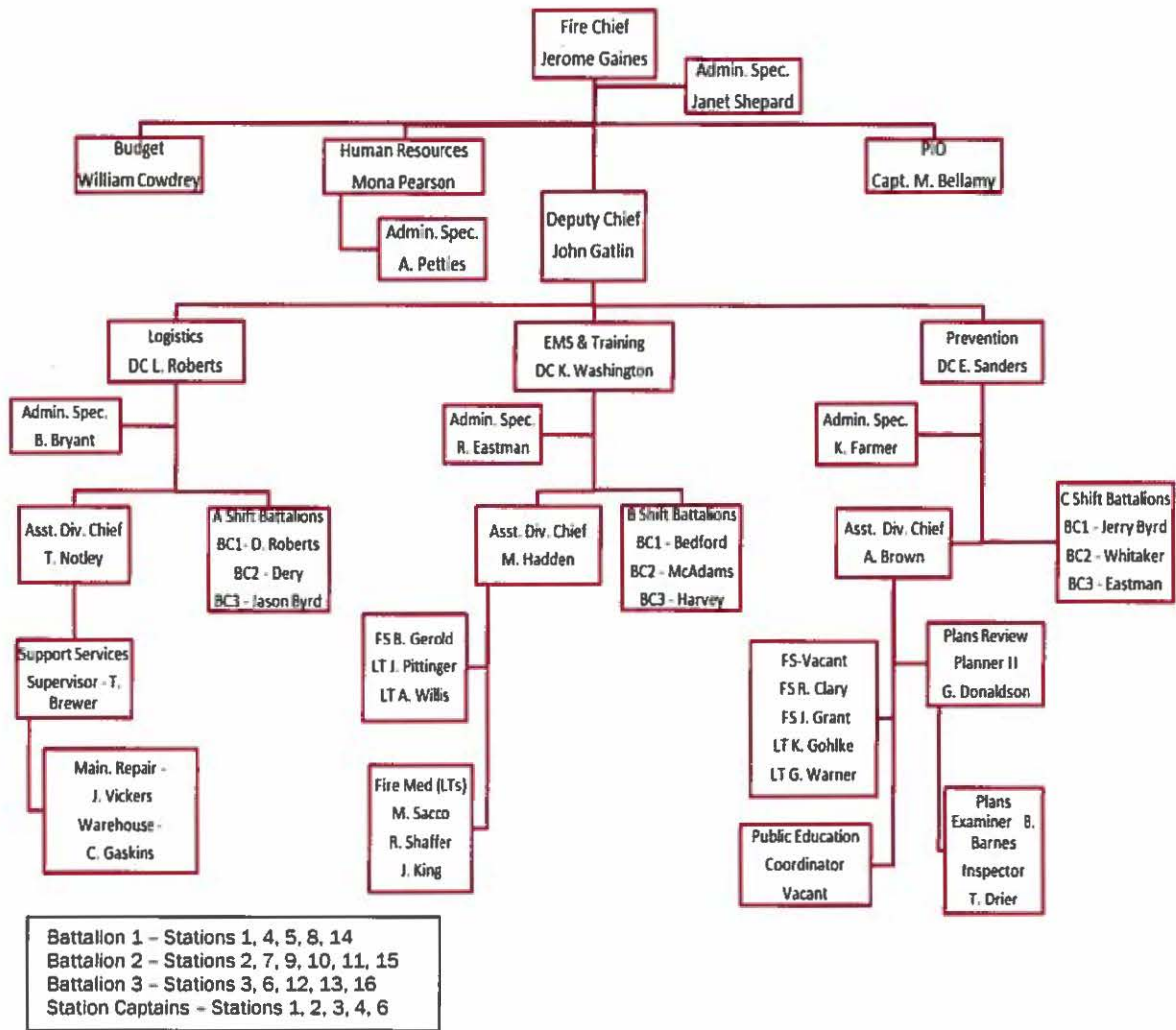


Table 3 describes the normal staffing for each apparatus. This information is used in the development of the Administrative Factor, as further discussed in the "Development of Factors" section of this Assessment Memorandum.

Table 3
Fire Rescue Department Apparatus Normal Staffing Requirements

Apparatus	Typical Staffing
Aerial	3-4 personnel
Pumper	3-4 personnel
Ford Expedition/Battalion Chief	1 personnel
Rescue	2 Personnel
Air Truck	1 Personnel
Brush Truck	1 Personnel
Rescue Boat	2 Personnel
Tanker	1 Personnel
Chevy Suburban/FireMed1	1 Personnel
HazMat Apparatus	3-4 personnel
Squad or Mass Care	3-4 personnel
USAR Apparatus	3-4 personnel

Source: City of Tallahassee

Table 4 lists the location and the fire flow/pumping capacity of the Fire Rescue Department's apparatus. This information is used to determine the square footage cap for non-residential properties.

Table 4
Fire Rescue Department Apparatus Fire Flow

Location	Apparatus	Fire Flow (GPM)
Station 1	1994 E-One Tanker	1,500
	1996 E-One International Air and Light	N/A
	2014 Pierce Impel Pumper	1,500
	2007 E-One 95' Platform	1,500
	2008 Ford Expedition	N/A
	2003 E-One Typhoon Rescue Pumper	1,500
Station 2	1996 E-One Haz-Mat	N/A
	1998 Pace 16ft. Trailer	N/A
	2008 Ford Expedition	N/A
	2001 E-One Platform	1,500
	2002 Ford F-550 Brush Truck	350
	2005 E-One Typhoon Rearmount Pumper	1,500
Station 3	1994 Rescue-1 Boat	N/A
	2005 Ford-550 HazMat Tow Vehicle	N/A
	1997 E-One Medium Rescue	N/A
	2014 Pierce Impel 75 ft. Aerial	1,500
	2008 Ford Expedition	N/A
	2005 E-One Typhoon Rescue Pumper	1,500

Location	Apparatus	Fire Flow (GPM)
Station 4	2010 Rescue -1 Boat	N/A
	2002 E-One Bronto Aerial Platform	1,500
	1996 E-One International Rescue Squad	500
	1998 16ft. Trailer	N/A
	2002 Ford F-550 Brush Truck	350
	2014 Pierce Impel Pumper	1,500
	2005 International 4X4 Tractor	N/A
	2005 Hackney Trailer	N/A
	2005 E-One International Air Light Truck	N/A
Station 5*	1994 International ARFF	500
	2010 E-One Titan Force ARFF	3,300
	2014 Oshkosh Striker 3000	3,300
Station 6	1994 Rescue-1 Boat	N/A
	1997 95 Ft. E-One Tower	1,500
	2002 Ford F-550 Brush Truck	350
	2005 E-One Typhoon Rearmount Pumper	1,500
Station 7	2005 E-One Typhoon Rearmount Pumper	1,500
Station 8	2005 E-One Typhoon Rearmount Pumper	1,500
Station 9	2005 E-One Typhoon Rescue Pumper	1,500
Station 10	1998 E-One International Tanker/Pumper	2,500
	2000 E-One International Rescue	650
Station 11	1998 E-One International Tanker/Pumper	2,500
	1996 E-One International Rescue	650
Station 12	1998 E-One International Tanker/Pumper	2,500
	2000 E-One International Rescue	650
Station 13	1998 E-One International Tanker/Pumper	2,500
	2000 E-One International Rescue	650
Station 14	1994 Rescue-1 Boat	N/A
	2000 E-One International Rescue	650
	2006 E-One International Tanker/Pumper 7600	2,500
Station 15	1994 Rescue-1 Boat	N/A
	2000 Ford F-450 Brush Truck	350
	2003 E-One Typhoon Rearmount Pumper	1,500
Station 16	Tanker/Pumper	2,500
	Rescue	650
Total GPM		44,800

Source: City of Tallahassee

* Pumping capacity for Station 5 is not included in total because those apparatus are dedicated to the airport.

The current pumping capacity is defined as the combined amount of water that all apparatus in the Fire Rescue Department can pump to a first alarm non-residential fire. As outlined by Table 4 above, the pumping capacity of the City's Fire Rescue Department is 44,800 gallons per minute. Accordingly, based on National Fire Protection Association firefighting standards for fire flow as provided for in NFPA 1 Fire Code, 2015, Chapter 18 (assuming ordinary construction), the Fire Rescue Department currently has sufficient fire flow capacity to provide service coverage in the event of a structure fire involving unlimited square feet.

Table 5 below details the Fire Rescue Department's response protocol.

Table 5
Minimum Response Protocol

Call Type	Typical City Response
Medical	Engine (1)
Vehicle Accident	Engine (1)
Vehicle Accident with Extraction	Engine (2), Battalion Chief (1)
Residential Fire	Engine (2), Truck(1), Battalion Chief (1), FireMed (1)
Residential/Building Alarm	Engine (1)
Commercial Fire	Engine (3), Truck (1), Battalion Chief (1), FireMed (1)
Hazardous Material	Engine (2), Tanker (1), Truck (1), Haz-Mat (1), Battalion Chief (1), FireMed (1)
Service Calls	Engine (1)

Call Type	Typical County Response
Medical	Rescue (1), Tanker (1)
Vehicle Accident	Rescue (1), Tanker (1)
Vehicle Accident with Extraction	Rescue (1), Tanker (1), Battalion Chief (1), FireMed (1), Engine or Truck (1)
Residential Fire	Rescue (1), Tanker (2), Battalion Chief (1), FireMed (1), Engine or Truck (1)
Residential/Building Alarm	Rescue (1), Tanker (1)
Commercial Fire	Rescue (1), Tanker (1), Battalion Chief (1), FireMed (1), Engine or Truck (3)
Hazardous Material	Rescue (1), Tanker (1), Battalion Chief (1), FireMed (1), Engine or Truck (2), HazMat (1)
Service Calls	Rescue (1), Tanker (1)

Source: City of Tallahassee

DEVELOPMENT OF FACTORS

FIRE RESCUE V. EMERGENCY MEDICAL SERVICES

In June 2000, litigation over the City of North Lauderdale fire rescue assessment program resulted in a decision by the Fourth District Court of Appeals in the case of SMM Properties, Inc. v. City of North Lauderdale, (the "North Lauderdale" case). The Fourth District Court of Appeals concluded that Emergency Medical Services (EMS) did not provide a special benefit to property. The Court, however, reaffirmed that fire suppression, fire prevention, fire/building inspections and first response medical services do provide a special benefit to property. In 2002, the Florida Supreme Court upheld the decision of the Fourth District Court of Appeals.

To address these concerns, GSG developed a methodology that removed the costs associated with emergency medical services. This method of splitting the fire and EMS portions of a consolidated public safety department's budget was upheld by the Fourth District Court of Appeals in Desiderio Corporation, et al. vs. The City of Boynton Beach, Florida, et al., 39 So.3d 487 (Fla. 4th DCA 2010).

The proposed fire rescue department's line item costs were allocated between fire rescue and emergency medical services as a result of the Florida Supreme Court's opinion in City of North Lauderdale v. SMM Properties that emergency medical services (above the level of first response) do not provide a special benefit to property. Accordingly, the County's fire rescue costs were split from emergency medical service costs based on the following general guidelines.

DIRECT ALLOCATIONS

To the extent that certain line items could be allocated directly to fire, direct allocations were made. For example, all costs associated with "Utility Service Expense," "Volunteer Fire Department," and "Contractual Svcs - VFD County" were allocated entirely to fire. All costs directly related to "Medical Services" were directly allocated to EMS.

ADMINISTRATIVE FACTOR

Certain line items were allocated between fire and EMS based on an Administrative Factor. This Administrative Factor is derived by creating a ratio between non-EMS or fire personnel and total combat personnel per shift. The administrative factor calculations are based on the City's total Fire Rescue Department combat personnel staffing, including an allocation for volunteers. Under normal staffing, this results in 75 non-EMS personnel and 14 EMS personnel for a total of 89 combat personnel. This normal staffing yields an 84.27 % percent non-EMS Administrative Factor.

This percentage was applied to all applicable line items to allocate the costs that could not be directly allocated as fire costs or EMS costs, and that could not be operationally allocated (see below). For example, the Administrative Factor was applied to the line item expenditures for "Food," "Human Resource Expense" and "Utilities - Electric" to determine the fire service costs of these line items.

OPERATIONAL FACTOR

Other line items were allocated between fire and EMS based on an Operational Factor. The Operational Factor is derived by creating a ratio between non-EMS (i.e. fire) calls and EMS calls, and this ratio which is based on the City's Fire Rescue Department's operations, was then applied to certain budget line items such as "Vehicle Fuel" and "Vehicle Replacement".

To develop the Operational Factor, GSG obtained fire rescue incident data identifying the number of fire rescue calls made to property categories within the entire County over a three-year period. The City fire rescue incident data was used to determine the demand for fire rescue services. GSG obtained information from the City in an electronic format, identifying the number and type of fire rescue incident responses for calendar years 2011, 2012 and 2013.

The State Fire Marshal's office uses the Florida Fire Incident Reporting System (FFIRS). This system is a tool for fire rescue departments to report and maintain computerized records of fire rescue incidents and other department activities in a uniform manner. Under this system, a series of basic phrases with code numbers are used to describe fire rescue incidents. Appendix A provides a codes list for the "type of situation found" as recorded on the fire rescue incident reports used to identify EMS and non-EMS calls.

The ratio between non-EMS (i.e. fire) calls and EMS calls is then applied to all applicable line items to allocate the costs that could not be directly allocated as fire costs or EMS costs, and that could not be administratively allocated. For calendar years 2011, 2012 and 2013, the City reported 50,089 total non-government fire rescue incident calls to FFIRS, of which 19,406 were non-EMS (i.e. fire) calls and 30,683 were EMS calls. This information results in a 38.74% non-EMS Operational Factor.

ASSESSABLE COST CALCULATIONS

The fire services assessable cost calculations for Fiscal Years 2015-16 through 2019-20 are based on the following assumptions for the purpose of this Fire Assessment Memorandum.

- Actual projected expenditures and revenues were provided by the City for Fiscal Years 2015-16 through 2019-20.
- Revenues are shown as a reduction of the total projected expenditures for each fiscal year, thereby reducing the total assessable costs for that year. Revenues are comprised of revenues directly received from or for the delivery of fire services, such as "Fire Inspection Fees," "Forfeited Discounts," "Firefighters Supplemental," and contract for service revenues that are allocated to the fire budget.
- All costs associated with providing contract services to the Tallahassee Regional Airport were included in the assessable budget with the corresponding contract revenues removed from the assessable budget calculations.
- The line item "Under Collection Rate" under "Additional Costs" reflects a 95% collection rate of the Fire Services Assessment.
- The line item "GSG Study/Annual/Update" under "Operating Expenditures" is the cost associated with the anticipated update of the fire assessment program in Fiscal Year 2019-20. These costs are reimbursable through the assessment program.
- The costs associated with supporting the volunteer fire departments were included as 100% fire costs and are included in the assessable budget.

Table 6 provides a calculation of the assessable costs for Fiscal Year 2015-16 based on an application of the above factors to the Fiscal Year 2015-16 Projected Budget. The calculation yields an assessable cost of \$35,497,107 for Fiscal Year 2015-16.

Table 6
Fire Services Assessable Cost Calculations (FY 2015-16)

	FY 15-16 Projected Budget	FY 15-16 Assessable Budget
Personnel Services		
Salaries	\$16,683,075	\$13,919,205
Capitalized Wages	(\$37,935)	(\$31,968)
Salary Enhancements	\$1,138,964	\$950,374
Firefighter Holiday Pay	\$617,613	\$515,380
Overtime	\$861,507	\$734,035
Other Salary Items	\$655,681	\$540,911
Pension-Current	\$4,143,996	\$3,457,681
Pension-MAP	\$55,983	\$46,619
Mandatory Medicare	\$242,113	\$201,821
Health Benefits	\$1,945,308	\$1,612,587
Health Benefits-OPEB	\$200,977	\$169,363
Flex Benefits	\$81,415	\$66,711
Total Personnel Services	\$26,588,697	\$22,182,721
Operating Expenditures		
Advertising	\$6,645	\$5,600
Cleaning & Laundry	\$8,731	\$8,209
Reproduction	\$5,412	\$2,404
Equipment Repairs	\$44,801	\$17,357
Medical Services	\$67,001	\$0
Construction Services	\$10,000	\$8,427

	FY 15-16 Projected Budget	FY 15-16 Assessable Budget
Unclassified Contract Svcs	\$290,916	\$170,389
Computer Software	\$3,150	\$2,654
Telephone	\$22,550	\$17,827
Chem-Med-Lab	\$70,246	\$1,672
Food	\$1,211	\$1,021
Gasoline	\$697	\$270
Office Supplies	\$20,441	\$15,978
Uniforms & Clothing	\$298,761	\$251,082
Unclassified Supplies	\$156,294	\$108,628
Non-Capitalized Furniture	\$5,673	\$5,541
Travel & Training	\$72,359	\$49,453
Journals & Books	\$16,857	\$14,963
Memberships	\$4,008	\$3,098
Certificates & Licenses	\$2,300	\$590
Rent Expense-Machines	\$9,992	\$8,420
Unclassified Charges	\$52,500	\$44,242
Bad Debt Expense	\$161,366	\$135,983
Unclassified Equipment	\$351,619	\$308,733
Human Resource Expense	\$421,915	\$355,546
Accounting Expense	\$87,776	\$73,969
Purchasing Expense	\$42,490	\$35,806
Information Systems Expense	\$1,709,303	\$1,440,424
Risk Management Expense	\$575,434	\$484,916
Radio Communications Expense	\$165,497	\$139,464
Revenue Collection Expense	\$64,707	\$54,528
Utility Service Expense	\$1,269,676	\$1,269,676
Vehicle Garage Expense	\$990,333	\$383,685
Vehicle Fuel	\$338,765	\$131,248
Vehicle Replacement	\$3,172,465	\$1,229,109
Utilities-Sewer	\$30,377	\$25,599
Utilities-Sanitation	\$16,149	\$13,609
Utilities-Stormwater	\$21,749	\$18,328
Utilities-Gas	\$37,495	\$31,597
Utilities-Water	\$25,177	\$21,217
Utilities-Electric	\$187,813	\$158,269
Utilities-Fire Services	\$47,890	\$40,357
Indirect Costs	\$757,947	\$638,719
Debt Service Transfer	\$2,834,850	\$2,388,919
RR&I Transfer	\$1,247,500	\$1,051,264
Inter-Fund Transfer	\$10,990	\$9,261
Contribution to Human Resources	\$45,000	\$37,921
Contribution to Consolidated Dispatch Agency	\$321,978	\$271,330
Contractual Svcs - VFD County	\$482,479	\$482,479
Airport Fire Protection	\$1,234,050	\$1,234,050
GSG Study/Annual/Update	\$0	\$0
Total Operating Expenditures	\$17,823,335	\$13,203,830
Total Expenditures	\$44,412,032	\$35,386,551
Revenues		
City-Fire Inspection Fees	\$294,500	\$294,500
City-Firefighters Supplemental	\$76,450	\$76,450
City-Airport	\$1,234,050	\$1,234,050
City-Forfeited Discounts	\$59,300	\$59,300
Total Revenues	\$1,664,300	\$1,664,300
Total Expenditures	\$44,412,032	\$35,386,551

	FY 15-16 Projected Budget	FY 15-16 Assessable Budget
Less Total Revenues	(\$1,664,300)	(\$1,664,300)
Total Net Expenditures before Additional Costs	\$42,747,732	\$33,722,251
Additional Costs		
Under Collection Rate (5%)		\$1,774,856
Total Additional Costs		\$1,774,856
Total Assessable Costs		\$35,497,107

Table 7 shows the calculation of the full cost of the Fire Services Assessment Program for Fiscal Year 2015-16 through Fiscal Year 2019-20 as well as the five-year average Fire Services Assessment Program cost.

