INTERGOVERNMENTAL
AGENCY MEETING

February 26, 2007
3:00 PM to 5:00 PM
City Commission Chambers

Chairman: Mark Mustian

Agenda

I. AGENDA MODIFICATIONS

II. INFORMATION ITEMS
1. Mahan Drive Update Jim Davis
2. Sales Tax Receipts Update Phil Maher
3. Property Acquisition Update Randy Matheny
4. Capital Circle SE (Tram Road to Woodville Highway): Dave Bright/Doug Martin Design-Build Consultant Selection
5. Capital Circle SE Design Update Gary Phillips (Woodville Highway to Crawfordville Road)
6. Maintenance Costs Related to Blueprint Projects Jim Davis
7. Capital Cascade Trail – Segment 2 Update Gary Phillips
8. Roadway Design Issues Related to Strategic Intermodal System (SIS) Designation Paul Hiers
9A-C. CAC Minutes (August 24, 2006; October 26, 2006, and December 7, 2006) Dave Bright

III. CONSENT
10. IA Meeting Minutes: September 18, 2006 Chairman Mustian
11. CAC Appointment Dave Bright
12. Florida Forever Resolution Dave Bright
14. Appropriation of a Florida Communities Trust (FCT) Grant for Headwaters of the St. Marks/Booth II Phil Maher
15. Appropriation of TRIP and SouthWood DRI Mitigation Funds (E-2) Phil Maher

IV. PRESENTATIONS/DISCUSSION
16. CAC Chairman: CAC Actions Terence Hinson
17. Status of the Cascade Park Marketing Plan Jim Davis
18. Acquisition of Properties in the Fred George Basin Don Lanham
19. Capital Circle NW/SW Orange Avenue to West Tennessee Street Right-of-Way Acquisition Randy Matheny
20. Preparation of Bond Documents for Summer FY 2007 Bond Sale Phil Maher
V. CITIZENS TO BE HEARD
*Citizens desiring to speak must fill out a Speaker Request Form; the Chair reserves the right to limit the number of speakers or time allotted to each.

VI. ITEMS FROM MEMBERS OF THE COMMITTEE

VII. ADJOURN

| Cascade Exhibit in City Hall: | IA members and citizens attending the February 26 Intergovernmental Agency meeting may want to spend a few minutes looking over the Cascades exhibit on the 2nd floor mezzanine of City Hall. This exhibit was prepared by the Tallahassee Museum and describes the history of the Cascades area in pictures and text. |
| We would like to thank the staff of the Tallahassee Museum for setting up this exhibit to coincide with the Intergovernmental Agency’s February meeting. |
#1

Mahan Drive Update
STATEMENT OF ISSUE:

This item updates the IA on the status of Mahan Drive (Dempsey Mayo Road to Interstate 10) which is currently under design.

SUPPLEMENTAL INFORMATION:

- Design activities are currently underway and are expected to be completed by March 2008. The LPA Group is conducting the design under contract with FDOT.
- The Draft FY 2008-FY 2012 FDOT Work Program shows $6,260,000 boxed for Mahan Drive construction in FY 2012. Mahan Drive did not receive any Strategic Intermodal System (SIS) funding in the Work Program Update.
- The Adopted Blueprint 2000 Master Plan has $10,000,000 reserved for Mahan Drive construction. As Mahan Drive is a Tier 2 project, the IA would need to initiate the required process (CAC/TCC/IMC recommendations, two public hearings, IA super majority vote) to move Mahan Drive from a Tier 2 project to a Tier 1 project in order to allocate the funding.
- The current estimated construction cost for the project is $36-40,000,000.

RECOMMENDED ACTION:

For information only.

ATTACHMENTS:

None.
Sales Tax Receipts Update
SUBJECT/TITLE:  Sales Tax Receipts Update

Date: February 26, 2007  Requested By: Blueprint 2000 Staff
Contact Person: Phil Maher  Type of Item: Information

STATEMENT OF ISSUE:
To update the IA Board on the status of Blueprint’s collection of sales tax receipts.

SUPPLEMENTAL INFORMATION:
In developing Blueprint’s long range financial plan the Finance Committee utilized a 4.5% revenue growth rate. This was a conservative estimate based on the prior history of the one-cent local option sales tax collections.

Sales tax collections to date are as follows:

FISCAL YEAR   ESTIMATE    ACTUAL    DIFFERENCE
2004-2005  $24,748,487  $25,017,817  $269,330
2005-2006  $31,034,603  $30,894,910  ($139,693)

The Finance Committee met on January 18th and one of the agenda items for discussion was the review of sales tax collections. It was the consensus of the Committee that while Fiscal Year 2005-2006 collections fell below the estimate, Blueprint’s long range projections should not be changed at this time. We will continue to monitor the collections and keep the Finance Committee and the IA informed.

RECOMMENDED ACTION:
None

ACTION BY CAC:
No action requested
#3

Property Acquisition Update
STATEMENT OF ISSUE:

This item updates the Board on the status of several property acquisitions currently underway or recently completed.

SUPPLEMENTAL INFORMATION.

- Headwaters of the St. Marks River – Booth II property: Blueprint 2000 has entered into a purchase agreement to acquire this 160 acre parcel. The closing of this parcel should occur on or before February 28, 2007. With this acquisition, Blueprint and FCT will have acquired, fee simple, 754 contiguous acres near the intersection of Baum Road and Capitola Road.

- Capital Cascade Trail – Segment 4 – Strauss Property: This 2.91 acre parcel located near Springhill and Lake Bradford Roads for use as a stormwater pond was acquired on January 12, 2007. This acquisition was partially funded through our grant from the Florida Communities Trust. We are still working on acquiring three more parcels in the area which were approved for purchase through this FCT grant.

- Capital Cascade Trail – Segment 3 - Three parcels comprising the Myers Commercial Park on FAMU Way will be appraised. These acquisitions are also partially funded through our grant from the Florida Communities Trust.

- Delta Industrial Park/Capital Circle NW/SW: This 113 acre parcel, located on Capital Circle SW south of SR 20, to be used as a stormwater treatment facility was acquired on December 29, 2006.

- Capital Circle NW/SW: At the February 26 IA meeting we will be requesting Board approval to acquire 77 parcels needed for the roadway improvements and widening for this segment of Capital Circle.

- Capital Circle SE (Tram to Woodville): Thus far Blueprint has received a substantial donation from the St. Joe Company and closed on two of the parcels needed for the
roadway improvements. We are continuing our negotiations for the acquisition of the remaining parcels needed for this segment.

**RECOMMENDED ACTION:**

For CAC information.