**Table 7
Fire Services Assessable Cost Calculations Proforma Five-Year Average (FY 2015-16 thru FY 2019-20)**

	FY 15-16 Assessable Budget	FY 16-17 Assessable Budget	FY 17-18 Assessable Budget	FY 18-19 Assessable Budget	FY 19-20 Assessable Budget	Five-Year Average Assessable Budget
Total Personnel Services	\$22,182,721	\$23,552,663	\$24,866,486	\$27,625,129	\$28,829,470	\$25,411,294
Total Operating Expenditures	\$13,203,830	\$13,360,632	\$13,697,672	\$13,209,205	\$13,000,395	\$13,294,347
Total Expenditures	\$35,386,551	\$36,913,295	\$38,564,158	\$40,834,334	\$41,829,865	\$38,705,641
Total Revenues	(\$1,664,600)	(\$1,729,956)	(\$1,766,528)	(\$1,795,675)	(\$1,825,561)	(\$1,756,404)
Total Net Expenditures before Additional Costs	\$33,722,251	\$35,183,339	\$36,797,630	\$39,038,659	\$40,004,304	\$36,949,237
Total Additional Costs	\$1,774,856	\$1,851,755	\$1,936,718	\$2,054,667	\$2,105,490	\$1,944,697
Total Assessable Costs	\$35,497,107	\$37,035,094	\$38,734,348	\$41,093,326	\$42,109,794	\$38,893,934

The average annual increase in the total assessable costs from Fiscal Year 2009-10 (Prior Study) to 2019-20 is estimated to be 4 - 5%. This estimate could be used for budgetary planning purposes relating to the fire assessment moving forward.

Determination of Fire Services Demand

INCIDENT DATA

GSG obtained information from the City in an electronic format, identifying the number and type of fire rescue incident responses for calendar years 2011, 2012 and 2013. The City uses the Florida Fire Incident Reporting System (FFIRS) to record its fire rescue incidents. The FFIRS is a tool for fire rescue departments to report and maintain computerized records of fire rescue incidents and other department activities in a uniform manner.

Under this system, a series of basic phrases with code numbers are used to describe fire rescue incidents. A data field in the FFIRS, "type of situation found," identifies the incident as an EMS or non-EMS type of call for each incident. Appendix A provides a code list for the "type of situation found" as recorded on the fire rescue incident reports used to identify EMS and non-EMS calls.

Another data field in the FFIRS, "fixed property use," identifies the type of property that fire rescue departments respond to for each fire rescue incident. The fixed property uses correlate to property uses determined by the Leon County Property Appraiser on the ad valorem tax roll. Appendix B provides a code list for the "fixed property use" as recorded on the fire rescue incident reports.

GSG analyzed the calendar year 2011, 2012 and 2013 fire rescue incident data from the FFIRS files to evaluate trends and determine if aberrations were present. The fire rescue incident data for calendar years 2011, 2012 and 2013 represents 52,103 fire rescue incidents. Of the 52,103 fire rescue incidents, there were 30,683 incidents classified as EMS type incidents based on the type of situation found indicated on the incident report. The 30,683 EMS type incidents were not included in the analysis.

There are certain fire incidents that could not be assigned to a specific property or parcel. These calls represent non-specific type incidents, which are incidents that either could not be correlated to a specific parcel or calls that involved auto accidents and other types of incidents along roads and highways.

Of the 21,420 remaining fire type incidents, 14,638 were calls to specific property uses. The remaining 6,782 incidents were considered non-specific type incidents. Because of the inability to correlate these non-specific type incidents to specific property categories, the call analysis does not include these 6,782 incidents. Additionally, the level of services required to meet anticipated demand for fire services and the corresponding annual fire services budget required to fund fire services provided to non-specific property uses would be required notwithstanding the occurrence of any incidents from such non-specific property uses.

The suppression of fires on vacant land and agricultural property primarily benefits adjacent property by containing the spread of fire rather than preserving the integrity of the vacant parcel. Thus, incidents to vacant and agricultural property were not included in the final analysis of the fire call database. The 116 calls to these two property use categories were removed.

Of the remaining 14,522 fire type incidents, there were 2,014 calls for service to government properties and 12,508 calls to non-Government properties as identified by addresses or fixed property use codes provided in the FFIRS reports. The costs associated with providing service to government properties was segregated and those government properties will fund fire service through a fee that is determined by the historical demand for service as detailed later in this Memorandum.

Table 8 outlines the assignment of fire type incidents based on the analysis conducted by GSG.

Table 8
Fire Calls by Category (Calendar Years 2011, 2012 and 2013)

Property Category	Number of Fire Incidents	Percentage of Total Incidents
Non-Government	12,508	86.13%
Government	2,014	13.87%
Total	14,522	100%

Source: City of Tallahassee

PROPERTY DATA

GSG obtained information from the ad valorem tax roll from the Leon County Property Appraiser's office to develop the assessment roll. Each building within the County on the ad valorem tax roll was assigned to one or more of the property use categories based on their assignment of use by the Leon County Property Appraiser or verification of use obtained through field research. A list of building improvement codes used by the Leon County Property Appraiser and their assignment to a property use category is provided as Appendix C.

The Residential Property Use Category includes such properties as single-family dwelling units, duplexes, mobile homes, triplexes, quadruplexes, apartments, condominiums, townhouses, and cooperatives. In the event the data was indefinite, the DOR codes were used to clarify mobile home categories and help identify condominium and townhouse buildings. For parcels assigned to the Residential Property Use Category, GSG utilized the total number of dwelling units as determined from the building files on the ad valorem tax roll or through the use of field research.

The Non-Residential Property Use Category includes commercial and industrial/warehouse property uses. For parcels within the Non-Residential Property Use Categories (Commercial and Industrial/Warehouse), GSG determined the amount of square footage of the structures using the building files on the ad valorem tax roll or through the use of field research.

For RV parks regulated under Chapter 513, Florida Statutes, in accordance with Sections 166.223 and 125.0168, Florida Statutes, which mandate that cities and counties treat RV parks like commercial property for non-ad valorem assessments levied by the City and County, each RV space within the park was treated as a building of commercial property and assigned the square footage of 191 square feet, the average size of a recreational vehicle, according to the Florida Association of RV Parks and Campgrounds.

Computation of Fire Services Assessments

This section of the Memorandum includes the assessment rates as calculated within this Assessment Memorandum. The fire rescue assessment cost calculations provided herein are primarily based on information supplied by the City. The assessable cost projections developed by GSG are designed to forecast assessment rates within each property use category for Fiscal Years 2015-16 through 2019-20.

SERVICE ZONES

Service zones were created under the previous fire assessment study in Fiscal Year 2009-10 to reflect the level of service differentiation of a property located in a higher density area that receives fire protection coverage from multiple stations as compared to a property located in an area generally described as rural and typically serviced by a single fire station. For this purpose, "core stations" were identified and defined as those stations within five road miles of at least two other stations. The creation of a core area was necessary to eliminate the appearance of a higher service level of those properties that may be within five road miles of two stations; however, the location of the property lies between two stations that are nearly ten miles apart. This same approach was used in this study. Any changes in the level of service provided in the two zones will need to be reviewed in subsequent studies to ensure that this approach is still valid.

Those properties included in "Zone 1" were generally located within five road miles of two "core stations." Properties located outside of five road miles of two "core stations" were included in "Zone 2." A map of the service zones is provided in Appendix E.

Calls were plotted, or "geocoded," on a map based upon the address provided in the FFIRS database. Those calls correlated to properties included in "Zone 1," and those calls correlated to properties included in "Zone 2," were aggregated and assigned to the respective zone. Table 9 details the assignment of calls to service zones.

Table 9
Fire Calls to Non-Governmental Properties by Zone (Calendar Years 2011, 2012 and 2013)

Zone	Number of Calls to Specific Property Uses
Zone 1	9,590
Zone 2	2,918

The calls for service were then weighted based on the average call duration differential between Zone 1 and Zone 2 to account for the difference in resources used on calls between the two zones. On average a call in Zone 2 is 26% longer in duration than a call in Zone 1. Therefore, all calls in Zone 2 were multiplied by a weighting factor of 1.26 to determine the weighted number of calls while all calls in Zone 1 were assigned a weighting factor of 1.00. Table 10 details the weighting of calls by zone

Table 10
Weighted Fire Calls to Non-Governmental Properties by Zone (Calendar Years 2011, 2012 and 2013)

Zone	Number of Calls to Specific Property Uses	Weighting Factor	Number of Weighted Calls to Specific Property Uses
Zone 1	9,590	1.00	9,590.00
Zone 2	2,918	1.26	3,676.68

Table 11 outlines the property use category assignment of weighted fire type incidents for non-governmental properties based on the historical demand for service in each zone.

Table 11
Weighted Fire Calls by Category to Non-Governmental Properties (Calendar Years 2011, 2012 and 2013)

Category	Zone 1		Zone 2	
	Number of Incidents	Percentage of Calls	Number of Incidents	Percentage of Calls
Residential	6,036	62.94%	3,186.54	86.67%
Commercial	3,448	35.95%	444.78	12.10%
Industrial/Warehouse	106	1.11%	45.36	1.23%
Total	9,590	100%	3,676.68	100%

Source: City of Tallahassee

SPECIAL BENEFIT ASSUMPTIONS

The following assumptions support a finding that the fire services, facilities, and programs provided by the City provide a special benefit to the assessed parcels.

- Fire services, facilities, and programs possess a logical relationship to the use and enjoyment of property by: (i) protecting the value and integrity of improvements and structures through the availability and provision of comprehensive fire services; (ii) protecting the life and safety of intended occupants in the use and enjoyment of property; (iii) lowering the cost of fire insurance by the presence of a professional and comprehensive fire services program; and (iv) containing fire incidents occurring on land with the potential to spread and endanger other property and property features.
- The availability and provision of comprehensive fire services enhances and strengthens the relationship of such services to the use and enjoyment of the parcels of property, the market perception of the area and, ultimately, the property values within the assessable area.

APPORTIONMENT METHODOLOGY

The following section describes the assessment apportionment methodology for fire services based on: (i) the fire services assessable cost calculations; (ii) the ad valorem tax roll maintained by the property appraiser and the availability of the data residing on the database; and (iii) the fire rescue incident data.

COST APPORTIONMENT

The assessable costs were first apportioned among government and non-government property based upon the historical demand for service percentages shown in Table 8. The assessable costs attributable to non-government property were then apportioned to Zone 1 and Zone 2 and then further to the individual property use categories in each service zone based upon the weighted historical demand for fire services reflected by the fire incident data experienced in each service zone for Calendar Years 2011, 2012 and 2013. The five-year average cost apportionment is illustrated in Table 12.

Table 12
Cost Apportionment (Five-Year Average)

Category	Zone 1 (72.29% of Weighted Fire Calls)			Zone 2 (27.71% of Weighted Fire Calls)		
	Total Calls	Percentage	Assessable Costs	Total Calls	Percentage	Assessable Costs
Residential	6,036	62.94%	\$15,239,222	3,186.54	86.67%	\$8,045,128
Commercial	3,448	35.95%	\$8,705,242	444.78	12.10%	\$1,122,946
Industrial/Warehouse	106	1.11%	\$267,621	45.36	1.23%	\$114,521
Total	9,590	100%	\$24,212,085	3,676.68	100%	\$9,282,595

PARCEL APPORTIONMENT

The share of the assessable costs apportioned to each property use category was further apportioned among the individual buildings of property within each property use category in the manner described in Table 13.

Table 13
Parcel Apportionment within Property Use Categories

Category	Parcel Apportionment
Residential	Dwelling Unit
Non-Residential	Improvement Area Per Building Within Square Footage Ranges
-Commercial	(100,000 Square Foot Cap Per Building)
-Industrial/Warehouse	

Applying the foregoing parcel apportionment methodology, fire assessment rates were computed for each property use category. The specific methodology, underlying special benefit and fair apportionment assumptions are included below and generally described.

RESIDENTIAL PARCEL APPORTIONMENT ASSUMPTIONS

The following assumptions support findings that the parcel apportionment applied in the Residential Property Use category are fair and reasonable. The Residential Property Use Category includes such properties as single-family dwelling units and multi-family dwelling units.

- The size or the value of the residential parcel does not determine the scope of the required fire services. The potential demand for fire services is driven by the existence of a dwelling unit and the anticipated average occupant population.
- Apportioning the assessable costs for fire services attributable to the residential property use category on a per dwelling unit basis is required to avoid cost inefficiency and unnecessary administration, and is a fair and reasonable method of parcel apportionment based upon historical fire call data.
- The consolidation of single-family and multi-family properties into a single category is fair and reasonable because they are similar property uses and the number of calls per dwelling unit is not significantly different.

RESIDENTIAL PARCEL APPORTIONMENT CALCULATION

Based upon the historical demand for fire services, the percentages of assessable costs attributable to residential properties were calculated. The amount of the assessable costs allocable to each residential property was divided by the number of dwelling units in the Residential Property Use Category to compute the fire assessment to be imposed against each dwelling unit. For each residential parcel, the actual number of dwelling units located on the parcel will be multiplied by the residential dwelling unit rate to compute the residential fire assessment amount for the parcel.

Table 14 illustrates the assignment of dwelling units under this apportionment methodology to the Residential Property Use Category for each zone.

Table 14
Parcel Apportionment (Residential Property Use Category)

Residential Property Use Category	Number of Dwelling Units-Zone 1	Number of Dwelling Units-Zone 2
Residential Dwelling Units	75,921	43,378

Source: Leon County Property Appraiser Data

NON-RESIDENTIAL PARCEL APPORTIONMENT ASSUMPTIONS

The Non-Residential Property Use category includes commercial and industrial/warehouse property uses. The capacity to handle fires and other emergencies in Non-Residential Property Use category is governed by the following:

- The current pumping capacity is defined as the combined amount of water that all apparatus in the Fire Department can pump to a non-residential fire. As outlined by Table 4 above, the pumping capacity of the Fire Department is 44,800 gallons per minute. Accordingly, based on National Fire Protection Association firefighting standards for fire flow as provided for in NFPA 1 Fire Code, 2015, Chapter 18 (assuming ordinary construction), the Fire Rescue Department currently has sufficient fire flow capacity to provide service coverage in the event of a structure fire involving unlimited square feet. To avoid inefficiency and unnecessary administration, the City has made a policy decision to set the maximum classification of any building at 100,000 square feet.

The following assumption supports findings that the parcel apportionment applied in the Non-Residential Property Use category is fair and reasonable.

- The risk of loss and demand for fire services availability is substantially the same for structures below a certain minimum size. Because the value and anticipated occupancy of structures below a certain minimum size is less, it is fair, reasonable, and equitable to provide a lesser assessment burden on such structures by the creation of a specific property parcel classification for those parcels.
- The separation of non-residential buildings into square footage classifications is fair and reasonable for the purposes of parcel apportionment because: (i) the absence of a need for precise square footage data within the ad valorem tax records maintained by the property appraiser undermines the use of actual square footage of structures and improvements within each improved building as a basis for parcel apportionment; (ii) the administrative expense and complexity created by an on-site inspection to determine the actual square footage of structures and improvements within each improved parcel assessed is impractical; and (iii) the demand for fire services availability is not precisely determined or measured by the actual square footage of structures and improvements within benefited parcels; and (iv) the classification of buildings within square footage ranges is a fair and reasonable method to classify benefited parcels and to apportion costs among benefited buildings that create similar demand for the availability of fire services.
- The consolidation of commercial and institutional properties into a single category is fair and reasonable because the non-government institutional type properties are similar in use to the commercial type properties.

The parcel apportionment for each Non-Residential Property Use Classification shall include both minimum building classifications and an additional classification of all other buildings based upon the assumed square footage of structures and improvements within the improved parcel. The Non-Residential Property Use Classifications include Commercial and Industrial/Warehouse. The following describes the Non-Residential Property parcel apportionment calculation and classification for the Commercial and Industrial/Warehouse categories.

NON-RESIDENTIAL PARCEL APPORTIONMENT CALCULATION

Based upon the historical demand for fire services, property in the Non-Residential Property Use categories will be responsible for funding a percentage of assessable costs. The amount of the assessable costs allocable to buildings within each of the Non-Residential Property Use Classifications was calculated based upon the following building classifications.

- Non-residential buildings with square footage of non-residential improvements less than 1,999 square feet were assigned an improvement area of 1,000 square feet per building. Buildings with square footage of non-residential improvements between 2,000 square feet and 3,499 square feet were assigned an improvement area of 2,000 square feet per building. Buildings with non-residential improvements between 3,500 square feet and 4,999 square feet were assigned an improvement area of 3,500 square feet per building. Buildings with non-residential improvement areas between 5,000 square feet and 9,999 square feet were assigned an improvement area of 5,000 square feet per building. For buildings containing non-residential improvements between 10,000 square feet and 99,999 square feet, assignments of improvement area were made in 10,000 square foot increments.
- For buildings, containing non-residential improvements over 99,999 square feet, an assignment of improvement area of 100,000 was made.

Sections 125.0168 and 166.223, Florida Statutes, relating to special assessments levied on recreational vehicle parks regulated under Chapter 513, Florida Statutes are based on the following:

- When a city or county levy a non-ad valorem special assessment on a recreational vehicle park regulated under Chapter 513, the non-ad valorem special assessment shall not be based on the assertion that the recreational vehicle park is comprised of residential units. Instead, recreational vehicle parks regulated under Chapter 513 shall be assessed as a commercial entity in the same manner as a hotel, motel, or other similar facility.

Table 15 illustrates the assignment of improvement area under this apportionment methodology for the Commercial and Industrial/Warehouse categories.

**Table 15
Parcel Apportionment (Non-Residential Property Use Category)**

Square Foot Tiers	Number of Commercial Buildings		Number of Industrial/Warehouse Buildings	
	Zone 1	Zone 2	Zone 1	Zone 2
≤ 1,999	1,444	238	86	45
2,000 - 3,499	961	173	147	54
3,500 - 4,999	536	88	122	51
5,000 - 9,999	809	111	274	79
10,000 - 19,999	407	73	196	27
20,000 - 29,999	141	19	60	5
30,000 - 39,999	81	4	28	2
40,000 - 49,999	48	7	13	0
50,000 - 59,999	34	3	9	0
60,000 - 69,999	18	4	5	0
70,000 - 79,999	13	2	3	4
80,000 - 89,999	11	2	5	1
90,000 - 99,999	9	3	3	0
>= 100,000	39	3	13	0

Source: Leon County Property Appraiser Data

Because the suppression of fires on vacant land and agricultural property primarily benefits adjacent property by containing the spread of fire rather than preserving the integrity of the vacant parcel, incidents to vacant and agricultural property were not included in the final analysis of the fire call database. Therefore, only the primary structures on vacant and agricultural parcels will be charged.

FIRE ASSESSMENT RATES

Applying the parcel apportionment methodology, fire services assessment rates were computed for each specified property use category. Based on the assessable costs of providing fire services, the number of fire calls apportioned to specific property categories and the number of billing units within the specified property categories.

Table 16 illustrates the assessment rates after application of the assessment methodology based on 100 percent funding of the five-year average total assessable costs.

**Table 16
Fire Services Assessment Rates (Five Year Average)**

Residential Property Use Categories		Zone 1 - Rate Per Dwelling Unit	Zone 2 - Rate Per Dwelling Unit
Residential Dwelling Unit		\$201	\$185
Commercial Property Use Category	Building Classification (In square foot ranges)	Zone 1 - Rate Per Building	Zone 2 - Rate Per Building
	≤ 1,999	\$293	\$267
	2,000 - 3,499	\$585	\$533
	3,500 - 4,999	\$1,023	\$933
	5,000 - 9,999	\$1,461	\$1,332
	10,000 - 19,999	\$2,921	\$2,663
	20,000 - 29,999	\$5,842	\$5,326
	30,000 - 39,999	\$8,762	\$7,989
	40,000 - 49,999	\$11,683	\$10,652
	50,000 - 59,999	\$14,603	\$13,315
	60,000 - 69,999	\$17,524	\$15,978
	70,000 - 79,999	\$20,444	\$18,641
	80,000 - 89,999	\$23,365	\$21,304
	90,000 - 99,999	\$26,285	\$23,967
	≥ 100,000	\$29,206	\$26,630
Industrial/Warehouse Property Use Category	Building Classification (In square foot ranges)	Zone 1 - Rate Per Building	Zone 2 - Rate Per Building
	≤ 1,999	\$28	\$76
	2,000 - 3,499	\$56	\$152
	3,500 - 4,999	\$98	\$265
	5,000 - 9,999	\$139	\$378
	10,000 - 19,999	\$278	\$756
	20,000 - 29,999	\$556	\$1,511
	30,000 - 39,999	\$834	\$2,266
	40,000 - 49,999	\$1,112	\$3,021
	50,000 - 59,999	\$1,390	\$3,776
	60,000 - 69,999	\$1,668	\$4,532
	70,000 - 79,999	\$1,946	\$5,287
	80,000 - 89,999	\$2,224	\$6,042
	90,000 - 99,999	\$2,502	\$6,797
	≥ 100,000	\$2,780	\$7,552

*Estimated Gross Revenue: \$33,494,680; Estimated Institutional Tax Exempt Buy-down: \$1,052,276; Estimated Net Revenue: \$32,442,404.

EXEMPTIONS AND IMPACT OF EXEMPTIONS

Because the fire services assessment is being developed to meet the case law standards for a valid special assessment, any proposed exemptions require special scrutiny. The crafting of an exemption must be founded upon a legitimate public purpose, and not trample on state or federal constitutional concepts of equal protection and constitutional prohibitions against establishment of religion or the use of the public treasury directly or indirectly to aid religious institutions. Furthermore, to ensure public acceptance, any exemption must make common sense and be fundamentally fair. Finally, the impact of any proposed exemption should be evaluated in terms of its magnitude and fiscal consequences on the City and County's general funds respectively.

Whenever crafting an exemption, it is important to understand that the fair apportionment element required by Florida case law prohibits the shifting of the fiscal costs of any special assessment from exempt landowners to other non-exempt landowners. In other words, the funding for an exemption from a special assessment must come from a legally available external revenue source, such as the City and

County's general funds. Funding for fire assessment exemptions cannot come from the proceeds derived directly from the imposition of special assessments for fire services and facilities. Because any exemption must be funded by an external funding source, the grant of any exemption will not have any impact upon the fire assessment to be imposed upon any other non-exempt parcels.

The decision to fund exemptions for fire services assessments on property owned by non-governmental entities is based upon the determination that such exemptions constituted a valid public purpose.

Table 17 summarizes the estimated impact of exempting institutional, wholly tax-exempt property based on the five-year average assessable budget.

Table 17
Estimated Impact of Exemptions (Five-Year Average)

Financial Classification	Zone 1	Zone 2	Total
Estimated Assessable Costs	\$24,212,085	\$9,282,595	\$33,494,680
Estimated Buy-down for Institutional Tax-Exempt Building Uses	\$791,202	\$261,074	\$1,052,276
Estimated Revenue Generated	\$23,420,883	\$9,021,521	\$32,442,404

Fire Services Fees Imposed on Governmental Property

The special benefit and fair and reasonable apportionment requirements for a valid special assessment do not rigidly apply to charges against government property. Florida case law has stated that user fees are paid by choice and are charged in exchange for a particular governmental service, which benefits the property paying the fee in a manner not shared by other members of the public. In the user fee context, choice means that the property paying the fee has the option of not using the governmental service and thereby avoiding the charge. Under such tests and definition of choice, the validity of both impact fees and stormwater fees have been upheld.

Impact fees are imposed to place the economic burden of infrastructure required by growth on new development. Stormwater fees are imposed to control and treat the stormwater burden generated by the use and enjoyment of developed property. Likewise, fire services provided by the City and County are intended to meet the historical demand for fire services from developed property and such fee benefits the owner or user of developed property in a manner not shared by other members of society (e.g., the owner of undeveloped property).

The Florida Attorney General has recognized that state-owned property is not required to pay a special assessment without legislative authorization but that such authorization is not needed for user fees or service charges. Additionally, a valid charge cannot be enforced by a lien against public property absent elector approval. Rather, the enforcement remedy is a mandamus action to compel payment. In addition, certain general laws preempt the home rule power of local governments to impose special assessments on educational institutions.

As discussed previously and documented in the "Incident Data" section of this document, the fire services incidents were analyzed to determine the fire services demand for all governmental property. It was determined that approximately 13.87% of the total fire calls were attributable to governmental property. Therefore, approximately 13.87% of the total assessable budget was allocated to governmental property as shown in Table 18 below.

Table 18
Government Cost Allocation

Total Assessable Costs	Percentage of Governmental Calls	Governmental Cost Allocation
\$38,893,934	13.87%	\$5,399,254

The costs attributable to each governmental entity will be allocated based on each entities percentage of the total governmental square footage as determined by the City. GSG calculated a rate per square foot for governmental property based on the governmental cost allocation in Table 18 and the total governmental square footage as provided by the City. This calculation is shown in Table 19 below.

Table 19
Government Rate Calculation

Governmental Cost Allocation	Total Government Square Feet	Government Rate Per Square Foot
\$5,399,254	25,608,345	\$0.211

Additional Information

EXEMPTION CALCULATIONS

GSG utilized the most current data to identify institutional, tax-exempt parcels within the County in order to calculate the aggregate cost ('buy down') of these parcels. In addition, best efforts were made by GSG to reconcile any differences necessary to calculate the estimated buy down for this exemption category. Missing or incorrect property data could affect the estimated aggregate costs.

NON-SPECIFIC CALLS

In the fire call analysis, certain fire related calls were classified as non-property specific, because of the location of occurrence in the incident report. These calls represent non-specific incidents that either could not be correlated to a specific parcel or involved auto accidents or other types of incidents along roads and highways. These calls are excluded from the analysis that determines the percentage of calls for service to respective property types and therefore, are not considered in the determination of the extent of budget required to fund the department. Because the budget is established based on the ability of the department to adequately protect structures, no adjustment has been made to the budget due to non-property specific calls.

MOBILE HOME AND RECREATIONAL VEHICLE PARK VACANCY CREDIT

As a consequence of the transient use and potential extraordinary vacancies within mobile home and recreational vehicle (RV) parks as compared to other residential property and the lack of demand for fire services for unoccupied spaces, it is fair and reasonable to provide for an extraordinary vacancy adjustment procedure for mobile home and RV park properties. Vacant mobile home and RV spaces within a mobile home or RV park will be charged; however, these properties will be eligible for an extraordinary vacancy adjustment for vacant mobile home or RV spaces.

VERIFICATION OF SQUARE FOOTAGE OF STRUCTURES ON TAX-EXEMPT PARCELS

The ad valorem tax roll provides the data required to determine value. So long as properties remain in the name of owners exempt from ad valorem taxation, the property appraiser may not consistently maintain data related to building improvements on such parcels. As a consequence of such data imperfections, the square footage on some of the parcels, particularly for institutional private sector classifications, may not be complete. The City of Tallahassee Fire Department staff has assisted GSG in verifying square footage information for certain parcels of property within the County.

BILLING PROPERTIES WITH MULTIPLE UTILITY ACCOUNTS

The proposed methodology can determine the assessment rate per building on a tax parcel. However, for some non-residential properties there may be many utility accounts assigned to a building. When utilizing the utility bill to collect the Fire Services Assessment, a considerable amount of data collection will be necessary to assess each utility account assigned to the building.

Appendix A

SITUATION FOUND CODES AND DESCRIPTIONS

Code	Description	Type
100	Fire, Other	Non-EMS
111	Building Fire	Non-EMS
112	Fires in structures other than in a building	Non-EMS
113	Cooking fire, confined to a container	Non-EMS
114	Chimney or flue fire, confined to chimney or flue	Non-EMS
115	Incinerator overload or malfunction, fire confined	Non-EMS
116	Fuel burner/boiler malfunction, fire confined	Non-EMS
117	Commercial compactor fire, confined to rubbish	Non-EMS
118	Trash or rubbish fire, contained	Non-EMS
118B	Bonfire Contained	Non-EMS
120	Fire in mobile property used as a fixed structure, other	Non-EMS
121	Fire in mobile home used as a fixed residence	Non-EMS
122	Fire in mobile home, camper, recreational vehicle	Non-EMS
123	Fire in portable building, fixed location	Non-EMS
130	Mobile property (vehicle) fire, other	Non-EMS
131	Passenger vehicle fire	Non-EMS
132	Road freight or transport vehicle fire	Non-EMS
134	Water vehicle fire	Non-EMS
137	Camper or RV fire	Non-EMS
138	Off Road vehicle or heavy equipment fire	Non-EMS
140	Natural vegetation fire	Non-EMS
141	Forest, woods or wildland fire	Non-EMS
142	Brush, or brush and grass mixture fire	Non-EMS
143	Grass fire	Non-EMS
150	Outside rubbish fire, other	Non-EMS
151	Outside rubbish, trash or waste fire	Non-EMS
152	Garbage dump or sanitary landfill fire	Non-EMS
153	Construction or demolition landfill fire	Non-EMS
154	Dumpster or other outside trash receptacle fire	Non-EMS
155	Outside stationary compactor/compacted trash fire	Non-EMS
160	Special outside fire, other	Non-EMS
161	Outside storage fire	Non-EMS
162	Outside equipment fire	Non-EMS
170	Cultivated vegetation, crop fire, other	Non-EMS
200	Overpressure rupture, explosion, overheat, other	Non-EMS
210	Overpressure rupture from steam, other	Non-EMS
211	Overpressure rupture of steam pipe or pipeline	Non-EMS
213	Steam rupture of pressure or process vessel	Non-EMS
220	Overpressure rupture from air or gas, other	Non-EMS
221	Overpressure rupture of air or gas pipe/pipeline	Non-EMS
223	Air or gas rupture of pressure or process vessel	Non-EMS
240	Explosion (no fire), other	Non-EMS
243	Fireworks explosion (no fire)	Non-EMS
251	Excessive heat, scorch burns with no ignition	Non-EMS
3	Rescue Call	EMS
300	Rescue, EMS call, other	EMS
311	Medical assist, assist EMS crew	EMS
320	Allergic reaction	EMS

Code	Description	Type
321	EMS call, excluding vehicle accident with injury	EMS
321B	Blood Pressure Check	EMS
322	Vehicle accident with injuries	EMS
323	Motor vehicle/pedestrian accident (MV Ped)	EMS
324	Motor Vehicle Accident, No Injuries	Non-EMS
331	Lock-in (if lock out, use 511)	Non-EMS
341	Search for person on land	Non-EMS
342	Search for person in water	Non-EMS
350	Extrication, rescue, other	Non-EMS
351	Extrication of victim(s) from building/structure	Non-EMS
352	Extrication of victim(s) from vehicle	Non-EMS
353	Removal of victim(s) from stalled elevator	Non-EMS
354	Trench/below grade rescue	Non-EMS
355	Confined space rescue	Non-EMS
356	High angle rescue	Non-EMS
361	Swimming/recreational water areas rescue	Non-EMS
365	Watercraft rescue	Non-EMS
370	Electrical rescue	Non-EMS
371	Electrocution or potential electrocution	Non-EMS
372	Trapped by power lines	Non-EMS
381	Rescue or EMS standby	EMS
400	Hazardous condition, other	Non-EMS
400P	Hazardous Condition Powder	Non-EMS
410	Flammable gas or liquid condition, other	Non-EMS
411	Gasoline or other flammable liquid spill	Non-EMS
412	Gas leak	Non-EMS
413	Oil or other combustible liquid spill	Non-EMS
422	Chemical spill or leak	Non-EMS
423	Refrigeration leak	Non-EMS
424	Carbon monoxide incident	Non-EMS
440	Electrical wiring/equipment problem, other	Non-EMS
441	Heat from short circuit (wiring), defective/worn	Non-EMS
442	Overheated motor	Non-EMS
443	Light ballast breakdown	Non-EMS
444	Power line down	Non-EMS
445	Arcing, shorted electrical equipment	Non-EMS
451	Police Assist	Non-EMS
460	Accident, potential accident, other	Non-EMS
461	Building or structure weakened or collapsed	Non-EMS
462	Aircraft standby	Non-EMS
462A	Aircraft Standby, Electrical Indicators	Non-EMS
462E	Aircraft Standby, Engine Failure	Non-EMS
462O	Aircraft Standby, Other	Non-EMS
463	Vehicle accident, general cleanup	Non-EMS
471	Explosive, bomb removal (for bomb scare, use 721)	Non-EMS
480	Attempted burning, illegal action, other	Non-EMS
481	Attempt to burn	Non-EMS
482	Threat to burn	Non-EMS

Code	Description	Type
500	Service call, other	Non-EMS
500C	Service Call Other - Check	Non-EMS
510	Person in distress, other	Non-EMS
511	Lock-out	Non-EMS
512	Ring or jewelry removal	Non-EMS
520	Water problem, other	Non-EMS
521	Water evacuation	Non-EMS
522	Water or steam leak	Non-EMS
531	Smoke or odor removal	Non-EMS
540	Animal problem, other	Non-EMS
541	Animal problem	Non-EMS
542	Animal rescue	Non-EMS
550	Public service assistance, other	Non-EMS
551	Assist police or other governmental agency	Non-EMS
551E	Assist EMS	EMS
551R	Airport Runway Check	Exclude
552	Police matter	Non-EMS
553	Public service	Non-EMS
553D	Public Service Smoke Detector	Non-EMS
554	Assist invalid	EMS
555	Defective elevator	Non-EMS
561	Unauthorized burning	Non-EMS
571	Cover assignment, standby, moveup	Non-EMS
600	Good intent call, other	Non-EMS
611	Dispatched & canceled en route	Non-EMS
621	Wrong location	Non-EMS
621L	Unable to Locate	Non-EMS
622	No incident found upon arrival	Non-EMS
631	Authorized controlled burning	Non-EMS
632	Prescribed fire	Non-EMS
641	Vicinity alarm (incident in other location)	Non-EMS
650	Steam, other gas mistaken for smoke, other	Non-EMS
651	Smoke scare, odor of smoke	Non-EMS
652	Steam, vapor, fog or dust thought to be smoke	Non-EMS
653	Barbecue, tar kettle	Non-EMS
661	EMS call, party transported by non-fire agency	EMS
671	Hazmat release investigation w/no hazmat	Non-EMS
672	Biological hazard investigation, none found	Non-EMS
700	False alarm or false call, other	Non-EMS
710	Malicious, mischievous false call, other	Non-EMS
711	Municipal alarm system, malicious false alarm	Non-EMS
712	Direct tie to FD, malicious/false alarm	Non-EMS
713	Telephone, malicious false alarm	Non-EMS
714	Central station, malicious false alarm	Non-EMS
715	Local alarm system, malicious false alarm	Non-EMS
721	Bomb scare - no bomb	Non-EMS
730	System malfunction	Non-EMS
731	Sprinkler activation due to malfunction	Non-EMS