**ATTACHMENT(S):**

None
#4

Capital Circle SE (Tram Road to Woodville Highway): Design-Build Consultant Selection
SUBJECT/TITLE: Capital Circle Southeast (Tram to Woodville)  
Design-Build Consultant Selection

Date: February 26, 2007
Requested By: Blueprint 2000 Staff
Contact Person: Doug Martin/Dave Bright
Type of Item: Information

STATEMENT OF ISSUE:

This item informs the Agency on the firm selected to perform the Design-Build services for the segment of Capital Circle Southeast from Tram Road to Woodville Highway. The winning team is Sandco, Inc./Genesis Group, subject to the necessary approvals.

SUPPLEMENTAL INFORMATION.

The three short-listed firms listed below provided full technical proposals in December and bid price proposals in January for the design and construction of the subject segment:

- Archer Western Contractors, Ltd./Greenhorne & O’Mara
- CW Roberts/M, Inc./HW Lochner
- Sandco, Inc./Genesis Group

Technical proposals were received December 21, 2006 and distributed to the Technical Committee members shown below. Technical proposals were evaluated and the Oral Presentations and Interviews were conducted on January 17, 2007.

Technical Committee Members:
  David Bright, Blueprint 2000
  Greg Burke, CRTPA
  David McDevitt, Leon County Growth Management
  Steve Shafer, COT Public Works
  Doug Martin, Blueprint 2000

The scoring meeting followed the last company’s presentation and interview with the following Technical Scores for each firm (out of a possible 100 points):

Archer Western Contractors, Ltd./Greenhorne & O’Mara 72.2
Sandco, Inc./Genesis Group 91.8
CW Roberts/M, Inc./HW Lochner 93.0
The Selection Committee met on January 22, 2007, and received a briefing from the Technical Committee on the selection process, ranking, and results. The Selection Committee concurred with the Technical Committee’s evaluation and results.

Selection Committee Members:
- Jim Davis, Blueprint 2000 Executive Director
- Vince Long, Asst. County Administrator
- Michael Wright, Asst. City Manager

Bid Price Proposals were received January 23, 2007 at 2:30 pm. The three firms were requested to provide a Bid Price Proposal (BPP) for the full project from Tram Road to Woodville Highway (Option One), and a second Bid Price Proposal (BPP) for a project whose limits stopped east of the Woodville Highway intersection (Option Two, should total required funding not be available prior to contract letting.)

Bid Price Proposals were as follows:

**Option One-Full Project:**
- Archer Western Contractors, Ltd./Greenhorne & O’Mara $30,763,349.00
- Sandco, Inc./Genesis Group $17,301,325.00
- CW Roberts/M, Inc./HW Lochner $19,655,247.96

**Option Two-Shortened Project:**
- Archer Western Contractors, Ltd./Greenhorne & O’Mara $28,423,650.00
- Sandco, Inc./Genesis Group $12,484,500.00
- CW Roberts/M, Inc./HW Lochner $14,018,722.82

An “Adjusted Score” was calculated by the following formula, and resulted in the Adjusted Score for each firm as is shown below (low Adjusted Score is the winner):

\[
\text{Adjusted Score} = \frac{\text{Option One BPP (}.75)}{\text{Technical Score}} + \frac{\text{Option Two BPP (}.25)}{\text{Technical Score}}
\]

Adjusted Scores:
- Archer Western Contractors, Ltd./Greenhorne & O’Mara 417,983.715
- **Sandco, Inc./Genesis Group** 175,349.877
- CW Roberts/M, Inc./HW Lochner 196,194.803

**Sandco, Inc./Genesis Group** is the winning bidder.

Previous Action Relevant to this Item
Previous action taken by the Intergovernmental Agency on September 19, 2005, related to Capital Circle SE (Tram to Woodville) included the following direction:

- Select a CEI firm for the Tram to Woodville Segment. (The firm selected late last year was Parsons Brinckerhoff Construction Services)
• Initiate the procurement process for a Design-Build Team.
• Authorize a stipend not to exceed $25,000 for the Design-Build short-listed firms, with payment to all three firms if the Design-Build is terminated.
• Authorize the Intergovernmental Management Committee to negotiate the above listed contracts (referring to CEI contract and Design-Build contract).

RECOMMENDED ACTION:

For information only.

ATTACHMENT(S):

Final Scoring Sheet
SPONSORING DEPARTMENT/AGENCY: Blueprint 2000 Intergovernmental Agency (BP2K)
REQUEST FOR PROPOSAL No: 0011-07-ER-RC
TITLE/DESCRIPTION: Roadway Design-Build Services for Capital Circle Southeast (Woodville Highway to Tram Road), Tallahassee, FL

**SCORES/RANKING**

<table>
<thead>
<tr>
<th>Category Classifications</th>
<th>Technical Proposals</th>
<th>Bid Price Proposals (BPP)</th>
<th>Adjusted Points (Score)</th>
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|                          | Implementation of BP2K Philosophy | Design Approach | Public Involvement/Coordination | Quality Plan (QA/QC) | Contractor Qualifications | MBE Plan | MBE Firms | Oral Presentations and Interviews | Maximum Points
|                          | Points Assigned | Points Assigned | Points Assigned | Points Assigned | Points Assigned | Points Assigned | Points Assigned | Points Assigned | Points Assigned | Points Assigned | Points Assigned | Points Assigned | Points Assigned | |
| Maximum Points for Category | 20 | 20 | 10 | 10 | 10 | 5 | 5 | 10 | 100 |
| Respondent/Consultant Firms | Archer Western Contractors, LTD | C.W. Roberts/ M, Inc (Joint Venture) | Sandco, Inc |
|                            | 16.6 | 19.8 | 18.8 |
|                            | 15.4 | 19 | 18.4 |
|                            | 8.4 | 9.6 | 9.2 |
|                            | 7.9 | 8.8 | 8.6 |
|                            | 7.6 | 9 | 9 |
|                            | 5.4 | 8.4 | 9.4 |
|                            | 2.5 | 5 | 5 |
|                            | 0 | 5 | 5 |
|                            | 7.4 | 8.4 | 8.4 |
|                            | 72.2 | 91.8 | 91.8 |
|                            | $30,763,349.00 | $19,655,247.96 | $17,301,325.00 |
|                            | $28,423,860.00 | $14,018,722.82 | $12,484,500.00 |

Recommended Firm: Sandco, Inc.

Technical Evaluation Committee Members: Dave Bright, Steve Shafer, Greg Burke, David McDevitt, Doug Martin

Chairperson: David Bright
(On behalf of the committee)

Posted: 01/25/07 12:45 PM ER
Removed: 01/30/07 1:00 PM ER
#5

Capital Circle SE Design Update (Woodville Highway to Crawfordville Road)
SUBJECT/TITLE: Capital Circle Southeast Design Update (Woodville Highway to Crawfordville Road)

Date: February 26, 2007  Requested By: Blueprint 2000 Staff
Contact Person: Gary Phillips  Type of Item: Information

STATEMENT OF ISSUE:
This item updates the IA on the status of the design of Capital Circle Southeast from Woodville Highway to Crawfordville Road.