Code	Description	Type
732	Extinguishing system activation due to malfunction	Non-EMS
733	Smoke detector activation due to malfunction	Non-EMS
734	Heat detector activation due to malfunction	Non-EMS
735	Alarm system sounded due to malfunction	Non-EMS
736	CO detector activation due to malfunction	Non-EMS
740	Unintentional transmission of alarm, other	Non-EMS
740R	Alarm Reset	Non-EMS
741	Sprinkler activation, no fire - unintentional	Non-EMS
742	Extinguishing system activation	Non-EMS
743	Smoke detector activation, no fire - unintentional	Non-EMS
744	Detector activation, no fire - unintentional	Non-EMS
745	Alarm system sounded, no fire - unintentional	Non-EMS
745B	Alarm System Activated/Burnt Floor/No Fire	Non-EMS
745T	Alarm System Activated/Testing/Maintenance	Non-EMS
746	Carbon monoxide detector activation, no CO	Non-EMS
800	Severe weather or natural disaster, other	Non-EMS
813	Wind storm, tornado/hurricane assessment	Non-EMS
814	Lightning strike (no fire)	Non-EMS
900	Special type of incident, other, Dumpster fire	Non-EMS
900A	Training/Academy	Exclude
900B	Training/Territory	Exclude
900E	Inspection	Exclude
900G	Drug Test	Exclude
900H	Hose Testing	Exclude
900I	Hydrant Inspection	Exclude
900P	Prefire Planning	Exclude
900R	Fire/Re-Check	Non-EMS
900T	Test Incident/CAD/PMDC	Exclude
911	Citizen complaint	Non-EMS

Appendix B

FIXED PROPERTY USE CODES AND DESCRIPTIONS

Code	Description	Category
000	FIXED PROP USE UNDETERMINED	NON-SPECIFIC
100	UNKNOWN OTHER	NON-SPECIFIC
110	FIXED USE RECREATION, OTHER	COMMERCIAL
111	BOWLING ESTABLISHMENT	COMMERCIAL
112	BILLIARD CENTER	COMMERCIAL
113	AMUSEMENT CENTER	COMMERCIAL
115	ROLLER RINK	COMMERCIAL
116	SWIMMING FACILITY	COMMERCIAL
120	VARIABLE USE AMUSEMENT/RECREATION	COMMERCIAL
121	BALLROOM,GYMNASIUM	COMMERCIAL
122	EXHIBITION HALL	COMMERCIAL
123	ARENA/STADIUM	COMMERCIAL
124	PLAYGROUND	COMMERCIAL
129	AMUSEMENT CENTER INDOOR/OUTDOOR	COMMERCIAL
130	PLACES OF WORSHIP,CHURCH,FUNERAL PARLOR	COMMERCIAL
131	CHURCH/CHAPEL	COMMERCIAL
134	FUNERAL PARLOR/CHAPEL	COMMERCIAL
140	CLUBS, OTHER	COMMERCIAL
141	ATHLETIC CLUB/YMCA	COMMERCIAL
142	CLUB HOUSE	COMMERCIAL
143	YACHT CLUB	COMMERCIAL
144	CASINO, GAMBLING CLUBS	COMMERCIAL
150	PUBLIC, GOVT, OTHER	COMMERCIAL
151	LIBRARY	COMMERCIAL
152	MUSEUM, ART GALLERY	COMMERCIAL
154	MEMORIAL STRUCTURE,MONUMENT	COMMERCIAL
155	COURT ROOM	COMMERCIAL
160	EATING/DRINKING PLACES	COMMERCIAL
161	RESTAURANT	COMMERCIAL
162	NIGHTCLUB	COMMERCIAL
170	TERMINALS OTHER	COMMERCIAL
173	BUS TERMINAL	COMMERCIAL
180	THEATER, STUDIO OTHER	COMMERCIAL
181	PERFORMANCE THEATER	COMMERCIAL
182	AUDITORIUM, CONCERT HALL	COMMERCIAL
183	MOVIE THEATER	COMMERCIAL
185	RADIO, TV STUDIO	COMMERCIAL
200	EDUCATIONAL PROPERTY OTHER	COMMERCIAL
210	SCHOOLS NON-ADULT OTHER	COMMERCIAL
211	PRE-SCHOOL	COMMERCIAL
213	ELEMENTARY SCHOOL	COMMERCIAL
215	HIGH SCHOOL/JR HIGH/MIDDLE SCHOOL	COMMERCIAL
241	COLLEGE/UNIVERSITY	COMMERCIAL
254	DAY CARE-IN COMMERCIAL PROPERTY	COMMERCIAL
255	DAY CARE-IN RESIDENCE-LICENSED	COMMERCIAL
300	HEALTHCARE/DETENTION OTHER	COMMERCIAL
311	CARE OF THE AGED/NURSING STAFF	COMMERCIAL
321	MENTAL RETARDATION/DEVELOPMENT DISABILITY FACILITY	COMMERCIAL

Code	Description	Category
322	ALCOHOL/SUBSTANCE ABUSE RECOVERY CENTER	COMMERCIAL
323	ASYLUM/MENTAL INSTITUTION	COMMERCIAL
331	HOSPITAL-MEDICAL/PSYCHIATRIC	COMMERCIAL
332	HOSPICES	COMMERCIAL
340	CLINICS, OTHER	COMMERCIAL
341	CLINIC, CLINIC-TYPE INFIRMARY	COMMERCIAL
342	DOCTOR/DENTIST/SURGEONS OFFICE	COMMERCIAL
343	HEMODIALYSIS UNIT	COMMERCIAL
361	JAIL/PRISON - NOT JUVENILE	COMMERCIAL
363	REFORMATORY, JUVENILE DETENTION CENTER	COMMERCIAL
365	POLICE STATION	COMMERCIAL
365A	POLICE TRAINING CENTER	COMMERCIAL
400	RESIDENTIAL OTHER	RESIDENTIAL
419	ONE- AND TWO-FAMILY DWELLING	RESIDENTIAL
429	MULTI-FAMILY DWELLINGS	RESIDENTIAL
439	ROOMING, BOARDING, RESIDENTIAL HOTELS	COMMERCIAL
449	HOTELS, MOTELS, INNS, LODGES	COMMERCIAL
459	RESIDENTIAL BOARD AND CARE	COMMERCIAL
460	DORMITORIES OTHER	COMMERCIAL
462	FRATERNITY, SORORITY HOUSE	COMMERCIAL
464	MILITARY BARRACKS/DORMITORY	RESIDENTIAL
500	MERCANTILE PROPERTIES OTHER	COMMERCIAL
511	CONVENIENCE STORE	COMMERCIAL
519	FOOD, BEVERAGE SALES, GROCERY STORE	COMMERCIAL
529	TEXTILE, WEARING APPAREL SALES	COMMERCIAL
539	HOUSEHOLD GOODS SALES, REPAIRS	COMMERCIAL
549	SPECIALTY SHOPS	COMMERCIAL
557	BARBER, BEAUTY SHOP, PERSONAL SERVICES	COMMERCIAL
559	RECREATIONAL, HOBBY, HOME SALES, PET STORE	COMMERCIAL
564	SELF-SERVICE LAUNDRY/DRY CLEANING	COMMERCIAL
569	PROFESSIONAL SUPPLIES	COMMERCIAL
571	SERVICE STATION	COMMERCIAL
579	MOTOR VEHICLE, BOAT SALES/SERVICE/REPAIRS	COMMERCIAL
580	GENERAL ITEM STORES, OTHER	COMMERCIAL
581	DEPARTMENT STORE	COMMERCIAL
592	BANK W/FIRST STORY BANKING FACILITY	COMMERCIAL
593	MEDICAL, RESEARCH, SCIENTIFIC OFFICE	COMMERCIAL
596	POST OFFICE OR MAILING FORMS	COMMERCIAL
599	BUSINESS OFFICES	COMMERCIAL
600	BASIC INDUSTRY, UTILITY, DEFENSE OTHER	INDUSTRIAL/WAREHOUSE
610	ENERGY PRODUCTION, OTHER	INDUSTRIAL/WAREHOUSE
614	STEAM, HEAT ENERGY PLANT	INDUSTRIAL/WAREHOUSE
615	ELECTRIC GENERATING PLANT	INDUSTRIAL/WAREHOUSE
629	LABORATORIES	INDUSTRIAL/WAREHOUSE
631	NATIONAL DEFENSE SITE/MILITARY SITE	COMMERCIAL
635	COMPUTER, DATA PROCESSING CNTR	INDUSTRIAL/WAREHOUSE
639	COMMUNICATIONS CENTER	INDUSTRIAL/WAREHOUSE
640	UTILITY, ENERGY DISTRIBUTION CNTR OTHER	INDUSTRIAL/WAREHOUSE

Code	Description	Category
642	ELECTRIC TRANSMISSION DISTIB. SYSTEM	INDUSTRIAL/WAREHOUSE
644	GAS DISTRIBUTION SYSTEM, PIPELINE	INDUSTRIAL/WAREHOUSE
647	WATER UTILITY	INDUSTRIAL/WAREHOUSE
648	SANITARY SERVICE	INDUSTRIAL/WAREHOUSE
655	CROPS, ORCHARDS	LAND
669	FÖREST, TIMBERLAND	LAND
700	MANUFACTURING PROPERTY, PROCESSING	INDUSTRIAL/WAREHOUSE
800	STORAGE PROPERTY OTHER	INDUSTRIAL/WAREHOUSE
807	OUTSIDE MATERIAL STORAGE AREA	NON-SPECIFIC
808	SHED	NON-SPECIFIC
819	LIVESTOCK, POULTRY STORAGE	LAND
839	REFRIGERATED STORAGE	INDUSTRIAL/WAREHOUSE
880	VEHICLE STORAGE; OTHER	INDUSTRIAL/WAREHOUSE
882	GENERAL VEHICLE PARKING GARAGE	INDUSTRIAL/WAREHOUSE
888	FIRE STATIONS	COMMERCIAL
888T	FIRE TRAINING CENTER/ACADEMY	COMMERCIAL
891	GENERAL WAREHOUSE	INDUSTRIAL/WAREHOUSE
898	WHARF, PIER	INDUSTRIAL/WAREHOUSE
899	RESIDENTIAL OR SELF STORAGE UNITS	INDUSTRIAL/WAREHOUSE
900	OUTSIDE, SPECIAL PROPERTIES; OTHER	NON-SPECIFIC
919	DUMP SANITARY LANDFILL	NON-SPECIFIC
921	BRIDGE, TRESTLE	NON-SPECIFIC
926	OUTBUILDING, EXCLUDING GARAGE	NON-SPECIFIC
931	OPEN LAND, FIELD	LAND
935	CAMPSITE WITH UTILITIES	COMMERCIAL
936	VACANT LOT	LAND
938	GRADED AND CARED FOR PLOTS OF LAND	LAND
940	WATER AREAS, OTHER	NON-SPECIFIC
946	LAKE/RIVER/STREAM	NON-SPECIFIC
951	RAILROAD RIGHT OF WAY	NON-SPECIFIC
952	SWITCH YARD, MARSHALLING YARD	NON-SPECIFIC
960	STREET, OTHER	NON-SPECIFIC
961	DIVIDED HIGHWAY, HIGHWAY	NON-SPECIFIC
962	PAVED PUBLIC STREET, RESIDENTIAL	NON-SPECIFIC
963	PAVED PRIVATE STREET, COMMERCIAL	NON-SPECIFIC
965	UNCOVERED PARKING AREA	NON-SPECIFIC
972	AIRCRAFT RUNWAY	COMMERCIAL
972H	AIRCRAFT HANGER/STORAGE	COMMERCIAL
972T	AIRPORT CONTROL TOWER	COMMERCIAL
974	AIRCRAFT LOADING AREA	COMMERCIAL
981	CONSTRUCTION SITE	NON-SPECIFIC
983	PIPELINE, POWER LINE RIGHT OF WAY	NON-SPECIFIC
984	INDUSTRIAL PLANT YARD	INDUSTRIAL/WAREHOUSE
NNN	NONE	NON-SPECIFIC
UUU	UNDETERMINED	NON-SPECIFIC

Appendix C

**LEON COUNTY PROPERTY APPRAISER
BUILDING IMPROVEMENT CODES AND USE DESCRIPTIONS
WITH ASSIGNMENT OF PROPERTY USE CATEGORY**

Code	Description	Category
0100	SINGLE FAMILY RESIDENTIAL	Residential
0300	DUPLEX	Residential
0400	CONDOMINIUM	Residential
0500	STUDENT APARTMENTS	Residential
0501	FRAT/SORORITY	Commercial
0510	STUDENT MULTI LEASE	Residential
0600	STANDARD APARTMENTS	Residential
0601	APT/ LESS THAN 10 UNITS	Residential
0602	DORMITORY	Residential
0650	LIHTC	Residential
0700	TOWNHOUSE	Residential
0800	MOBILE HOME	Residential
1000	GARDEN APARTMENT	Residential
1100	HIGH RISE	Residential
1200	EXEMPT MULTI FAMILY	Residential
1400	MOTELS	Commercial
1500	EXTENDED STAY HOMES	Commercial
1600	HOTELS	Commercial
1700	HOSP/NURS HOME	Residential
1710	NURSING HOME	Residential
1720	CLINIC	Commercial
1730	VET CLINIC	Commercial
1740	REGIONAL MEDICAL CENTER	Commercial
1750	ASSISTED LIVING FACILITY	Residential
1800	CO-OP	Residential
2000	STORE	Commercial
2010	CONDO-STORE	Commercial
2011	SALON/BARBER SHOP	Commercial
2012	LAUNDROMAT	Commercial
2013	CARWASH	Commercial
2014	PHYS FITNESS CENTER	Commercial
2015	STORE SFR CONV	Commercial
2016	IND/RETAIL/STORE	Commercial
2018	DRY CLEANERS	Commercial
2020	CONVENIENCE STORE	Commercial
2030	CONV-STORE/GAS	Commercial
2040	SUPERMARKET	Commercial
2050	PHARMACY	Commercial
2060	JR DISCOUNT	Commercial
2070	SUPER DISCOUNT	Commercial
2080	AUTO PARTS	Commercial
2090	AUTO SERVICE	Commercial
2100	DEPARTMENT STORE	Commercial
2110	JR DEPARTMENT STORE	Commercial
2200	SHOP CENTER	Commercial
2210	NBHD SHOP CENTER	Commercial
2220	COMM SHOP CENTER	Commercial
2300	SERVICE STATION	Commercial

Code	Description	Category
2400	REC/BOWL ALLEY	Commercial
2410	CLUBHOUSE/REC	Commercial
2500	REST/LOUNGE	Commercial
2510	FAMILY RESTAURANT	Commercial
2520	TAKE-OUT RESTAURANT	Commercial
2600	FAST FOOD DRIVE IN	Commercial
2610	FAST FOOD NO SEAT	Commercial
2620	NITE CLUB	Commercial
2700	AUDIT/THEATER	Commercial
2800	MALL	Commercial
2810	SUPER REG MALL	Commercial
3000	OFFICE	Commercial
3010	OFFICE CONDO	Commercial
3015	OFFICE CONDO HIGH RISE	Commercial
3020	OFFICE STRIP CENTER	Commercial
3030	OFFICE LOW RISE	Commercial
3040	OFFICE MID RISE	Commercial
3045	OFFICE PARK	Commercial
3050	OFFICE HIGH RISE	Commercial
3060	OFFICE INDUSTRIAL	Commercial
3070	OFFICE/SFR CONVERSION	Commercial
3080	CONDO MEDICAL OFFICE	Commercial
3100	ED/RELIGIOUS	Commercial
3110	CHILD CARE	Commercial
3200	PUBLIC PARKING	Industrial/Warehouse
3300	BANKS	Commercial
3400	BANKS-BRANCH	Commercial
3410	BANKS-DRV THRU	Commercial
3500	FUNERAL HOME	Commercial
3600	TRAINING CENTER	Commercial
3700	MEDICAL OFFICE	Commercial
3901	BROADCAST CENTER	Commercial
3902	WCTV 2	Commercial
3930	CLASSROOM/TRAINING	Commercial
3940	LIBRARY/MULTI-MEDIA	Commercial
3950	OFFICES	Commercial
3960	DORMITORY/HOUSING	Commercial
3970	MEDICAL FACILITIES	Commercial
3980	COURTHOUSE	Commercial
4000	WAREHOUSE	Industrial/Warehouse
4010	CONDO WAREHOUSE	Industrial/Warehouse
4020	DISTRIBUTION WAREHOUSE	Industrial/Warehouse
4030	TECH MANUFACTURING	Industrial/Warehouse
4031	INDUSTRIAL OFFICE	Industrial/Warehouse
4040	WAREHOUSE/MULTI-BAY	Industrial/Warehouse
4100	SERVICE/PARKING GARAGE	Industrial/Warehouse
4110	INDEPENDENT AUTO CENTER	Commercial
4200	MINI WAREHOUSE	Industrial/Warehouse

Code	Description	Category
4300	COLD STORAGE	Industrial/Warehouse
4400	LIGHT MANUFACTURING	Industrial/Warehouse
4500	HEAVY MANUFACTURING	Industrial/Warehouse
4600	AUTO SHOW/GARAGE	Industrial/Warehouse
4610	CAR/TRUCK RENTAL	Commercial
4620	BOAT S/E DEALER	Commercial
4700	PREFAB METAL BUILDING	Not Used
4800	BARN SHED	Not Used
4810	AIRPORT TERMINAL	Commercial
4900	MAINT/MECH/WAREHOUSING	Industrial/Warehouse
4910	RESEARCH/DEVELOP LABS	Industrial/Warehouse
4920	STADIUMS/ARENAS	Commercial
4930	PARKING GARAGES	Industrial/Warehouse
4940	PRISONS/JAILS	Commercial
4950	MILITARY FACILITIES	Commercial
4960	FIRE STATION	Commercial
MHPK	MOBILE HOME PARK	Residential
MUSE	MUSEUM/CULTURAL	Commercial
RVPK	RV PARK	Commercial