SUPPLEMENTAL INFORMATION:

- Design activities are currently underway by URS Corporation. The Phase II (60%) Plans and Right-of-Way maps are expected to be completed by April 2007. Blueprint will stop the design at the completion of the 60% plans pending future funding for right of way and construction. This approach will allow Blueprint the ability to initiate right-of-way acquisition or move to a design-build contract, contingent upon available resources.
- The U.S. Forest Service (USFS) has agreed to provide Blueprint with a federal lands easement deed for the roadway and drainage improvements along Capital Circle (at no cost to Blueprint). We have submitted the required project information to USFS and have prepared an easement deed between FHWA and FDOT. Once USFS completes the required easement stipulations, the deed can be executed.
- USFS Legislation (HR 5725) that would allow the USFS to sell the Flea Market Tract directly to a public or private entity was not acted upon by the 109th Congress. Blueprint was informed that this legislation must be “reintroduced” to the new 110th Congress and that this process was underway.

RECOMMENDED ACTION:
For information only.

ATTACHMENTS:
None
#6

Maintenance Costs Related to Blueprint Projects
SUBJECT/TITLE: Maintenance Costs Related to Blueprint Projects

Date: February 26, 2007   Requested By: Jim Davis
Contact Person: Jim Davis   Type of Item: Information

STATEMENT OF ISSUE: The purpose of this item is to alert the Agency Board of Directors of the forthcoming maintenance needs for the Blueprint Projects.

SUPPLEMENTAL INFORMATION:

The Blueprint 2000 program does not provide any funding for maintenance. All sales taxes are used for capital projects. Sales taxes may not be used for maintenance of projects.

Corridor projects including Capital Circle will be funded by FDOT for basic maintenance in accordance with the basic FDOT programs and policies. Negotiations are ongoing with FDOT to determine the value of this maintenance. It is anticipated that FDOT will provide this funding to the City or County who in turn will perform the maintenance. It is anticipated that the level of FDOT funding will not be sufficient to meet the standard of maintenance that is expected for the various projects. The City and County will be required to appropriate additional funds for their Public Works Departments to supplement the FDOT funding. It is anticipated that such maintenance funding will be required in late 2008 and 2009 when the warranty periods for Capital Circle Northwest and Southeast expire.

RECOMMENDED ACTION:

None required, for information only.
#7

Capital Cascade Trail – Segment 2 Update
STATEMENT OF ISSUE:

This item provides the Intergovernmental Agency (IA) with an update of the Capital Cascade Trail – Segment 2 Design and Permitting. The project status includes the preferred FDOT parking lot reconfiguration option, stormwater permitting, project amenities/park features and modifications to the preferred concept due to design changes and constraints.

SUPPLEMENTAL INFORMATION:

IA Actions and FDOT Parking Lot Reconfiguration Status: At the September 18, 2006 IA meeting, the IA approved the Preferred Concept for Capital Cascade Trail – Segment 2. The IA’s approval incorporated delegating the resolution of the FDOT parking lot reconfiguration to the Intergovernmental Management Committee (IMC).

Since the September IA meeting, the FDOT parking reconfiguration analysis has been completed and the preferred option has been accepted by Florida Department of Transportation (FDOT) and the Florida Department of Management Services (DMS). The following parking reconfiguration options were evaluated in order to replace FDOT’s 138 spaces (one-for-one) currently located on the west side of Suwannee Street:

- **Option 1:** Do nothing. **Cost: $0**

- **Option 2:** Relocate all 138 spaces east of Burns Building (in back of Building). This option requires a new two-level parking deck. **Estimated Cost: $4.6 Million**

- **Option 3:** Relocate approximately 50% of the parking spaces behind the Burns Building and reconfigure the remaining 50% on the west side of Suwannee Street. **Estimated Costs: $2.2 Million**

- **Option 4:** Reconfigure parking lot on west side of Suwannee and add new parking spaces in front of FDOT building (circle driveway) and south of Gaines Street. **Estimated Costs: $775,000**
Option 5: Reconfigure parking lot on west side of Suwannee and add new parking spaces south of Gaines Street. **Estimated Cost: $650,000. (Preferred Option)**

Based the analysis and coordination with FDOT and DMS, Blueprint has selected Option 5 as the preferred option, pending the Intergovernmental Management Committee (IMC) review and approval. FDOT has agreed to utilize the existing parking garages (Lot A and B) located along Meridian Street for overflow parking needs. Blueprint has added pedestrian sidewalks and a mid-block pedestrian crossing at Meridian Street/Madison Street intersection to accommodate safe pedestrian access from the existing parking garages to the FDOT buildings.

**Stormwater Permitting:** During the past 15 months, Blueprint has been seeking preliminary acceptance from the Army Corps of Engineers and the Florida Department of Environmental Protection (FDEP) to “sever jurisdiction” within the St. Augustine Branch ditch system to provide permitting certainty over the ten-year period of construction of the Capital Cascade Trail. Based on the attached letter from FDEP’s Division Director of Water Resources, FDEP believes jurisdictional severance is not necessary to provide certainty in the permitting of this project. Instead, FDEP recommends Blueprint utilize Section 373.4142, Florida Statutes, which states that the “inapplicability of state water quality standards shall be limited to that part of the stormwater management system located upstream of a manmade control structure permitted….. to provide treatment of stormwater.” Blueprint will proceed with designing and the subsequent permitting of in-line stormwater treatment within “waters of the state” using the referenced Florida Statute as the mechanism for permitting approval.

**Project Amenities/Park Features:** The IMC has approved a design supplemental agreement using existing project right-of-way funds to provide “final design” for the following six amenities/park features:

- Meridian Marker Plaza
- Cascade Waterfall (attached schematic)
- Interactive Water Play Plaza
- Boca Chuba Sculpture (attached schematic)
- Historical Timeline Fence
- Doggy Park

Carr, Lynch and Sandell will complete the work for these park features which will include schematic design completion, design development, contract documentation and bidding.