Appendix D

DEPARTMENT OF REVENUE (DOR) CODES

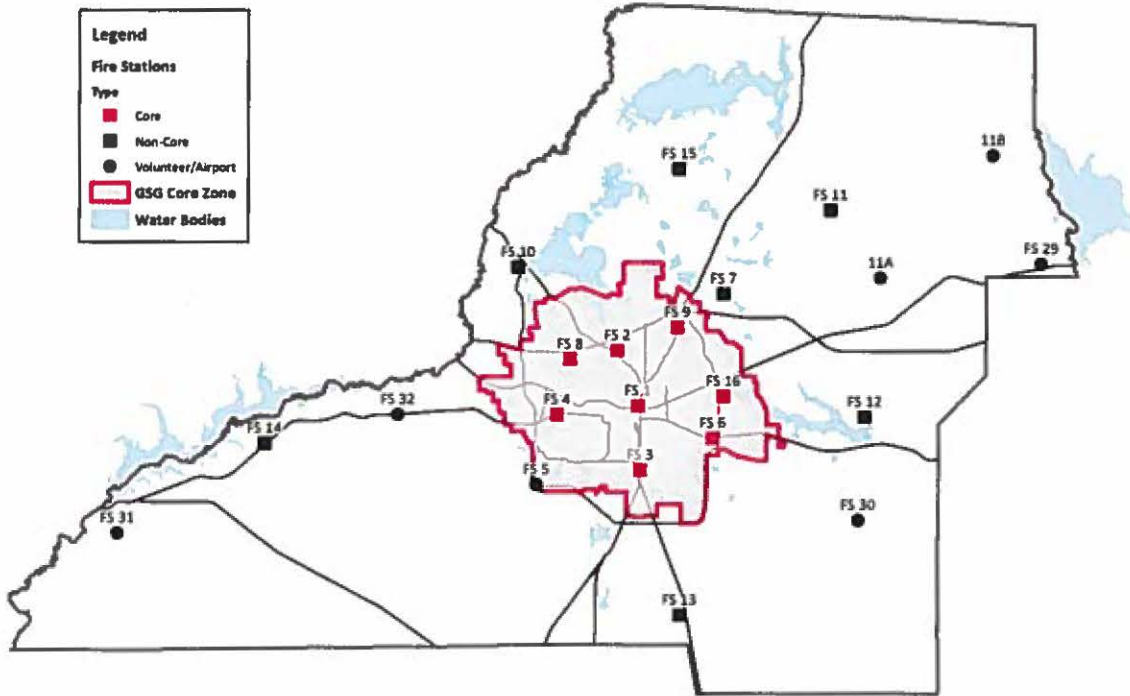
CODE	DESCRIPTION
0	VACANT RESIDENTIAL
100	SINGLE FAMILY IMPROVED
200	MOBILE HOME
300	MULTI FAMILY +10 UNITS
400	CONDOMINIUM
500	CO-OPS
600	RETIREMENT HOMES/NONEXPT
700	MISC RESIDENTIAL
800	MULTI FAMILY 2-9 UNITS
1000	VACANT COMMERCIAL
1100	STORES 1 STORY
1200	MIXED USE STORE/OFFICE
1300	DEPARTMENT STORES
1400	SUPERMARKETS
1500	REGIONAL SHOPPING CTRS
1600	COMMUNITY SHOPPING CTR
1700	OFFICE NON-PROF 1 STORY
1800	OFFICE NON-PROF 2+ STORY
1900	PROFFESIONAL SERVICES
2000	AIR/MARINE/BUS TERMINALS
2100	RESTAURANTS/CAFETERIAS
2200	DRIVE-IN RESTAURANT
2300	BANK/S & L/MORTGAGE/CREDIT
2400	INSURANCE COMPANY OFFICE
2500	REPAIRS SVC TV/LAUNDRIES
2600	SERVICE STATIONS
2700	AUTO SALES/SERVICE/RENTAL
2800	MOBILE HOME PARKS/PK LOTS
2900	WHOLESALE/PRODUCE OUTLETS
3000	FLORIST/GREENHOUSE
3100	OPEN STADIUMS
3200	THEATER/AUDITORIUM (ENCL)
3300	NIGHTCLUB/BAR/LOUNGE
3400	BOWLING/SKATING/POOL HALL
3500	TOURIST ATTRACTION
3600	CAMPS
3700	RACE TRACK; HORSE/DOG/AUTO
3800	GOLF COURSE/DRIVING RANGE
3900	HOTELS/MOTELS
4000	VACANT INDUSTRIAL
4100	LT MFG/SM MACH SHOP/PRINT
4200	HEAVY IND/EQUIP MFG/MACH
4300	LUMBER YARD/SAWMILL
4400	PACK PLANT (FRUIT/MEAT)
4500	CANNERIES/DISTILLERIES

CODE	DESCRIPTION
4600	FOOD PROCESSING/BAKERIES
4700	CEMENT PLANTS
4800	WAREHOUSING
4900	OPEN STORAGE
5000	IMPROVED AGRICULTURAL
5100	VEGETABLE CROPS
5200	BI-ANNUAL ROW CROPS
5300	ROW CROPS
5400	TIMBERLAND SITE 90+
5500	TIMBERLAND SITE 80-89
5600	TIMBERLAND SITE 70-79
5700	TIMBERLAND SITE 60-69
5800	TIMBERLAND SITE 50-59
5900	TIMBERLAND NOT CLASSIFIED
6000	IMPROVED PASTURE LAND
6100	SEMI-IMPROVED LAND
6200	NATIVE LAND
6300	WASTE LAND
6400	GRAZING LAND CLASS V
6500	GRAZING LAND CLASS VI
6600	CITRUS
6700	POULTRY/BEEES/FISH/RABBIT
6800	DAIRY, HOG & CATTLE FEED
6900	ORNAMENTALS, MISC AG
7000	VACANT INSTITUTIONAL
7100	CHURCHES
7200	PRIVATE SCHOOLS & COLLEGE
7300	PRIVATE OWNED HOSPITALS
7400	HOMES FOR THE AGED
7500	ORPHANAGES
7600	MORTUARIES/CEMETERIES
7700	CLUBS, LODGES, UNION HALLS
7800	SANITARIUMS, CONVALES. REST
7900	CULTURAL ORG, FACILITIES
8000	UNDEFINED
8100	MILITARY
8200	GOVT FOREST/PARKS/RECREATIONAL
8300	PUBLIC COUNTY SCHOOLS
8400	COLLEGES
8500	HOSPITALS
8600	COUNTY
8700	STATE
8800	FEDERAL
8900	MUNICIPAL NOT PARKS
9000	LEASEHOLD GOVT OWNED

CODE	DESCRIPTION
9100	UTILITIES, GAS/ELEC/TELEP
9200	MINING, PETROLEUM, GAS
9300	SUBSURFACE RIGHTS
9400	RIGHT-OF-WAY
9500	RIVERS & LAKES, SUBMERGED
9600	SEWAGE DISP, BORROW PITS
9700	OUTDOOR REC OR PARK
9800	CENTRALLY ASSESSED
9900	ACREAGE NON AGRICULTURAL

Appendix E

MAP OF SERVICE ZONES



Rate Schedule

		Per Annum For FY 2016 and FY 2017		Per Annum for FY 2018 and each Fiscal Year Thereafter	
		Zone 1	Zone 2	Zone 1	Zone 2
Residential	Per Residential Dwelling Unit	\$170.85	\$157.25	\$201.00	\$185.00
Commercial/Institutional	Square Feet Classification				
	< 1,999	\$249.05	\$226.95	\$293.00	\$267.00
	2,000 - 3,499	\$497.25	\$453.05	\$585.00	\$533.00
	3,500 - 4,999	\$869.55	\$793.05	\$1,023.00	\$933.00
	5,000 - 9,999	\$1,241.85	\$1,132.20	\$1,461.00	\$1,332.00
	10,000 - 19,999	\$2,482.85	\$2,263.55	\$2,921.00	\$2,663.00
	20,000 - 29,999	\$4,965.70	\$4,527.10	\$5,842.00	\$5,326.00
	30,000 - 39,999	\$7,447.70	\$6,790.65	\$8,762.00	\$7,989.00
	40,000 - 49,999	\$9,930.55	\$9,054.20	\$11,683.00	\$10,652.00
	50,000 - 59,999	\$12,412.55	\$11,317.75	\$14,603.00	\$13,315.00
	60,000 - 69,999	\$14,895.40	\$13,581.30	\$17,524.00	\$15,978.00
	70,000 - 79,999	\$17,377.40	\$15,844.85	\$20,444.00	\$18,641.00
	80,000 - 89,999	\$19,860.25	\$18,108.40	\$23,365.00	\$21,304.00
	90,999 - 99,999	\$22,342.25	\$20,371.95	\$26,285.00	\$23,967.00
	≥ 100,000	\$24,825.10	\$22,635.50	\$29,206.00	\$26,630.00
Industrial/Warehouse	< 1,999	\$23.80	\$64.60	\$28.00	\$76.00
	2,000 - 3,499	\$47.60	\$129.20	\$56.00	\$152.00
	3,500 - 4,999	\$83.30	\$225.25	\$98.00	\$265.00
	5,000 - 9,999	\$118.15	\$321.30	\$139.00	\$378.00
	10,000 - 19,999	\$236.30	\$642.60	\$278.00	\$756.00
	20,000 - 29,999	\$472.60	\$1,284.35	\$556.00	\$1,511.00
	30,000 - 39,999	\$708.90	\$1,926.10	\$834.00	\$2,266.00
	40,000 - 49,999	\$945.20	\$2,567.85	\$1,112.00	\$3,021.00
	50,000 - 59,999	\$1,181.50	\$3,209.60	\$1,390.00	\$3,776.00
	60,000 - 69,999	\$1,417.80	\$3,852.20	\$1,668.00	\$4,532.00
	70,000 - 79,999	\$1,654.10	\$4,493.95	\$1,946.00	\$5,287.00
	80,000 - 89,999	\$1,890.40	\$5,135.70	\$2,224.00	\$6,042.00
	90,999 - 99,999	\$2,126.70	\$5,777.45	\$2,502.00	\$6,797.00
	≥ 100,000	\$2,363.00	\$6,419.20	\$2,780.00	\$7,552.00
Governmental	per square foot	\$0.18	\$0.18	\$0.21	\$0.21

**SECOND AMENDMENT TO INTERLOCAL AGREEMENT
REGARDING THE PROVISION OF FIRE AND
EMERGENCY MEDICAL SERVICES**

This Second Amendment to the Interlocal Agreement Regarding the Provision of Fire and Emergency Medical Services is made and entered into as of this 5th day of September, 2013, by and between Leon County, Florida, a charter county and political subdivision of the State of Florida (the "County"), and the City of Tallahassee, Florida, a Florida municipal corporation (the "City"), collectively the Parties.

RECITALS

WHEREAS, the Parties entered into an Interlocal Agreement Regarding the Provision of Fire and Emergency Medical Services, dated April 16, 2009, and a First Amendment to Interlocal Agreement, dated June 9, 2009 (collectively, the "Agreement"); and

WHEREAS, Section 4 of the Agreement provides that Exhibits A, B, C, D, and E are incorporated therein; and

WHEREAS, Exhibit E, Paragraph 6.A, to the Agreement provides that modifications to the Interlocal Agreement may be effectuated upon agreement of the Parties; and

WHEREAS, the Parties wish to further amend the Agreement to provide for a Second Term and to address certain long term financial and public safety related issues of both the County and the City; and

WHEREAS, the intent of the Parties is to ensure that appropriate levels of service for Fire and Emergency Medical Services are being provided to the citizens of Leon County and the City of Tallahassee at the most reasonable costs available; and

WHEREAS, to further ensure that all reasonable cost containment measures have been taken, the Parties intend that the new Fire Station 16, which is being designed and will be

constructed on Weems Road, will be staffed, during the remainder of the Initial Term, utilizing existing human resources, and that construction of two (2) other preliminarily planned fire stations will be deferred until further action of the Parties.

NOW, THEREFORE, in consideration of the mutual covenants and promises hereinafter set forth, the Parties do hereby agree as follows:

A. That the Recitals set forth above are incorporated herein and by reference made a part hereof.

B. Exhibit E, Paragraph 1.A, to the Agreement is hereby amended in its entirety to read as follows:

This Agreement shall be effective on the Effective Date. The Initial Term shall commence on October 1, 2009 (“Commencement Date”) and continue for a term of six (6) years or until terminated in accordance with this Exhibit. The Second Term shall commence on October 1, 2015 and continue for a term of ten (10) years or until terminated in accordance with this Exhibit.

C. Exhibit E, Paragraph 1.B, to the Agreement is hereby amended in its entirety to read as follows:

Should both Parties desire to terminate this Agreement before expiration of the Second Term, the Agreement shall be deemed terminated upon the effective date of such termination. Such termination and effective date shall be set forth in writing and signed by both Parties.

D. Section 2 of the Agreement is hereby amended in its entirety to read as follows:

Section 2. Provision of Services.

A. Emergency Medical Services. The City shall provide Advanced Life Support (ALS) services continuously within the Primary Response Area (PRA) of those fire stations as designated in Exhibit A. The County shall provide a Medical Director for ALS and Basic Life Support (BLS) services provided by the City to the County, who shall meet all requirements of, and perform the duties and obligations required of, a medical director under Chapter 401, Florida Statutes.

B. Fire Services. During the Initial Term, the City shall provide Fire Services continuously within the respective PRAs of all fifteen (15) fire stations, as identified in Exhibit B, and shall provide a level of services, and shall maintain both minimum staffing and apparatus, in accordance with a fire services five-year rate study (Rate Study), which upon adoption by the Parties will be made a part of this Agreement as Exhibit C. During the Second Term, the City shall provide Fire Services continuously within the respective PRAs of all sixteen (16) fire stations as designated in Exhibit G, and shall provide a level of services, and shall maintain both minimum staffing and apparatus, in accordance with a fire services rate study (Second Term Rate Study), to be performed in accordance with Section 3.A of this Agreement and which upon adoption by the Parties will be made a part of this Agreement as Exhibit F. Fire stations may change from time to time to meet changing needs, but in no event shall the location change nor the number of fire stations decrease without the prior approval of the County.

E. Section 3 of the Agreement is hereby amended in its entirety to read as follows:

Section 3. Funding of and Payment for Services.

A. The Rate Study, Exhibit C, shall be utilized to determine the amount of a special assessment and fire services fee to be imposed by the Parties during the period of the

Initial Term. Not later than January 1, 2015, the Parties shall authorize development of a Second Term Rate Study, subject to the provisions of Section 4. The Second Term Rate Study, the cost of which shall be paid from Fire Services funds, shall be made a part of this Agreement upon adoption by the Parties.

B. The Second Term Rate Study, Exhibit F, shall be utilized to determine the amount of a special assessment and fire services fee to be imposed by the Parties during the period of the Second Term. The Second Term Rate Study, Exhibit F, shall be developed utilizing one of the following structures, as mutually agreed by the Parties:

1. A flat initial five-year assessment/fee rate structure, based upon an assessment methodology utilizing 100% funding of the total assessable costs included in the five-year budget for Fire Services (Fiscal Years 2015 through 2019), but in no event shall any increase in the single family dwelling unit rate exceed 15% of the rate for same, as set forth in Table 16 of Exhibit C; followed by a variable second five-year assessment/fee rate structure utilizing an annual inflationary or appropriate alternative index adjustment; or
2. A variable ten-year assessment/fee rate structure, based upon an assessment methodology utilizing 100% funding of the total assessable costs for the fiscal year 2015 budget for Fire Services and incorporating an annual inflationary or appropriate alternative index adjustment; or
3. A combination of the foregoing structures or an alternate structure, as mutually agreed by the Parties.

C. The Parties may levy an annual fire services special assessment on each parcel or subdivided lot within the jurisdictional boundaries of the Parties for the provision of Fire

Services consistent with the Rate Study, Exhibit C, during the Initial Term and consistent with the Second Term Rate Study, Exhibit F, during the Second Term, and the City shall collect the same, including in the unincorporated area unless otherwise collected utilizing the provisions of §197.3632, Florida Statutes. The Parties shall levy and the City shall collect an annual fire services fee on each parcel or subdivided lot within the jurisdictional boundaries of the Parties for the provision of Fire Services consistent with the Rate Study, Exhibit C, during the Initial Term and consistent with the Second Term Rate Study, Exhibit F, during the Second Term, which are not otherwise assessed.

D. At the end of the first five-year period of the Second Term, either Party may, based upon extraordinary circumstances that may have occurred that have effected the financial conditions utilized in developing the annual fire services special assessment and fee (i.e. inflation rate and/or fuel prices have increased extraordinarily, etc.), request a new rate study be developed by the Parties; however, no new rate study shall be developed without mutual written agreement of the Parties.

E. The EMS MSTU Ordinance shall be revised or amended by the City so that the subject ordinance, which consents to the inclusion of the territorial boundaries of the City of Tallahassee into boundaries of the EMS MSTU, shall expire not earlier than the last day of the Second Term of this Agreement and so that the millage limitation shall be changed to $\frac{3}{4}$ mills upon all real and personal property within the EMS MSTU.

F. Payment for services shall be made as provided in Exhibit D.

F. Section 4 of the Agreement is hereby amended in its entirety to read as follows:

Section 4. Exhibits and Supplemental Provisions.

Exhibits A through E, inclusive, which are attached hereto, and Exhibits F and G, when prepared and attached hereto, shall be deemed incorporated herein as if fully set forth below. The Parties shall comply with the provisions set forth in Exhibits D and E.

G. Exhibit D to the Agreement is hereby amended in its entirety to read as follows:

EXHIBIT D

Payment of Service

1. The City shall collect all fire services fees and assessments imposed by the Parties, in both the incorporated and unincorporated areas of Leon County, unless otherwise collected utilizing the provisions of section 197.3632, Florida Statutes. The City hereby acknowledges that its collection of any fire services fees and assessments imposed by the County shall constitute full payment by the County to the City for all Fire Services provided under the Agreement, subject to the provisions of paragraph 7. Revenues from the unincorporated area will be accounted for in a separate revenue line within the Fire Services Fund.

2. On a quarterly basis and at the end of each fiscal year, the City will provide the County reports identifying total fire services fee revenue collections in the unincorporated area.

3. On or before the 10th day of October of each fiscal year, the City will remit to the County the amount included in the Rate Study or Second Term Rate Study, as applicable, for that fiscal year for the support of Volunteer Fire Departments.

4. The County agrees to pay the City the following amounts for all ALS services, as follows:

On or before the 10th day of each quarter (October, January, April and July), the County shall pay the City the amount of \$675,503 for FY2010, \$690,364 for FY2011, \$705,552 for FY2012, \$721,074 for FY2013, \$736,938 for FY2014, and \$753,151 for FY2015. For the

Second Term, the ALS payment from the County to the City will be annually adjusted to reflect the lesser of (i) the increase in the Consumer Price Index for All Urban Consumers (CPI-U): U.S. City Average, All items (unadjusted) during the most recent twelve-month period for which such index is available at the time the adjustment is calculated, or (ii) the rate of property value growth in Leon County, as determined and reported by the Leon County Property Appraiser, but in no event shall the ALS payment increase by more than 5% annually.

5. Both the City and County recognize that fire services fee rates are based on average assessable costs as reflected in fiscal year(s) budgets. Possible surplus revenues collected in the early years are intended to offset probable increased costs in the latter years identified in the Rate Study and Second Term Rate Study. Any excess funds at the end of each fiscal year will be transferred into a Fire Services Reserve fund for future appropriation.

6. Increases in annual appropriations to the Fire Services Fund shall be restricted to the growth rates in expenditures as identified in the Rate Study or Second Term Rate Study, as applicable. Deviation from these growth rates will need to be approved by the AMC and ratified by the City Commission.

7. The County shall remit to the City all fire services assessment funds received by the County, less the costs of collections, if any, and not previously remitted to the City, at such time as may be agreed upon by the Parties. Within twelve months of the end of each fiscal year, both Parties shall make a financial determination as to the percentage of fire services fees and assessments collected in proportion to the amounts billed for Fire Services for that fiscal year. In the event the amount collected is less than 95% of the amount billed by or on behalf of that Party for such fiscal year, that Party shall be responsible for remitting, to the Fire Services Fund, funds necessary to equal 95% of the amount billed. If an annual shortfall occurs in the Fire Services

Fund the AMC shall determine whether Fire Services Reserve funds should be released to address the deficiency. If Fire Services Reserve funds are not adequate, the AMC may make a recommendation on how to address the shortfall to the Parties and may authorize a new rate study be undertaken.

H. Exhibit E, Paragraph 5, to the Agreement is hereby amended in its entirety to read as follows:

5. Conditions Precedent.

A. The following are conditions precedent to the effectiveness of this Second Amendment to the Agreement and to the obligations of the Parties to comply with the terms and conditions of this Second Amendment to the Agreement:

1. The Parties enter into an Interlocal Agreement providing for the distribution and use of the proceeds of the 5th-Cent Local Option Fuel Tax, not later than September 6, 2013;
2. The Parties enter into a Second Addendum to Agreement for Expenditure of Local Option Gas Tax Proceeds, related to the 6th-Cent Local Option Fuel Tax, not later than September 6, 2013;
3. The County adopts an Ordinance amending Chapter 11, Article XXII of The Code of Laws of Leon County, Florida, regarding the EMS MSTU, so that the millage limitation shall be changed to 0.75 mills upon all real and personal property within the boundaries of the EMS MSTU, not later than October 31, 2013;
4. The City adopts an Ordinance amending the EMS MSTU Ordinance consenting to the continued inclusion of the territorial boundaries of the City of Tallahassee into boundaries of the EMS MSTU, which shall expire not earlier than the last

day of the Second Term of this Agreement, and consenting to a change in the millage limitation to 0.75 mills upon all real and personal property within the EMS MSTU, not later than October 31, 2013;

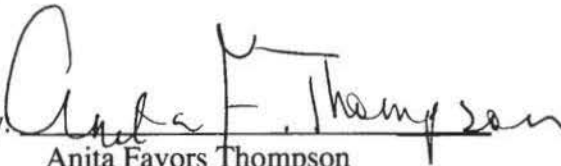
5. The County adopts an Ordinance levying the 5th-Cent Local Option Fuel Tax in Leon County not later than September 30, 2013;
 6. The County adopts an Ordinance re-levying the 6th-Cent Local Option Fuel Tax in Leon County, not later than December 31, 2013;
 7. The County commits to providing on-going funding support for the Palmer Monroe Teen Center in the amount of \$150,000 for FY 2014-2016, inclusive; and
 8. The Parties approve the Second Term Rate Study, and by addendum incorporate same into this Agreement as Exhibit F, not later than March 1, 2015.
- B. The Parties shall use reasonable efforts to satisfy the conditions precedent that are their respective responsibility, to coordinate exchanges of information and documents relating thereto through their respective representatives, and to promptly notify the other Party upon satisfaction of each condition precedent.
- C. If any of the conditions precedent set forth in this Section 5 are not satisfied by the Party responsible therefor on or before the date specified for completion of such condition precedent, then either Party shall have the right to terminate this Second Amendment to the Agreement by notice to the other Party within thirty (30) days after the applicable deadline. Termination in accordance with this Section 8.C. shall not be an event of default under this Agreement, and the Parties shall have no further liability hereunder with respect to this Second Amendment to the Agreement.

I. All other provisions, sections, and requirements in the Agreement not otherwise in conflict with the provisions herein shall remain in full force and effect.

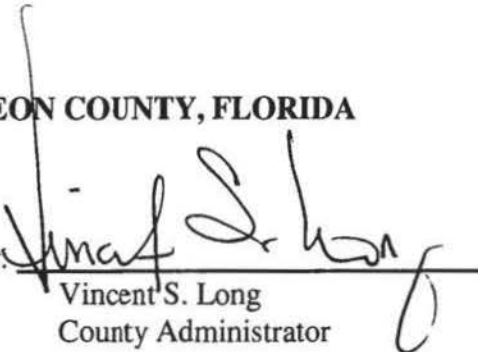
J. That this Second Amendment to the Agreement shall become effective upon full compliance with each condition precedent set forth in Section 8.A.1-8 herein above and full execution by the Parties.

IN WITNESS WHEREOF, the Parties have caused this Second Amendment to the Agreement to be executed by their duly authorized representatives this 5th day of September, 2013.

CITY OF TALLAHASSEE

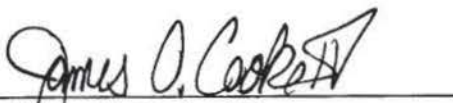
By: 
Anita Favors Thompson
City Manager

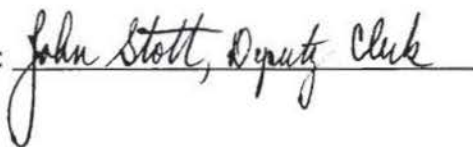
LEON COUNTY, FLORIDA

By: 
Vincent S. Long
County Administrator

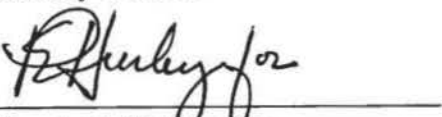
Attested by:

Bob Inzer, Clerk of the Court
Leon County, Florida

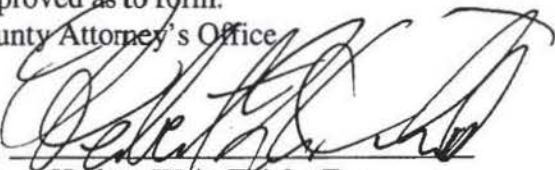
By: 
James O. Cooke, IV,
City Treasurer-Clerk

By: 
John Stott, Deputy Clerk

Approved as to form:
City Attorney's Office

By: 
Lewis E. Shelley, Esq.
City Attorney

Approved as to form:
County Attorney's Office

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

Leon County Board of County Commissioners

Budget Workshop Item #5

April 28, 2015

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: Analysis of Fire Rescue Services Rate Study and Alternative Funding Option

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

Fiscal Impact:

This item has a fiscal impact. Currently, Leon County pays the City of Tallahassee \$6,723,586 annually for fire rescue services in the unincorporated area. This payment is derived from the current fire rescue service charge that have been in effect for the past six years. Using the rate structure in the new fire rescue services rate study, this annual payment would increase to \$7,948,045 for each of the next five years for an annual increase of \$1,224,495.

Staff Recommendation:

Board Direction

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Report and Discussion

Background:

In July 2014, the Board approved the County and City engaging Government Services Group (GSG) to conduct an update to the existing fire rescue services rate study. At the March 10, 2015 meeting, staff presented the preliminary rates with a broad discussion on a possible alternative funding source. The Board approved this budget discussion item be prepared to further discuss the Emergency Fire Rescue Services and Facilities One-Cent Surtax and the consideration of the completed fire rescue services rate study (Attachment #1). The rates contained in the attached study are the same as the preliminary rates provided to the Board at the March 10 meeting. The City Commission is scheduled to accept the study and the associated rates at their April 22, 2015 meeting.

By way of background, Leon County has had a long history of contracting with the City of Tallahassee for the provision of fire rescue services to serve the unincorporated area of the County. A contract for these services was originally entered into in March 1988. That Agreement was amended a number of times through 2005.

In April 2009, a new Interlocal Agreement for five years was executed. The Interlocal Agreement provided that a jointly funded rate study would be developed to determine the necessary funding to support the services being provided by the City of Tallahassee's Fire Department. The approved rate study established an initial fire rescue charge for a period of five years (FY2009 through FY2013).

In addition to fire rescue services, the Interlocal Agreement between the County and the City provides that the City shall provide certain Advanced Life Support (ALS) services and the County shall provide overall medical direction. The Interlocal Agreement provides for a payment from the County to the City for these services.

In July 2013, the County and City negotiated a comprehensive amendment to the Interlocal Agreement which addressed a number of significant outstanding policy issues. The amendment extends the agreement for an additional 11 years. In addition to the fire rescue charge, the agreement brought to closure a number of these issues, including:

- Approval of the distribution of the new 5 cent gas tax between the County and the City using a 50/50 allocation;
- Authorized the extension of the existing 6 cent gas tax, with an allocation of 50/50 between the County and the City (this was previously 46% County and 54% City);
- Required the City to concur to an increase of up to a quarter of a mil in the EMS MSTU at a point in the future, if the County determines it is necessary. (Florida Law requires cities to approve of Countywide MSTU's to be levied within the City limits); and
- The County will provide \$150,000 in funding for Palmer Monroe for three fiscal years.

With regard to the fire rescue charge, throughout the negotiations and as memorialized in the agreement, the County focused on providing future rate certainty and a level of fiscal constraint

Title: Analysis of Fire Rescue Services Rate Study and Alternative Funding Option

April 28, 2015

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on the possible growth in the fire rescue charge. To accomplish this, the agreement provides, in pertinent part:

- For the current fiscal year (Oct. 1, 2014 through Sept. 30, 2015) the existing rate remained unchanged; this had the effect of having a constant rate for a total of six years;
- Beginning Oct. 1, 2015 (next fiscal year), a new rate study needs to be adopted for five years; the single family dwelling unit fire rescue charge rate cannot increase more than 15% in total over the five years; and,
- Beginning Oct. 1, 2019 and continuing for five years, the fire rescue charge rate structure would be developed utilizing an inflationary index.

The Board approved the terms of the Second Amendment to the Interlocal Agreement Regarding the Provision of Fire and Emergency Medical Services with its second term, to be effective from October 1, 2015 and continue for a period of ten years (Attachment #X).

Consistent with the terms of the Second Amendment, in July 2014, the Board approved the County and City engaging Government Services Group to conduct an update to the fire rescue services rate study which is included as Attachment #1.

Analysis:

Over the last several months the GSG consultant team, with cooperation from the City of Tallahassee (Fire Department, Management and Administrative Services, Utility Services) and Leon County staff, has developed the attached rate study to support the projected Tallahassee Fire Department budget for the period FY2016 through FY2020. The study provides a projected rate increase for years FY2021 through FY2025 of between 4% and 5% per year.

This projected five year budget includes the following:

- An accounting of all other sources of Fire Department revenue such as fire inspection fees to ensure that the assessment recovers fire protection only.
- All associated operating, personnel, equipment and maintenance costs for Station #16 at Weems Road.
- Additional set of bunker gear for all firefighting personnel as well as extrication equipment.
- The addition of a Fire Education Officer and 5 Inspectors to the Fire Prevention Division during the five year budget planning period to increase the Department's proactive educational, inspection, arson investigation and fire safety training efforts.
- Construction upgrade costs to increase the size of the garage bays at multiple stations so that they can house trucks and apparatus of varying sizes to allow for enhanced equipment staging and housing at all fire stations.
- The personnel costs associated with the Collective Bargaining Agreement that will impact the Fire Department budget in Years FY16 through FY18.

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To calculate the rates, the consultant first determines that portion of the City Fire Department budget that is “assessable.” The assessable budget excludes costs that are offset by other revenues including the City’s cost of providing Advanced Life Support (ALS), costs to support the fire protection of the airport and contemplates other revenues collected in support of the Fire Department (i.e. inspection fees). For ALS, the County pays the City approximately \$3.1 annually. The total projected FY15-16 Fire Department budget is \$44.4 million; the assessable portion of the budget is \$35.5 million. The average assessable budget projected over five years is \$38.9 million. The rate study contemplates establishing level rates for five years based on the average assessable budget of \$38.9 million.

The proposed rates were developed using the same methodology as approved in the previous study:

Service zones were created under the previous fire assessment study in Fiscal Year 2009-10 to reflect the level of service differentiation of a property located in a higher density area that receives fire protection coverage from multiple stations compared to a property located in an area generally described as rural and typically serviced by a single fire station.

Additionally, core stations are defined as stations that are within 5 road miles of two other stations. Given this definition of “core station”, the rate methodology is predicated on two zones, each with distinct rates:

- Zone 1: Properties located within five road miles of two core stations
- Zone 2: Properties located outside of five road miles of two core stations

To ensure fiscal constraint, included in the Second Amendment to the Interlocal Agreement is a provision that the **single family residential rate** (for both zones) cannot increase more than 15% in total over five years. The attached rate study provided by the consultant reflects the following:

- Single family residential rates for Zone 1 are recommended to increase by 12% and zone 2 by 15%;
- Based on call volume analysis, non-residential rates are recommended to increase 3% to 54% depending upon property use category and zone;
- Once increased, the rates for all property use categories will remain flat for five fiscal years;
- This approach is consistent with the previous rate study, and 2014 update, which established a base rate, and maintained the rate constant for six fiscal years; and
- For planning purposes, the consultant has indicated that for years 6 through 10, an increase of 4% to 5% should be anticipated based on historic budget trends.

The rate study is developed to provide for a constant rate over the entire five year period; the rates are developed based on zones and do not take into consideration political jurisdictions. The previous rate study utilized a five year average assessable budget of \$29,058,003 to fund fire rescue services countywide; per the interlocal agreement, the rates extended for an additional

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sixth year. The new rate study concludes that the five year average for assessable costs to fund the fire rescue services countywide is \$38,893,934. Table 1, shows the amount and percentage of funding the County paid for fire services under the previous rate study, compared to the amount that would be paid utilizing the new rate study.

Table 1: Comparison of Fire Service Assessable Expenditures and the County's Share

Cost	Five Year Average FY10 – FY14	Five Year Average FY16 – FY120	\$ Increase	% Increase
Total Assessed	\$29,058,003	\$38,893,934	\$9,835,931	33.90%
County Assessed	\$6,723,586	\$7,948,045	\$1,224,459	18.21%
% County Share	23.14%	20.44%	12.45%	

As reflected in the table, while the County's cost for fire rescue services increases by \$1,224,459, the proportionate share the County provides in funding for the entire fire rescue services system drops by approximately 3.0% (from 23.14% to 20.44%). The total increase in unincorporated area funding is \$1.224 million or 18.2%; under the rate study this increase remains constant (except for growth in actual residential or commercial properties paying) for five years. In addition, of the overall \$9.8 million in total expenditure increases, the County's share of the increase is 12.45%

Impact to Residential Property

In reviewing the property use categories from the first rate study, there were two residential categories: single family residential and multi-family residential. In its new analysis of the two residential property use categories, the consultant has determined that the distinction between the cost of service to either single family or multi-family is not significant. Therefore, the new rate study recommends collapsing the two categories into one residential use property category. Tables #2 provide a comparison of the number of units and the associated rates for each zone.

Table #2: Residential Rate Comparison

Category	Zone #1				Zone #2			
	Units		Current Rate	Proposed Rate	Units		Current Rate	Proposed Rate
	City	Unincorp			City	Unincorp.		
Single Family	30,472	5,618	\$179	\$201	9,889	28,795	\$161	\$185
Multi Family*	38,786	1,045	\$125	\$201*	3,908	786	\$43	\$185*

**These rates and number of units are shown for comparison purposes only. As part of the actual rate study there is only one single family residential category. Unit numbers are preliminary.*

Under the new rate study, the single family residential rate will be \$201 for Zone #1 and \$185 for Zone #2; there will not be a distinction between single family dwelling and multi-family

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dwelling units. As reflected in Table #1, the previous rate for Zone #2 multi-family was \$43 per unit; under the new rate study the rate will be \$185. For Zone #1, the multi-family rate was \$125 and the new rate will be \$201. However, for the majority of the residential units the change for Zone #1 will be from \$179 to \$201 and for Zone #2 from \$161 to \$185. Through the new rate study, all residential units will be charged the same fire rescue charge rate depending upon the zone in which the property is located regardless of whether the property is located in the City or the unincorporated area.

Alternatively, the residential rate comparison can be calculated on a monthly basis. This is a comparison for individuals paying via the City utility bill:

- Single-family – Zone 1 would increase from \$14.92/month to \$16.75/month
- Single-family – Zone 2 would increase from \$13.42/month to \$15.42/month

- Multi-Family – Zone 1 would increase from \$10.42/month to \$16.75/month
- Multi-Family – Zone 2 would increase from \$3.58/month to \$15.42/month

One of the on-going complexities with the fire rescue charge is the method in which the funds are collected. For both the County and the City, the proposed rate schedule is uniform. However, the City of Tallahassee will collect all of their assessment and fees on their utility bill. For the unincorporated area residents the fire rescue charge is collected in one of three methods:

- 1) on the City utility bill, if they are a customer;
- 2) a direct bill quarterly; or
- 3) on the tax bill, if they have not paid the direct bill, or they choose to have it placed on their tax bill.

To eliminate the use of the tax bill and the quarterly billing, the County has previously requested Talquin Electric to collect the fire rescue charge on behalf of the County. The County has offered to pay Talquin Electric for this service; however, Talquin has repeatedly declined.

Impact to Non-Residential Property

For non-residential property use categories, the study establishes rates based on call volume distribution. As part of this approach, the consultant is recommending a consolidation of the commercial and institutional property use categories into one commercial category. Attachment #X includes the proposed rate schedule. Table #3 provides a summary of the % changes across all combined square footage tiers within each category.