The other park amenities listed below will be designed to 30% or schematic design only:

- Lake Hall School House
- Misting Fountain/Smokey Hollow (attached schematic)
- Centennial Field Plaza (attached schematic)
- Monroe Stair and Cascade
Preferred Concept Changes:
The following modifications to the preferred concept are noted below:

- The Department of Historical Resources (DHR) would prefer removing entire sections of the historic centennial field wall as opposed to cutting out windows into the wall. Blueprint is working with DHR to maintain the historical integrity of the historic wall while enhancing the visual aesthetics into the park at strategic locations.
- With the selection of the signalized intersection at Franklin Boulevard and Lafayette Street, the Florida Fish and Wildlife Conservation Commission Plaza is not required. The major pedestrian park entrance coming from the north end of the park will be at the intersection of Franklin Boulevard and Lafayette Street.
- The reflecting pool under the Apalachee Parkway overpass has been eliminated based on the need for access and vehicular circulation.
- The intersection at Gaines and Meridian has been designed to retain the existing Coleman building.
- The location of the Interactive Fountain and the Cascade (south of Bloxham Street) have been flipped.

RECOMMENDED ACTION:

No action required, presented as information only.

Action by TCC and CAC: Presented as information only; no action required.

ATTACHMENTS:

- FDOT Parking Lot Reconfiguration (Preferred Option 5) – Attachment 1
- FDEP letter to Blueprint 2000 with Florida Statute 373.4142 – Attachment 2
- Schematics for the following amenities: – Attachment 3
  ◊ Cascade Waterfall
  ◊ Boca Chuba
  ◊ Misting Fountain/Smokey Hollow
  ◊ Centennial Field Plaza
Mr. Jim Davis, Staff Director
Blueprint 2000
1311 Executive Center Drive, Suite 109
Tallahassee, Florida 32301

Dear Mr. Davis:

This letter will serve as a summary of the Department of Environmental Protection’s (Department) position on the Capital Cascades Trail Stormwater Retrofitting project permitting issues which were discussed at a meeting with the Department’s Division of Water Resource Management senior staff on July 28.

The primary issue associated with the permitting of this extensive stormwater treatment retrofitting project is whether water quality standards will apply within the existing ditch system, which currently is considered to be waters of the state and waters of the United States. The City of Tallahassee and Blueprint 2000 staff have requested that the Department “sever jurisdiction” within the ditch system to provide permitting certainty over the ten-year period of construction. However, such severance could potentially adversely affect the protection of wetlands that are connected to the ditch system.

After discussing this issue and the information provided by the City on the project’s benefits, the Department has determined that severing jurisdiction is not necessary to provide certainty in permitting of this project. Instead, Section 373.4142, Florida Statutes, states that water quality standards shall not apply within a permitted stormwater treatment system. Specifically, the law states that the “inapplicability of state water quality standards shall be limited to that part of the stormwater management system located upstream of a manmade water control structure permitted ... to provide treatment of stormwater.” It is the Department’s intent that any permit issued for this project would clearly define the limits of the approved stormwater treatment system where water quality standards would not apply, as well as those areas upstream of the system, including the tributary wetlands, where water quality standards would continue to apply. In addition, any permit for this project should be issued after the proposed Northwest Florida Environmental Resource Permit rules are in place in order to ensure protection of the habitat values of the wetlands upstream of the permitted stormwater treatment system.

"More Protection, Less Process"

Printed on recycled paper
Mr. Jim Davis  
Page Two  
October 23, 2006

Please remember that in order for the system to be permitted as a stormwater treatment system, the applicant needs to provide reasonable assurance that the discharge from the system into waters of the state will not cause or contribute to violations of water quality standards. In addition, the impacts from construction of the treatment system on the functions of surface waters and wetlands will be evaluated as part of the permitting process, and mitigation for any such impacts may be required.

In addition to a state permit, the project will also need to obtain a dredge and fill permit from the U.S. Army Corps of Engineers (Corps), and we would encourage you to work with the Corps early on to ensure that their permitting requirements will be met.

We look forward to working with the City and Blueprint 2000 staff to fine tune the project’s design to assure maximum water quality benefits. If you have any questions, please call Eric Livingston at 245-8430.

Sincerely,

Mimi A. Drew  
Director  
Division of Water Resource Management

MAD/el/h

cc: Dick Fancher, DEP NW District Director  
    Eric Livingston, DEP Tallahassee
department or water management district, at the applicant's request, shall proceed to process the permit application. 

A permit shall be approved or denied within 90 days after receipt of the original application, the last item of timely requested additional material, or the applicant's written request to begin processing the permit application.

(3) Processing of applications for permits for affordable housing projects shall be expedited to a greater degree than other projects.

373.4142 Water quality within stormwater treatment systems.--State surface water quality standards applicable to waters of the state, as defined in s. 403.031(13), shall not apply within a stormwater management system which is designed, constructed, operated, and maintained for stormwater treatment in accordance with a valid permit or noticed exemption issued pursuant to chapter 17-25, Florida Administrative Code; a valid permit issued on or subsequent to April 1, 1986, within the Suwannee River Water Management District or the St. Johns River Water Management District pursuant to this part; a valid permit issued on or subsequent to March 1, 1988, within the Southwest Florida Water Management District pursuant to this part; or a valid permit issued on or subsequent to January 6, 1982, within the South Florida Water Management District pursuant to this part.

Such inapplicability of state water quality standards shall be limited to that part of the stormwater management system located upstream of a manmade water control structure permitted, or approved under a noticed exemption, to retain or detain stormwater runoff in order to provide treatment of the stormwater. The additional use of such a stormwater management system for flood attenuation or irrigation shall not divest the system of the benefits of this exemption. This section shall not affect the authority of the department and water management districts to require reasonable assurance that the water quality within such stormwater management systems will not adversely impact public health, fish and wildlife, or adjacent waters.

History.--s. 7, ch. 94-122.

373.4143 Declaration of policy.--It is the policy of the Legislature that the state provide efficient government services by consolidating, to the maximum extent practicable, federal and state permitting associated with wetlands and navigable waters within the state.


373.4144 Federal environmental permitting.--

(1) The department is directed to develop, on or before October 1, 2005, a mechanism or plan to consolidate, to the maximum extent practicable, the federal and state wetland permitting programs. It is the intent of the Legislature that all dredge and fill activities impacting 10 acres or less of wetlands or waters, including navigable waters, be processed by the state as part of the environmental resource permitting program implemented by the department and the water management districts. The resulting mechanism or plan shall analyze and propose the development of an expanded state programmatic general permit program in conjunction with the United States Army Corps of Engineers pursuant to s. 404 of the Clean Water Act, Pub. L. No. 92-500, as amended, 33 U.S.C. ss. 1251 et seq., and s. 10 of the Rivers and Harbors Act of 1899. Alternatively, or in combination with an expanded state programmatic general permit, the mechanism or plan may propose the creation of a series of regional general permits issued by the United States Army Corps of Engineers pursuant to the referenced statutes. All of the regional general permits must be administered by the department or the water management districts or their designees.

(2) The department is directed to file with the Speaker of the House of Representatives and the President of the Senate a report proposing any required federal and state statutory changes that would be necessary to accomplish the directives listed in this section and to coordinate with the Florida Congressional Delegation on any necessary changes to federal law to implement the directives.