Table #3: Summary of Preliminary Non-Residential Rate Changes

Category	Zone 1	Zone 2
Commercial*	26.6%	9.0%
Non-Gov. Institutional*	(22%)	37.6%
Industrial Warehouse	3.2%	55.1%

**In the study, these two categories have been collapsed into one commercial category.*

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As reflected in Table #3, the changes for the non-residential categories vary greatly by zone and category.

Governmental Charges

Consistent with the previous studies, the consultant continues to recommend levying a fire rescue fee on governmental property. The distinction is that for the residential and commercial properties a non-ad valorem assessment is being imposed, which is not required to be paid by governmental properties. The proposed fire rescue fee is to be levied at \$0.211 per square foot. All governmental property, including the state, the universities, etc. will generate approximately \$5.4 million for the unincorporated area, this amount is estimated at \$233,900.

Options for Board Consideration

The funding of public safety in a fiscally responsible manner is one of the paramount purposes of County government. The County's adopted strategic priorities states in part:

- Provide essential public safety infrastructure and services which ensure the safety of the entire community. (Q2)
- 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. (G5)

During the great recession, the County was able to maintain and continue to provide essential quality services in a fiscally responsible manner, including the on-going necessary support for fire protection in the unincorporated area. As the County has experienced the slow economic recovery, the County has continued to demonstrate fiscal constraint to ensure the long term economic viability of the County. This budget year, staff is preparing a preliminary budget for the Board to consider at the June workshops that again focuses on aligning the limited resources of the County with the highest priorities of the Board. In considering options for the funding of the critical public safety function of fire protection, the County should continue the practice of contemplating future budgetary impacts based on current year budget decisions.

In evaluating the options available for the County related to the new fire rescue services rate study, staff worked closely with the County Attorney's Office in determining the County's obligations under the existing interlocal agreement with the City. As previously noted, the interlocal agreement governing the County's support of the City Fire Department also contains a number of provisions related to the allocation of gas tax revenues which have all been duly adopted and implemented. The agreement also requires that when requested by the County, the City's required to support for an increase in the EMS MSTU. Under state law, the City has to concur for the levying of an MSTU within the city limits.

Consistent with the Interlocal Agreement approved in 2009, the level of fire rescue services, including funding of and payment for such services, shall be determined in accord with the new fire services rate study. The new rate study is also to be utilized to determine the amount of the assessment and fee (fire rescue charge) to be imposed by the parties during the period of the second term. That study is to be developed utilizing an initial flat five (5) year fire rescue charge rate structure, based upon an assessment methodology utilizing 100% funding of total assessable

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costs included in the five (5) year budget for fire rescue services, with a cap of 15% for single family dwelling units; followed by variable second five (5) year fire rescue charge rate structure utilizing an annual inflationary or appropriate alternative index adjustment; or utilizing a variable ten (10) year fire rescue charge rate structure based upon an assessment methodology utilizing 100% funding of the total assessable costs and incorporating annual inflationary or appropriate alternative index adjustment. The City and County are required to impose the fire rescue charge on each parcel or subdivided lot within the jurisdictional boundaries of the respective party for the provision of fire rescue services consistent with the second term rate study. The new study, thereby supplants the initial rate study, effective October 1, 2015. However, there is no requirement that the fire rescue charge be equal to that set forth in the new rate study, provided that any reduction of the fire rescue charge be made pro rata across all categories of property, such that the assessment meets the requirements of Florida law, that an assessment be equitably apportioned among properties based upon the benefits received by those properties.

Under any of the alternatives in which the County continues to utilize the fire rescue charge, the non-ad valorem assessment collection method will be required. In order to levy the new fire rescue charges, for those customers that pay the fire rescue charge through the tax bill, the County is required to follow the provisions of section 197.3632, Florida Statutes, to notify the residents of the proposed rate increase. This process includes first class letters being sent and conducting a public hearing to approve the new fire rescue charge. Currently, there are 9,907 properties that pay their fire rescue charge through the tax bill. The public hearing is recommended to be conducted on June 23, 2015.

Option #1: Impose the New Fire Rescue Charge Effective October 1, 2015

The Board could proceed with implementing the new fire rescue services rate study as presented effective October 1, 2015. Through this approach, the necessary funding to support the City's fire department budget would be available for the next five fiscal years.

As noted previously in this item, the impact to residential, non-residential and governmental properties varies by property type and zone. For the majority of residential units, the Zone 1 fee would increase from \$179 to \$201 annually and for Zone 2 from \$161 to \$185 annually. However, with the consolidation of multi-family and single family into one residential use category, some residential units will experience a significant increase. As the rates are set based on zones, the City of Tallahassee actually has a larger number of multi-family units (3,908) in zone 2 than the unincorporated area (786) which will experience the most significant increase (from \$43 to \$185). For the City, all of these units will be paid through the monthly utility bill, while for the unincorporated area, the charges will be collected either through the utility bill, a quarterly bill or the annual tax bill.

To proceed with implementing the fire rescue charge effective October 1, 2015, the Board would need to adopt the new rate study and proceed with the requirements to collect the fee on the tax bill. Staff recommends the new rate study be adopted at the Board's May 26, 2015 meeting (this is not a public hearing) and proceed with the fire rescue charge first class letters and public hearing for June 23, 2015 at 6:00 p.m. For purposes of collection, the non-ad valorem assessment roll needs to be certified to the Tax Collector no later than September 15, 2015. There is one meeting scheduled in July; by conducting the hearing at the June 23 meeting this

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allows for the ability to continue the hearing if there is some unforeseen need. The next available meeting would be September 15, 2015 which is the actual day the transmittal is required.

If the Board wishes to consider the utilization of the sales tax as a long term funding source (discussed in detail later in this item), Option 1 allows the County to provide funding certainty if the ballot initiative did not pass. The sales tax referendum would need to be conducted either in March 2016 or November 2016. If the initiative was placed on the November 2016 ballot and passed, the County would eliminate all of the fire assessments for Fiscal Year 2018. If the ballot initiative did not pass, the charge would already be in place for FY2018 through FY2020.

At the conclusion of the five year period, the utilization of fire rescue charge would have been in effect for eleven years. As reflected in the interlocal agreement, the following five year charge (FY2021 thru FY2025) would be based on an inflationary or appropriate alternative index. The consultant's report indicates that based on current budget projections, this rate would need to increase between 4% and 5% per year. The County would again need to consider the necessary rate increases to the fire rescue charge and proceed with the actions necessary to implement.

Option 2: For FY2016 and FY2017 Implement the Proposed Fire Rescue Charges at a 15% Reduction Utilizing Existing Fund Balances to Offset the Reduced Rates and Approve Implementing the Proposed Fire Rescue Charges at the Full Rates Beginning in FY2018

For fiscal years 2016 and 2017, all rates on the adopted fee schedule would uniformly be set at a rate 15% less than the consultant's report. For FY2018 through FY2020, the rates would be set per the consultant's recommendations. The County Attorney's Office concurs that this approach is legally acceptable.

Staff is providing Option 2 in recognition of the Board's long history of taxpayer sensitivity balanced with the County's recognized need to maintain long term fiscal responsibility. By contracting with the City for fire rescue services, the County does not have budgetary authority of the Fire Department. However, the County does have the option of reducing the fiscal impact to individual property owners over the next two fiscal years, while exploring less onerous funding options (such as the sales tax.)

For the next two fiscal years, the residential rate for Zone 1 would decrease from the current rate of \$179 to \$175. For Zone 2, the rate would remain unchanged at \$161. However, this does not significantly affect the increase in multi-family Zone 2. The collapsing of the multi-family and single family is contemplated in the new rate study and is therefore required to remain as one category. The impacts to non-residential vary by category and type.

If the Board wishes to consider the utilization of the sales tax as a long term funding source (discussed in detail later in this item), Option 2 allows the County to provide funding certainty if the ballot initiative did not pass. The sales tax referendum would need to be conducted either in March 2016 or November 2016. If the initiative was placed on the November 2016 ballot and passed, the County would eliminate all of the fire rescue charge for Fiscal Year 2018. If the ballot initiative did not pass, the charge would already be in place for FY2018 through FY2020.

Though the option of imposing the fire rescue charge at a lower rate is a legally acceptable alternative, there are significant financial impacts in utilizing this approach. The estimated annual additional revenue needed to offset the lower rate is \$1.22 million. There are legal and financial constraints that govern what revenue sources can be utilized to fund unincorporated only services. The County cannot utilize Countywide property taxes to support an unincorporated only function; doing so constitutes a dual taxation issue for residents that reside within the city limits. The dual tax issue arises from the fact the City residents would have already paid for the provision of fire rescue services through the charge collected on their utility bill. Additionally, the County cannot utilize any dedicated revenues for fire protection, such as tourist development taxes, gas taxes, stormwater fees, solid waste fees or the infrastructure sales surtax.

The County could use existing fund balances from non-county wide general revenue sources to support the \$1.22 million in the short term. This would include drawing fund balances from state shared revenues, the communication services tax (CST), the ½ cent sales tax, and the public services tax. Currently, state shared revenues and the CST are used to fund a large portion of the County’s debt service, the annual budget shortfalls in the transportation program, stormwater, solid waste, and development/environmental services funds. The Public Service Taxes fund the County’s non-countywide municipal services (animal control and parks and recreation).

Current year end estimated fund balances for non-county wide general revenue are estimated to be approximately \$5.8 million and are reflected in Table 4 below; of which \$1.850 million is in excess of adopted policy minimums.

Table 4: Non Countywide General Revenue Fund Balances ⁽¹⁾

Fund	Estimated Year End Fund Balance	Policy Minimum for Cash Flow	Estimated Available
Non County Wide General Revenue	\$3,300,000	3,000,000	\$300,000
Municipal Services	\$2,500,000	950,000	\$1,550,000
	\$5,800,000	\$3,950,000	\$1,850,000

(1) Year End Fund Balances and Policy Minimums are estimated and may change during the development of the FY 2016 budget. New policy minimums are based on FY 2015 budgeted expenditures and will be updated when the FY 2016 tentative budget is prepared.

Historically, the Board has used fund balances in excess of policy minimums to fund capital projects. Last year, staff recommended a fund balance sweep to support the capital program for several years; this approach has allowed for the County to support a minimal maintenance level of effort capital improvement program. By using these available fund balances to pay for a portion of the required fire rescue services payment to the City, it would make them unavailable for future capital projects. Based on current projections, there is approximately \$1.850 million in excess of policy minimums. Staff will update the analysis as part of the June budget workshops. If the Board were to use fund balances which allowed the levels to fall below the minimum required by policy, funding could be used to support fire rescue services for at least two years.

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If after utilizing available fund balances (or as an alternative), the Board still did not wish to fund the additional \$1.2 million needed for fire rescue services from the rates contained in the new study, the Board may wish to use recurring non-county wide general revenue to fund fire rescue services. In evaluating possible reductions, the County would need to consider the significant staffing reductions already made during the recession and the on-going need to maintain citizen expectation related to service delivery. To support the \$1.2 million shortfall, budget reductions in a like amount from non-county wide expenditures such as parks and recreation and animal control, would need to occur. Other program areas that could be considered for reductions include transportation and solid waste, as these areas are currently not self-supporting and receive general revenue support. Reductions could not be made to countywide services, such as libraries or constitutional officer funding, to fund the additional required expense for fire service.

If the Board chooses staff could prepare a list of possible budget reductions from the program areas that receive general revenue support for consideration at the June 2015 FY2016 Budget Workshop. Programmatic reductions may include impacts to the rural waste collection centers, transportation maintenance, Animal Control and/or the County's Parks and Recreation offerings.

Option 3: Alternative Funding Source for Fire Services through a Local Option Sales Tax

For the past six years, fire rescue services have been funded through the fire rescue charges. However, there are a number of factors that influence why the Board may wish to consider an alternative funding source:

- Properly funding the Fire Department budget will continue to necessitate raising the existing fire rescue charge and to implement future studies. As discussed in detail, the preliminary analysis provided by the consultant indicates fire rescue charge rate increases are needed to support the fire department's budget.
- To collect the funds, the County must continue to bill individual property owners and tenants through a variety of mechanisms: property tax bill, direct quarterly bill or monthly utility bill.
- The alternative funding source was not an option when the original interlocal agreement was executed. The local option sales tax was approved by the legislature in 2009.

The Board may wish to place a referendum on either the March or November 2016 ballots for the consideration to fund fire rescue services through the imposition of the Emergency Fire Rescue Services and Facilities Surtax local option sales tax. Given the timing of the ballot, the County is still obligated to provide increased funding to the City effective October 1, 2015. If the Board wishes to consider the utilization of the sales surtax as a long term funding source (discussed in detail later in this item), the implementation of either options 1 or 2 prior to the referendum occurring allows the County to provide funding certainty if the ballot initiative did not pass. If the initiative was placed on the November 2016 ballot and passed, the County would eliminate all of the fire rescue charges for Fiscal Year 2018. If the ballot initiative did not pass, the approved increased charge would already be in place for FY2018 through FY2020.

As an alternative to the fire rescue charge, Florida law was amended in 2009 to authorize an Emergency Fire Rescue Services and Facilities Surtax. This funding option was not available when the previous rate study was developed and implemented. A surtax of up to 1 percent is

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intended to constitute an alternative funding source to non-ad valorem assessments and/or ad valorem taxes. As reported to the Board in the weekly Capital Update, there currently is an amendment being considered by the legislature to amend the existing sales tax law. Staff and the County's lobbyist are tracking the amendment closely.

Under the current law, to levy the tax, the County and City must enter into an interlocal agreement. Voters would then have to approve by referendum the imposition of the sales surtax at a regularly scheduled election. The next regularly scheduled election cycles are the Presidential Primary (March 2016) or the Presidential Election (November 2016).

Upon approval, the existing fire rescue charge would need to be reduced and/or eliminated based on the projected revenue that the sales surtax would generate. A 1 percent sales surtax is projected to generate \$37.5 million annually, which is sufficient to replace the revenue.

At a countywide level, the elimination of the fire rescue charge being replaced with the sales surtax is basically a revenue neutral position. However, given that a portion of the sales surtax is paid by non-County residents (i.e. tourists, out of county workers buying local goods) the overall tax burden for Leon County residents would be reduced. A review of the most current available data indicates this amount is at least 25% (\$9.4 million) of total local sales tax collections.

Based on the current state law, preliminary analysis also indicates there would be sufficient sales tax revenue to possibly mitigate future increases in the EMS MSTU. However, the current amendment, which is still being finalized, is not clear on how the new language may or may not impact the EMS MSTU and the corresponding allocation of the sales tax. Staff will continue to monitor the legislation, and provide the Board updates through the Capital Update and session ending report.

Sales Tax Impact to Property Owners

The community currently pays for fire rescue services through the fire rescue charge which is allocated to individual properties. Through a sales tax, the consumer pays for the service based on taxable transactions. As sales taxes in Florida are tax deductible, the IRS sales tax calculator for Leon County shows that the average household in Leon County is eligible for a \$116 standard deduction for sales tax, which is considerably less than the either \$186 or \$201 that the residential rate could be set at. This sales tax amount does not include sales tax from durable and large purchase goods. The IRS concludes that sales taxes associated with durable or large purchase goods are infrequent and would be considered a double count in ordinary sales tax estimates. For tax purposes, individuals would save actual receipts and deduct these totals on the tax form and not use the IRS calculator estimates.

An alternative approach in determining the house hold impact of a sales tax was calculated by reviewing total actual collections to the total number of households. An analysis of actual taxable sales in Leon County after the removal of large durable items indicated that average Leon County family pays approximately \$130 in sales tax annually. This amount is \$70 less than the proposed Zone 1 fire rescue charge and \$54 less than the proposed Zone 2 fire rescue charge. The \$130 amount is consistent with the \$116 amount estimated utilizing the IRS calculation.

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Similarly, owners of commercial and industrial properties will benefit. Property owners will no longer pay a fire rescue charge. These owners would pay additional sales tax on items purchased to run their business, but not on items purchased for resale. Business that lease property would pay sales tax on the commercial lease, but in most cases would pay less per square foot in sales tax for fire rescue services than the proposed fire rescue charge.

Impact to Shopping Patterns and Sales Tax Collections

A literature review of research regarding the impact of local sales tax levies on shopping patterns of citizens for taxable goods was also performed. The literature indicates that consumers are likely to shop in their own area the further they have to travel to another market (Cornia, Grimshaw, Nelson and Waters, 2010). This corresponds with the general geographical principle of proximity to center. The closer to the center of economic commerce the more likely an individual is to shop in that center. Conversely, the further away from an economic center, the less likely an individual will travel to shop. Leon County and Tallahassee would easily be considered the center of economic commerce for the region.

In addition, the State of Florida exempts the purchase of many commodities, such as food, and medicine, making it unlikely that a resident would travel to another jurisdiction to purchase the same exempt good. Regarding the purchase of motor vehicles in Florida, regardless of where the purchase is made, the local sales tax is paid where the car is to be registered. This applies even if the vehicle is purchased out of state and ultimately registered in Florida.

The following provides a brief summary of some of the advantages and disadvantages associated with implementing a sales surtax versus the current fire rescue charge approach:

Advantages:

- Conversion from fire rescue charge to sales surtax is revenue neutral; however, the overall tax burden for the community is reduced given that at least 25% of sales tax collections comes from non-residents;
- Provides for future revenue and budget stability;
- Eliminates the need for rate studies to be prepared to justify fire rescue charge increases;
- The development of rate studies provides unique challenges in trying to equitably attribute the cost of the services to specific property uses; the use of sales surtax as the funding mechanism acknowledges the service provides a countywide community benefit;
- The current methods of collection for the fire rescue charge are challenging and reflect an inconsistent approach in who actually receives the bill (owners vs. tenants);
- Eliminating the fire rescue charge will immediately provide either a reduced utility bill or property tax bill or the elimination of the quarterly bill;
- Eliminates the possibility of future law suits related to the fire rescue charge and/or the billing methodology for collection;
- Eliminating the fire rescue charge provides relief to commercial and institutional establishments;
- For individuals, fire rescue charges are not tax deductible expenses; however, sales taxes are currently deductible.
- Possibly mitigate the need to increase the EMS MSTU in the future

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Disadvantages:

- The perception of high taxes in Leon County if it is the only county in the state that levies an 8.5% sales tax rate.