(3) Nothing in this section shall be construed to preclude the department from pursuing complete assumption of federal permitting programs regulating the discharge of dredged or fill material pursuant to s. 404 of the Clean Water Act, Pub. L. No. 92-500, as amended, 33 U.S.C. ss. 1251 et seq., and s. 10 of the Rivers and Harbors Act of 1899, so long as the assumption encompasses all dredge and fill activities in, on, or over jurisdictional wetlands or waters, including navigable waters, within the state.


373.4145 Interim part IV permitting program for the Northwest Florida Water Management District.--

1(1) Within the geographical jurisdiction of the Northwest Florida Water Management District, the permitting authority of the department under this part shall consist solely of the following, notwithstanding the rule adoption deadline in s. 373.414(9):

(a) Chapter 17-25, Florida Administrative Code, shall remain in full force and effect, and shall be implemented by the department. Notwithstanding the provisions of this section, chapter 17-25, Florida Administrative Code, may be amended by the department as necessary to comply with any requirements of state or federal laws or regulations, or any condition imposed by a federal program, or as a requirement for receipt of federal grant funds.

(b) Rules adopted pursuant to the authority of ss. 403.91-403.929, 1984 Supplement to the Florida Statutes 1983, as amended, in effect prior to July 1, 1994, shall remain in full force and effect, and shall be implemented by the department.

However, the department is authorized to establish additional exemptions and general permits for dredging and filling, if such exemptions or general permits do not allow significant adverse impacts to occur individually or cumulatively. However, for the purpose of chapter 17-312, Florida Administrative Code, the landward extent of surface waters of the state identified in rule 17-312.030(2), Florida Administrative Code, shall be determined in accordance with the methodology in rules 17-340.100 through 17-340.600, Florida Administrative Code, as ratified in s. 373.4211, upon the effective date of such ratified methodology.

In implementing s. 373.421(2), the department shall determine the extent of those surface waters and wetlands within the regulatory authority of the department as described in this paragraph. At the request of the petitioner, the department shall also determine the extent of surface waters and wetlands which can be delineated by the methodology ratified in s. 373.4211, but which are not subject to the regulatory authority of the department as described in this paragraph.
Roadway Design Issues Related to Strategic Intermodal System (SIS) Designation
#9

CAC Minutes
(August 24, 2006; October 26, 2006, and December 7, 2006)
Citizens Advisory Committee called to order at 4:32 p.m.

**Committee Members present:**

<table>
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<tr>
<th>Member</th>
<th>Name</th>
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<tbody>
<tr>
<td>Terence Hinson</td>
<td>Michael Sheridan</td>
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<td>Jess Van Dyke</td>
<td>Kevin McGorty</td>
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<td>Anita Davis</td>
<td>Gregg Patterson</td>
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<td>Dianna Norwood</td>
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**Guests/Presenters/Staff:**

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<th>Member</th>
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<tbody>
<tr>
<td>Jim Davis</td>
<td>Randy Matheny</td>
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<td>Dave Bright</td>
<td>Angela Richardson</td>
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<td>Jack Diestelhorst</td>
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<td>Steve Amnott</td>
<td>Nancy Miller</td>
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<td>Brandie Miklus</td>
<td>Autumn Calder</td>
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**Agenda Modifications**

Due to travel constraints of presenter Peter Martin of Carr, Lynch and Sandell, Agenda Item #10, Capital Cascade Trail Preliminary Design, was moved for discussion after Agenda Item #7.

Dave Bright introduced new Blueprint staff, Margie Pelkey and Allean Brown; noted that Bill Little has replaced Jerry Oshesky; introduced new Citizen Advisory Committee (CAC) members Nancy Miller and Steve Amnott; and introduced Blueprint interns Brandie Miklus and Autumn Calder.

**Information Items**

**Item #1: Chairman’s Report (June 5, 2006 IA Meeting)**

Michael Sheridan noted that he had made the comments included in the agenda package at the June 5 IA meeting on behalf of the CAC.
Item #2: Mahan Drive Status Update
Dave Bright presented Item #2 and stated that the Board has not taken any official action to make Mahan Drive a Blueprint project as of yet. Mr. Bright stated that it may be September/October before it is known from the Florida Department of Transportation (FDOT) whether the project has been allocated SIS funding. Blueprint is asking for $20-25 million to make it a solvent project. When the status of the funding is known, the process to bring it into a Blueprint Tier 1 project is likely to be initiated. The process would consist of action by the CAC, TCC, IMC, public hearings, and the supermajority vote. The issue right now is waiting to see what amount of SIS funding the FDOT can provide to the project.

Jim Davis stated that the main issue is money. The new construction estimate is $40 million; $10 million in Blueprint dollars is reserved in the Master Plan which would be an approximate 25% match. Mr. Davis stated that he is uncertain of the outcome and has great concerns whether $30 million from FDOT is attainable. Another concern is that if more money is taken out of the Blueprint program, given the escalating costs of the projects, the potential of serious impacts to other projects are likely. Mr. Davis stated that he will keep the CAC apprised of the progress and mentioned that Blueprint staff is meeting with the FDOT District Secretary on August 25, 2006. He feels confident that FDOT is committed to helping with the project. Michael Sheridan asked that Mr. Davis send the CAC a brief e-mail summary of the meeting with FDOT.

Item #3: Capital Circle SE (Tram to Woodville) Construction Engineering Inspection and Design-Build Status
Dave Bright presented Item #3 and stated that the consultant selection process is underway to acquire the construction engineering inspection consultant for the project. Two firms have submitted proposals: Greenman-Pederson, Inc. and Parsons Brinckerhoff Construction Services. The scoring and oral presentations will both take place within the next two weeks. It is expected that the design-build team selection and contract/fee negotiations will be completed during the second quarter of 2007, with the project expected to be underway by June 30, 2007.

Anita Davis inquired about a design proposed by St. Joe Paper Company on Tram Road/Woodville Highway. Dave Bright stated that St. Joe has submitted its next development application called “Southside” consisting of 2,800 housing units, approximately one million square feet of commercial space, office, hotel and hospital use. The location of the proposed project is north and south of Capital Circle, just east of Woodville Highway. Mr. Bright stated that St. Joe will provide right-of-way or fair share of their impacts to the various roads in the area. Doug Martin stated that Blueprint has been coordinating with St. Joe throughout the process of the design so that there is no overlapping of projects.

Consent Items

Item #4: CAC Minutes: April 28, 2006
Item #5: CAC Minutes: May 18, 2006
Kevin McGorty moved to approve both the April 28, 2006 and May 18, 2006, minutes; Anita Davis seconded the motion; the motion passed unanimously.
Item #6: 2007 Proposed CAC and TCC Meeting Dates
Anita Davis moved to approve the proposed CAC and TCC meeting dates for 2007; Terence Hinson seconded the motion; the motion passed unanimously.

Presentations/Discussion

Item #7: Leveraging Update
Phil Maher presented Item #7 and stated that Blueprint received $7 million in TRIP funds to be put towards the construction of Capital Circle Southeast from Tram Road to Woodville Highway. Mr. Maher noted that although there is an $8 million deficit for construction of this project, it is believed the majority of the $8 million will be funded from additional SouthWood Phase 2 DRI mitigation dollars.

Continuing, Mr. Maher stated that Blueprint will submit a grant request to the Florida Highway Beautification Council for landscaping of Capital Circle from Tram Road to Connie Drive. The grant is in the amount of $300,000 and if awarded, would account for approximately ¼ of the landscaping budget for the referenced project. Also, Blueprint will submit a grant request to the Northwest Florida Water Management District for its Florida Forever Grant Program in the amount of $600,000-$700,000. This grant, if awarded, will assist in the construction of the upper pond in Segment 2 of the Capital Cascade Park.

Item #10: Capital Cascade Trail Preliminary Design
Dave Bright briefly presented the project background and stated that a year ago the Board approved a concept for Segment 2 of the Cascade Park area which is from Lafayette Street/Apalachee Parkway to South Monroe. Blueprint now has a signed contract with Genesis Group and formed a team to develop the final design. In that team is a company out of Cambridge, Massachusetts - Carr, Lynch and Sandell. Mr. Bright stated that Peter Martin is with this firm and is assisting in the park program elements of the project; including how to refine the previous concept and actually size the facilities within the park.

Gary Phillips continued by noting to the committee the additional information attached to the agenda item consisting of the original concept (Concept E), concepts developed by Peter Martin (Concept A and Concept B), a summary of the differences between the two concepts, and notes from informational meetings with project stakeholders. Mr. Phillips stated that Mr. Martin has been receiving positive feedback regarding the concepts. Mr. Phillips introduced Mr. Martin who proceeded to give the CAC an abbreviated presentation of the Capital Cascade Trail preliminary design.

Mr. Martin explained the revisions and expansions to the approved preliminary concept, reflected in Concept A and Concept B of the agenda item. Listed below are the major points of Concepts A and B, as well as the CAC’s abbreviated comments and recommendations of the two concepts. As recommended by staff, the CAC based the majority of its comments and recommendations on its analysis of Concept B, with minor references to Concept A.
A. Relocated and Restored Lake Hall School House with New Annex - CAC is unresolved regarding the relocation; one member felt it would be better to locate this school house closer to its original site in Northeast Leon County.

B. Shallow Water Area – CAC is supportive of this concept.

C. Tallahassee Timeline Fence – CAC is supportive of this concept.

D. Fish and Wildlife Plaza – CAC is supportive of this concept. It was noted that the State Agency needed to be approached about the Plaza.

E. Realigned Suwannee Street and Relocated FDOT Parking - Distinct difference between Concept A and B is the relocation of the FDOT parking and the realignment of Suwannee Street - CAC is supportive of this concept and concurs w/staff recommendation that removing as much of the parking as possible the better off the park will be.

F. Misting Fountain commemorating “Smokey Hollow” – CAC is supportive of this concept.

G. Gaines Street Link Built to Accommodate Emergency Vehicles – CAC is supportive of this concept to remove Gaines Street between Meridian and Suwannee with the included provision of “T” (Realignment of Gaines Street) as referenced on Concept A.

H. Korean War Monument (Existing) - CAC is supportive of this concept.

I. Cascades - Move to Urban Edge - CAC is supportive of this concept. It was also noted that the interactive play fountain would be in this area.

J. Meridian Plaza Map with County Information and Interpretation - CAC is supportive of the revised concept.

K. Restored or new “Market” Building: Bike, skate rental, take-out food, park restrooms, maintenance area - CAC is supportive of this concept.

L. Industrial Heritage Interpretation - CAC is supportive of this concept.

M. Small Structured Amphitheater; Holds 100-150 People - CAC is supportive of the concept with the substitution of the new proposed Meridian Plaza housing the amphitheater and leaving “M” as greenspace.

N. Natural Amphitheater; Holds 1200-1500 People - CAC is supportive of the concept with the substitution of the new proposed Meridian Plaza housing the amphitheater and leaving “N” as greenspace.

O. Cascading Vegetation and Flood Control Interpretation - CAC is supportive of this concept.

P. Iconic Sculpture at Water Outflow “Boca Chuba” (Big Mouth) – CAC agrees that the concept is good but would like more of a natural or local design which can be determined at a later date.

Q. Apalachee Ball Field and Centennial Field Interpretative Path - CAC is supportive of this concept.

R. Grand Stair up to Park and 10’-12’ Cascade Visible from South Monroe - CAC is supportive of this concept but with the decorative feature “to be determined”. The committee agreed that this concept should be one that is appealing from Monroe Street and does not consist of the protrusion of any sort of building.

S. Enclosed Dog Park - CAC is supportive of this concept.

Kevin McGorty inquired to Jack Diestelhorst as to what the Cascade Council’s role will be in the formation of recommendations/comments of the Cascade Park concepts. Mr. Diestelhorst stated that the Council’s goal is to review a final single concept and offer from that point any additions or deletions. He stated from what he has seen thus far the review seems very promising.
Mr. McGorty expressed concern on a few items. One, concern with the placement of any more buildings in the park, this is primarily because of the small size of the park. Two, concern with item “G,” (closure of Gaines Street) referring to a pathway for emergency vehicles, and the future possibility this could become a chance to reopen the road to Suwannee Street. Three, the relocation of historical structures is a concern. Mr. McGorty stated that he would like to see some caution and sensitivity in all these areas.

Mr. McGorty also expressed concerns that repeatedly throughout Capital Cascade Concepts A & B, the existing infrastructure and some of the proposed infrastructure have no funding associated with it. Mr. McGorty expressed that an expectation is being built of a top quality design and guidance should be given to the IA stressing movement in a parallel fashion to get some synergy with stakeholders and focus groups affiliated with museums and other institutions and giving thought as to how these amenities will be funded. In particular, the number of historical resources within the park that are not moving forward and are deteriorating.

Gregg Patterson expressed the concern of funding, or lack thereof from our elected officials.

Jim Davis stated that $180M is committed in the master plan for the Capital Cascade Trail project. It was never Blueprint’s intent to fund all of the proposed amenities. Baseline amenities Blueprint has committed to include infrastructure, grading, sidewalks, bathrooms, lighting, to name a few. Mr. Davis stated that the interactive fountain will be funded by the City of Tallahassee, with other amenities funded by the CRA.