A this point in the legislative session, it is unclear what the final amendment of the sales tax law may be. If the Board wishes to continue to evaluate the sales tax as a funding alternative, staff will provide an updated analysis on the utilization of the sales tax at the end of session.

Conclusion

The provision of public safety is a paramount purpose of county government. The County has previously determined that fire rescue services for the unincorporated area shall be provided by the City of Tallahassee Fire Department. Pursuant to the County's existing Interlocal Agreement with the City of Tallahassee, the County is obligated to pay for its share of the City of Tallahassee's Fire Department's budget for the provision of fire rescue services in the unincorporated area. The Interlocal Agreement provided for the resolution of a number significant policy issues including the allocation of gas tax revenues and the ability to properly fund EMS into the future through the EMS MSTU. The Interlocal Agreement also provides that the City and County will jointly develop a new rate study.

With the new rate study completed, the previous rate study and associated charges are no longer eligible to be legally imposed. The County and the City both need to adopt the new rate study if the new fire rescue charges are going to be utilized to support the funding of fire rescue services. However, the new rates can be levied at a lower rate, provided the reduction in the rate is proportionately uniform across all categories of property and zones.

Based on the new rate study, effective October 1, 2015 the increased cost for fire rescue services is \$1.22 million annually. The Board may wish to proceed with imposing the new rate study effective October 1, 2015. Alternatively, the Board may wish to utilize existing unincorporated area fund balances to impose a 15% lower rate effective October 1, 2015; imposing the full rate effective October 1, 2017. If the Board decides to further explore the imposition of the sales tax to support fire rescue services, the sales tax could not be collected until January 1, 2017.

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Options:

In establishing the fire rescue charge, the Board may wish to consider the following, or any other direction:

1. Approve proceeding with implementing the fire rescue charge as established in the new rate study.

OR

2. Approve for FY2016 and FY2017 implementing the proposed fire rescue charges at a 15% reduction utilizing existing fund balances to support the required payment to the City and approve implementing the proposed fire rescue charges at the full rates for FY 2018.

OR

3. Approve with implementing the rates at a 15% reduced level for the next two fiscal years, establishing the full rate effective October 1, 2017 and authorize staff to prepare non-countywide general revenue expenditure reduction options for the Board to consider at the June 23, 2015, FY 2016 Budget Workshop to fund the additional estimated \$1.2 million in required payment to the City of Tallahassee for fire rescue services.

The following two options would utilize the rates established based on the direction received by the Board at the workshop:

4. Direct staff to prepare for the adoption of the Fire Rescue Services Rates at the May 26, 2015 meeting.
5. Authorize staff to send first class notices to property owners who have the assessment on their tax bill notifying them of the maximum rate increase and authorize staff to schedule a Public Hearing on June 23, 2015, to impose the new rates, and authorize the assessment to be placed on the tax bill if applicable.

If the Board wishes to further explore the sales tax option, staff recommends waiting until the current legislative session is finished and approve the following option:

6. Instruct staff to bring back additional information regarding the possibility of funding fire services through a 1 cent surtax at the June 23, 2015 Budget Workshop.

7. Board Direction

Recommendation:

Board Direction

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Attachments:

1. Second Amendment to Interlocal Agreement Regarding the Provision of Fire and Emergency Medical Services
2. GSG Fire Rescue Charge Study
3. Non Residential Property Fire Service Charge Increases

**Leon County
Board of County Commissioners**


Notes for Agenda Item #12

Leon County Board of County Commissioners

Cover Sheet for Agenda #12

May 26, 2015

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Consideration of Full Board Appointments to the Architectural Review Board

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

Fiscal Impact:

This item has no fiscal impact to the County.

Staff Recommendation:

- Option #1: Reappoint Elizabeth Crawford to the Architectural Review Board as the representative from Tallahassee Trust for Historic Preservation for a term of three years.
- Option #2: Appoint Rhonda Hammond to the Architectural Review Board as the member of American Institute of Architects to the Architectural Review Board for a term of three years.

Report and Discussion

Background:

This agenda requests two full Board appointment to the Architectural Review Board.

Analysis:

Architectural Review Board (ARB)

Purpose The responsibility of ARB is to review and make recommendations on the listing of properties on the Local Register Historic Places; protect the character of property in the Historic Preservation Overlay (HPO) designation; and, on behalf of City and County, administers federal Certified Local Government program for historic preservation. (Attachment #1).

Composition: Members serve three-year terms, expiring June 30. According to ARB Bylaws, members may not serve more than two consecutive terms. The Board has four citizen appointments - two owners of property zoned HPO, one member of American Institute of Architects (AIA), and one member representing Tallahassee Trust for Historic Preservation (TTHP).

Vacancy: Two County-appointed positions expire June 30, 2015 (Architect - Brett Hammond and TTHP representative Elizabeth Crawford). Mr. Hammond is not eligible for reappointment. To fill the position representing AIA, an application has been received from Rhonda Hammond (Attachment #2). Ms. Crawford is interested in reappointment and is eligible to serve an additional three-year term.

Table 1: Architectural Review Board

Term Expiration	Applicant	Recommended Action
Brett Hammomd – AIA <i>(no longer eligible)</i>	Rhonda Hammond	Full Board to make appointment.
Elizabeth Crawford - TTHP	Elizabeth Crawford	Full Board to make appointment.

Options:

1. Reappoint Elizabeth Crawford to the Architectural Review Board as the representative from Tallahassee Trust for Historic Preservation for a term of three years.
2. Appoint Rhonda Hammond to the Architectural Review Board as the member of American Institute of Architects to the Architectural Review Board for a term of three years.
3. Board direction.

Recommendation:

Options #1 and #2.

Attachments:

1. Eligibility & Criteria – Architectural Review Board
2. Application – Rhonda Hammond

Architectural Review Board

Responsibility:

1. Reviews and makes recommendations on the listing of properties on the Local Register Historic Places;
2. Reviews changes, except for routine maintenance, to the exterior of properties zoned HPO, and issues or denies Certificates of Appropriateness;
3. When necessary to protect the character of property in the HPO, grants variances in accordance with the provisions stipulated in the applicable City or County ordinance; and
4. Administers federal Certified Local Government program for historic preservation, on behalf of City and County. (Source: Bylaws adopted by BCC on 6/24/94.)
5. Directs appeals of its decisions to the Planning Commission, which hears appeals and makes recommendations to the County Commission.

Created By:

Ch. 266.116 F.S., 1981 - Leon County Code
Sec 10-853 (pg CD 10:162) Sec. 8.6, Ch. 27 - City Code

Bylaws approved 6/28/94; ordinance amendments approved 8/9/94 and 10/28/97

Appointments:

10 members:

- 4 - appointed by BCC
- 4 - appointed by City
- 1 - Planning Commission
(Chairman or his designee)
- 1 - Planning Department Director

As of 11/97, the Tallahassee Trust for Historic Preservation, Inc. (TTHP) (formerly Historic Preservation Board) is comprised of the sitting members of the HPB as of May 1997 when the Articles of Incorporation were approved. The TTHP may appoint up to 12 additional members. It will make recommendations to the Board for appointment to the ARB from its membership. City and County Commissions each select one TTHP member for appointment to the ARB.

Terms:

Three years; Terms expire June 30

Number of terms allowed: 2 full consecutive (except Planning Commission chairman and Planning Department Director); Vacancies are filled for the remainder of an unexpired term.

Eligibility Criteria:

Eligibility Criteria:

- 4 - owners of property zoned HPO (City and County each appoints two)
- 2 - members of American Institute of Architects (City and County each appoints one)
- 2 - members of Tallahassee Trust for Historic Preservation, Inc. (City and County each appoints one)
- Chairman of the Planning Commission, or designee
- Director of the Planning Department

Schedule:

Noon, first Wednesday of every month (unless no items are scheduled for the agenda.)

Type of Report:

Reports are required by the Federal Certified Local Government (CLG) program. Provides annual report to City and County, to be submitted in Nov. of each year for the previous fiscal year.

Contact Person/Staff:


Contact Information:

Melissa Stoller
Executive Director
Tallahassee Trust for Historic Preservation, Inc
423 East Virginia Street
Tallahassee, FL 32301
Ph. 488-7334
FAX 488-7333
Email: Melissataltrust@comcast.net

Members:

Conner, Valerie Jean	Begin Term: 7/10/2012 End Term: 6/30/2015 Type: three years	Original Date: 6/9/2009 <hr/> Appointed by: Board of County Commissioners	Category: Owner of property zoned historical Preservation Email: jeaniemak@aol.com
Hammond, Bret Hammond Design Group	Begin Term: 7/10/2012 End Term: 6/30/2015 Type: three years	Original Date: 6/9/2009 <hr/> Appointed by: Board of County Commissioners	Category: Representing AIA (Architect) Email: bhammond@hdgarchitects.com
Crawford, Elizabeth,	Begin Term: 9/24/2013 End Term: 6/30/2015 Type: unexpired term	Original Date: 9/24/2013 <hr/> Appointed by: Board of County Commissioners	Category: Tallahassee Trust for Historic Preservation Representative Email: betsy,crawford@cci.fsu.edu
Gaske, Frederick	Begin Term: 5/28/2013 End Term: 6/30/2016 Type: three years	Original Date: 5/28/2013 <hr/> Appointed by: Board of County Commissioners	Category: Owner of property zoned historical Preservation Email: fgaske@hotmail.com

ADVISORY COMMITTEE APPLICATION FOR BOARD APPOINTMENT

<p style="text-align: center;">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 Applications will be discarded if no appointment is made after two years.</p>		
Name: Rhonda S. Hammond		Date: 04/21/2015
Home Phone: 850-421-4679	Work Phone: 850-222-2092	Email: Rhonda@hdg-architects.com
Occupation: Architect	Employer: Hammond Design Group, LLC	
<p>Please check box for preferred mailing address.</p> <p>Work Address: 5032 Capital Circle SW, Suite 2 #399</p> <p>City/State/Zip: Tallahassee, Florida 32305</p>		
<p>Home Address 306 Summerwood Drive</p> <p>City/State/Zip: Crawfordville, Florida 32326</p>		
<p>Do you live in Leon County? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, do you live within the City limits? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Do you own property in Leon County? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, is it located within the City limits? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>For how many years have you lived in and/or owned property in Leon County? _____ years</p>		
<p>Are you currently serving on a County Advisory Committee? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, on what Committee(s) are you a member? _____</p>		
<p>Have you served on any previous Leon County committees? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, on what Committee(s) have you served? _____</p>		
<p>Are you interested in serving on any specific Committee(s)? If yes, please indicate your preference</p> <p>1st Choice: Architectural Review Board 2nd Choice: _____</p>		
<p>If not interested in any specific Committee(s), are you interested in a specific subject matter? If yes, please note those areas in which you are interested:</p> <p>_____</p>		
<p><u>If you are appointed to a Committee, you are expected to attend regular meetings.</u></p> <p>How many days per month would you be willing to commit for Committee work? 1 <input checked="" type="checkbox"/> 2 to 3 <input type="checkbox"/> 4 or more <input type="checkbox"/></p> <p>And for how many months would you be willing to commit that amount of time? 2 <input type="checkbox"/> 3 to 5 <input checked="" type="checkbox"/> 6 or more <input type="checkbox"/></p> <p>What time of day would be best for you to attend Committee meetings? <input checked="" type="checkbox"/> Day <input checked="" type="checkbox"/> 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: <input checked="" type="checkbox"/> Caucasian <input type="checkbox"/> African American <input type="checkbox"/> Hispanic <input type="checkbox"/> Asian <input type="checkbox"/> Other</p> <p>Sex: <input type="checkbox"/> Male <input checked="" type="checkbox"/> Female Age: 54 Disabled? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>District 1 <input type="checkbox"/> District 2 <input type="checkbox"/> District 3 <input type="checkbox"/> District 4 <input type="checkbox"/> District 5 <input type="checkbox"/></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. Please attach your resume, if one is available.

Please see attached resume.

Name: Rhonda S. Hammond Telephone: 850-445-7001

Address: 5032 Capital Circle SW, Suite 2 #399, Tallahassee, Florida 32305

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? 9 Yes X No

Are you willing to complete a financial disclosure form and/or a background check, if applicable? X Yes 9 No

Will you be receiving any compensation that is expected to influence your vote, action, or participation on a Committee? 9 Yes X No If yes, from whom? _____

Do you anticipate that you would be a stakeholder with regard to your participation on a Committee? 9 Yes X No

Do you know of any circumstances that would result in you having to abstain from voting on a Committee due to voting conflicts? 9 Yes X No If yes, please explain. _____

Do you or your employer, or your spouse or child or their employers, do business with Leon County? 9 Yes X 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? 9 Yes X No

If yes, please explain. _____

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

Signature: Rhonda S. Hammond

RHONDA S. HAMMOND, RA, AIA

306 Summerwood Drive, Crawfordville, Florida 32327 | 850-445-7001 | Rhonda@hdg-architects.com

EDUCATION

University of Florida, Gainesville, Florida

Masters of Science in Architectural Studies with Concentration in Sustainable Design 2013

Thesis: "BIM in Sustainable Design: Strategies for Retrofitting & Renovation"

Florida A&M University, Tallahassee, Florida

Bachelor of Architecture 1999

Florida A&M University, Tallahassee, Florida

Bachelor of Science in Architectural Studies 1999

REGISTRATIONS/CERTIFICATIONS

Architect, State of Florida – AR97172 2014

HONORS, AWARDS, AND CERTIFICATES

Phi Theta Kappa, Rho Tau Chapter 1992

Phi Theta Kappa Leadership Award 1992

Tau Sigma Delta Honor Society in Architecture and Allied Arts 1995

The American Institute of Architects, Certificate of Merit 1999

Construction Industry Technician (CIT) thru local chapter of
National Association of Women in Construction (NAWIC) 2007

PROFESSIONAL EXPERIENCE

Hammond Design Group, LLC, Tallahassee, Florida

Project Manager and Managing Partner January 2006 – Present

Provide managerial services for architectural projects within office and coordinate day-to-day operations.

Gilchrist Ross Crowe Architects, Tallahassee, Florida

Architectural Intern and Project Manager June 1999 – Dec 2005

Began providing support to project managers in all aspects of the architectural project and progressed to providing management of projects under construction.

Barnett Fronzak Architects, Tallahassee, Florida

Architectural Intern and CADD Technician May 1997 – May 1999

Provide CADD support for project architects.

Mays Leroy Gray Architects, Tallahassee, Florida

Architectural Intern and Manual Draftsperson June 1993 – April 1997

Provide manual drafting support for project architects.

TEACHING EXPERIENCE

Florida A&M University, Tallahassee, Florida

Adjunct Instructor August 2014 – Present

Serve as instructor for architectural design studios and pertinent computer courses including Sketch-Up and Building Information Modeling (BIM) courses.

RHONDA S. HAMMOND, RA, AIA

ITT Technical Institute, Tallahassee, Florida

Adjunct Instructor

March 2013 – Present

Instructor for core online courses within the School of Drafting and Design

Program Chair, School of Drafting and Design

July 2011 – Sept 2012

Responsible for all operations for the school including coordinating the quarterly course & student schedules, hiring adjuncts, coordinating curriculum to the most qualified adjunct, and monitored student academic progress to encourage engagement and retention.

Adjunct Instructor

March 2010 – July 2011

Instructor for core courses within the School of Drafting and Design

PROFESSIONAL AFFILIATIONS

American Institute of Architects (AIA) – national and state

US Green Building Council (USGBC) - national member and member of Florida Capital Region Chapter

National Association of Women in Construction (NAWIC)

Greater Tallahassee Chamber of Commerce

PUBLICATIONS AND PAPERS

“A Journey into the Imagination”,

The International Library of Photography, Owings Mills, MD Zebra photograph at Jacksonville Zoo, Florida, page 172

2004

Interior Photographs of Angelo and Son’s Seafood Restaurant Project

Florida/Caribbean Architect, Summer Issue

2008

“BIM in Sustainable Design: Strategies for Retrofitting and Renovation”

Paper presented at the annual conference for the International Society for Computing in Civil and Building Engineering (ISCCBE), Orlando, Florida

2014

Hammond, R.S., (2014, June) “BIM in Sustainable Design: Strategies for Retrofitting and Renovation”

Paper published in the Conference Proceedings of the annual conference for the International Society for Computing in Civil and Building Engineering (ISCCBE), Orlando, Florida

2014

SUSTAINABLE DESIGN ABROAD

Singapore – to gain understanding of “Best Practices” as demonstrated by the Urban Redevelopment Authority of Singapore; I participated in a design project for the Holland Plain Region of the Railway Corridor just returned to the people of Singapore. I presented Conceptual Plans for the “Railway Corridor Cultural Museum and Visitor’s Center.

May 2013

Groningen, The Netherlands – I participated in a study of Green Cities of Europe by exploring practices employed by City of Groningen such as providing “pedestrian-only” zone within center of city within all critical services within walking distance.

May 2013

TECHNICAL SKILLS

Highly Proficient in:

- Graphisoft's ArchiCad and EcoDesigner Star
- Autodesk's AutoCad and Revit
- Adobe products including Photoshop, InDesign, and Illustrator
- Microsoft Office including Word, Excel, PowerPoint, and Publisher

From: "Melissa Stoller" <melissataltrust@comcast.net>
To: "Christine Coble" <CobleC@leoncountyfl.gov>
Date: 4/20/15 9:58 AM
Subject: Architectural Review Board

Good Morning Christine.

Elizabeth Crawford would like to be reappointed to the ARB for another term. Please let me know if you need anything from Elizabeth or ARB staff to renew her appointment.

Thanks!

**Leon County
Board of County Commissioners**

Notes for Agenda Item #13

Leon County Board of County Commissioners

Cover Sheet for Agenda #13

May 26, 2015

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator
Anita Favors Thompson, City Manager

Title: Joint City/County Adoption Hearing on Cycle 2015-1 Comprehensive Plan Amendments

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Wayne Tedder, Director, PLACE Cherie Bryant, Planning Manager
Lead Staff/ Project Team:	Barry Wilcox, Manager, Comprehensive Plan and Environmental Planning Megan Doherty, Principal Planner

THIS ITEM WILL BE DISTRIBUTED UNDER SEPARATE COVER.