Kevin McGorty reiterated that the taxpayers have put a lot of money into the planning of the project and understands there are certain limitations of what Blueprint can and can’t do; but a little more leadership in relation to the planning of how to get the historical structures restored and how to fund the park amenities would be helpful. If that requires some shifting of funding from the standpoint of planning then movement forward in that direction should be considered. Mr. McGorty continued by stating that the market forces in terms of the development and the sale by the State of these auxiliary structures could present a serious challenge for implementing these wonderful designs. In essence, parallel to this planning, attention should be given to the formation of some sort of funding process to insure that these designs are going to be implemented.

Committee members unanimously agreed with Mr. McGorty’s concerns. Michael Sheridan directed Mr. McGorty to draft language/comments to include in the Chairman’s report for the September IA meeting. Note: Mr. McGorty’s comments, as approved by Chairman Sheridan, are noted for the record at the end of this item in italics.

**Gregg Peterson motioned to recommend Concept B with minor noted changes as reflected in the record; Anita Davis seconded the motion; the motion passed unanimously.**

**Mr. McGorty’s Comments**

In addition to the motion made by the CAC concerning the conceptual design for Cascade Park, the Committee recommended to the IA that a working group be formed and assisted by Blueprint staff to develop fundraising proposals to identify how proposed park amenities not currently slated for funding by Blueprint can be constructed and how historic structures intrinsic to the character of the park can be
restored. The CAC expressed that public expectations are very high and that the Capital Cascade Park and Trail will be an outstanding community asset to Tallahassee and Leon County.

**Item #8: Booth II Property Update**

Randy Matheny presented Item #8 and stated that currently Blueprint is $800,000 dollars apart in negotiations with Mr. Booth in regards to his asking price. There are also issues regarding allowable dwelling units which could be located on the property. Mr. Matheny stated that Blueprint was working with Leon County Growth Management in regards to the allowable number of dwelling units issue. Jim Davis stated that this item is primarily to inform the committee members of the quandary in which Blueprint is working. Mr. Davis stated that it is not a matter not wanting to acquire this great piece of property, but we have fiduciary responsibility and cannot justify spending the asking price which is considerably above the appraisal. Mr. Davis further stated that Blueprint will put forth its best efforts to negotiate as diligently as possible to get the price down to a reasonable price. The CAC unanimously conveyed to Blueprint staff to “hold its ground” and continue in the conscientious manner currently demonstrated.

**Item #9: Appointments to the Citizens Advisory Committee**

The CAC’s action on this item is to approve the following nominations: Jess Van Dyke, Economic and Environmental Consensus Committee (re-nomination), Nancy Miller, Big Bend Environmental Forum (new appointment), Steve Amnott, Better Transportation Coalition and Ability 1st (new appointment), Jerry Conger, Area Agency on Aging for North Florida (re-nomination), and Gregg Patterson, Council of Neighborhood Associations (re-nomination). Dave Bright noted that although it is not reflected in the agenda item, Kathy Archibald has been re-nominated by the Economic Development Council. Michael Sheridan informed the committee of the resignation of Charles Pattison and acknowledged the presence of the two new CAC appointees, Steve Amnott and Nancy Miller. Staff noted that Mr. Pattison’s position came up vacant recently and would be addressed at the next CAC meeting if a nomination has been received.

On another note, Mr. Sheridan instructed staff and committee members that from this meeting forward, attendance will be taken at the end of the meeting to insure a quorum for the entire meeting.

Kevin McGorty motioned to approve the nominations as proposed; Dianna Norwood seconded the motion; the motion passed unanimously.

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<th>Citizens To Be Heard</th>
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<td>There were no public speakers present.</td>
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<tr>
<td>Gregg Patterson moved to adjourn the meeting; Terence Hinson seconded the motion. The meeting adjourned at 6:23 p.m.</td>
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Citizens Advisory Committee called to order at 4:31 p.m.

Committee Members present:

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<tr>
<td>Terence Hinson</td>
<td>Michael Sheridan</td>
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<td>Gregg Patterson</td>
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<td>Dianna Norwood</td>
<td>Kathy Archibald</td>
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<td>Jerry Conger</td>
<td>Steve Amnott</td>
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<td>Nancy Miller</td>
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Guests/Presenters/Staff:

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<tr>
<td>Jim Davis</td>
<td>Randy Matheny</td>
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<td>Dave Bright</td>
<td>Angela Richardson</td>
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<td>Phil Maher</td>
<td>Shelonda Gay</td>
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<td>Margie Pelkey</td>
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<td>Marcus Kelly</td>
<td>Paul Hiers</td>
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<td>Doug Martin</td>
<td>Bill Little</td>
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<td>Marek Romanowski</td>
<td>Jack Diestelhorst</td>
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Agenda Modifications

Jim Davis introduced new Blueprint staff, Marcus Kelly, Construction Manager. Dave Bright introduced new CAC members, Nancy Miller and Steve Amnott, whose confirmation was made by the IA in September.

Information Items

Item #1: Chairman’s Report (September 18, 2006 IA Meeting)

Michael Sheridan noted that Dianna Norwood represented the Citizens Advisory Committee (CAC) at the September 18th Intergovernmental Agency (IA) meeting. Ms. Norwood noted that CAC’s recommendations are being discussed and integrated into motions posed by the Board. Jerry Conger, who also attended the September 18th IA meeting, concurred and stated that he was impressed by the fact that the Board did incorporate comments from the CAC and felt the Board is paying attention to the recommendations the CAC brings forth. Jim Davis added that the Capital Cascade Trail design was well received and unanimously approved by the Board. Mr. Davis further stated that Blueprint has been talking to many citizens about this project as far as
public participation in the financing of the amenities of the park. Two public entities, NWFWMD and City of Tallahassee, have made funding commitments; CHP has also expressed an interest.

**Item #2: 2007 Meeting Schedules (CAC, TCC, and IA)**
No discussion – presented as informational item only. The committee previously approved the CAC meeting dates for 2007 at its August 24, 2006 meeting. The IA approved the IA meeting dates at its September 18, 2006 meeting.

**Item #3: Booth Property Update**
Dave Bright presented Item #3 and stated that this was a Florida Communities Trust grant awarded to Blueprint 2000 in late 2005 to acquire the Booth II property in the headwaters of the St. Marks River. Price negotiations with Mr. Booth have been at a standstill while additional appraisals have been done. The third, and last, appraisal should be completed by the end of October, at which time it will be forwarded to FCT to establish a Maximum Approved Purchase Price (MAPP). Right-of-Way Manager, Randy Matheny, has been in touch with Mr. Booth on numerous occasions and is making progress in finalizing negotiations. Mr. Bright stated that a closing date will be set when Mr. Booth agrees to the sale.

**Consent Items**

**Item #4: CAC Minutes: August 24, 2006**
Anita Davis moved to approve the August 24, 2006 minutes; Gregg Patterson seconded the motion; motion passed unanimously.

**Presentations/Discussion**

**Item #5: Leveraging Update**
Phil Maher presented Item #5 and stated that in September, Blueprint 2000 applied for its third State Infrastructure Bank loan with the Florida Department of Transportation (FDOT). Mr. Maher stated that although this loan consists of a very competitive process, he felt optimistic given Blueprint’s positive reputation with FDOT and the interest FDOT has shown in some of the Blueprint projects.

In reference to Blueprint’s submittal of the Highway Beautification Council Grant and the Florida Forever Grant Program, Mr. Maher felt that out of the two, the Highway Beautification Council Grant would be the “iffy” one as far as being approved.

Mr. Maher also informed the committee that in September Blueprint was awarded $1,512,000 from Florida Communities Trust to purchase the Myers Commercial Park in Segment 3 of the Capital Cascade Trail. Dave Bright noted the Grant Contract would need to be approved by the City commission, and then the activities toward acquisition would begin. Kathy Archibald mentioned that the Florida Forever Program, which includes FCT, is seeking a continuation of the Program with a huge boost in dollars. Dave Bright continued that a sample resolution was provided at a meeting he had attended in Ponte Vedra Beach encouraging extension and expansion of the Florida Forever Program. He stated that the resolution would be presented to
the CAC and the IA at a future meeting.

**Item #6: CAC Membership Appointment**

Michael Sheridan indicated Tom O’Steen had been nominated as the Economic and Environmental Consensus Committee’s (EECC) Planner position to the CAC. Dave Bright informed the committee that Mr. O’Steen’s nomination will not go to the IA for confirmation until February, 2007.

Kathy Archibald moved to approve the nomination of Tom O’Steen; Terence Hinson seconded the motion; motion passed unanimously.

Jim Davis solicited the assistance of the committee in bringing to fruition a recommendation brought forth in the Performance Audit for 2003. The recommendation consisted of including a member of the “Education Community” on the CAC. Mr. Davis stated that this recommendation was actually discussed and approved by the IA in 2003 and subsequently incorporated into the CAC Bylaws. He has been discussing this recommendation with Bill Law, President of Tallahassee Community College, and Dr. Law is receptive to the idea. Dr. Law has volunteered to be the point of contact between the two universities and community college in this endeavor. Kathy Archibald volunteered to be the CAC liaison with the education community and would work with Dr. Law in getting the process started.

**Citizens To Be Heard**

There were no public speakers present.

**Items From Members Of The Committee**

Committee members provided five topics they wished to discuss:

1. **Capital Circle Southwest**
2. **Capital Cascade Trail**
3. **Grant Monies**
4. **Blueprint 2000 “Big Picture” (Holistic View)**
5. **Guidelines for Right-of-Way and Sensitive Lands**

Mr. Davis began with a brief overview of the right-of-way process and stated that the initial process is to determine the required right-of-way. Appraisals are then conducted and reviewed and an incentive offer is made. Mr. Davis stated that there are setbacks throughout the process at times, but Blueprint’s Real Estate policy is very efficient thus keeping the setbacks minimal. Mr. Davis also stated that in the acquisition process, it is the intent to put more money in the hands of the property owner and not necessarily in the hands of the eminent domain attorney.

In relation to sensitive lands, Mr. Davis stated that Blueprint organized the Sensitive Lands Working Group which helped prioritize environmentally sensitive lands in the headwaters of the St. Marks River for conservation easement or purchase. Blueprint signed a Joint Project Agreement with the Northwest Florida Water Management District (NFWFMD) to take the lead
on securing conservation easements on the properties, with Blueprint more or less in a supportive role. NWFWMD and Blueprint each pledged $500,000 per year for five years toward the effort. The first priority was to acquire parcels through conservation easements, focusing primarily on those properties with active karst features. Mr. Davis also stated that the process has been in somewhat of a “stalled” mode but it is the intention of NWFWMD and Blueprint to rejuvenate the process after the beginning of the year. Other efforts included convening a consortium of Agencies for the Headwaters of St. Marks; this has not been as productive as hoped. Blueprint acquired the Copeland Sink and will hopefully secure the Booth II property with assistance of the Florida Communities Trust funds.

In reference to Capital Circle Southwest, Mr. Davis informed the committee that the Orange Avenue to Crawfordville Highway segment is totally unfunded except for the PD&E Study; there is no money in the Master Plan to purchase right-of-way or sensitive land in this corridor. Mr. Davis stated that the PD&E Study is being conducted in hopes of being able to preserve the needed right-of-way when it is identified. The City and County recently approved ordinances which will allow for the reservation of right-of-way. Mr. Davis explained that if it can be determined where the right-of-way goes through in a particular segment, the property owner could elect to build certain amenities on the property and when Blueprint attempts to acquire the property in the future, Blueprint will not be obligated to pay for those improvements.

The discussion moved onto Capital Cascade Trail with Kevin McGorty inquiring about the status of a working group to look at the fund raising aspect of paying for the amenities in the park. Michael Sheridan solicited comments from Jack Diestelhorst of the Cascade Council. Mr. Diestelhorst relayed that the Council has always been concerned with this funding issue and is willing to work with an established working group in addressing this subject. Mr. Sheridan initiated the formation of a “working group” to spearhead amenities funding for Cascade Park with Mr. McGorty heading the committee along with Mr. Diestelhorst’s assistance. Mr. Sheridan suggested contacting Peggy Brady of the Council on Culture and Arts (COCA) to solicit a COCA representative for the committee as well.

Jim Davis stated that he had some concerns with piecemealing this fund raising endeavor. He stated that he has met with the Tallahassee Chamber to solicit their support in getting a professional organization on board to develop strategies on how to approach this task. Mr. Davis stated that before he could support a “working group”, he felt that professional fundraisers should be obtained; people who are in the marketing business. Mr. Davis stated that a strategic marketing plan followed by a more tactical plan that breaks out specific responsibilities is needed. Marketing professionals would be able to assist in this objective. Further, if a strategic plan is in place, then perhaps out of the tactical plan would evolve the “working group”. Michael Sheridan concurred with Mr. Davis and suggested that instead of the initially created “working group”, maybe something more along the lines of a forum to get the discussions moving towards what Mr. Davis is recommending. Mr. Davis proposed the he, Kevin McGorty, and Jack Diestelhorst meet and put together some sort of framework to begin with. Mr. McGorty and Mr. Diestelhorst agreed.

Michael Sheridan stated that the free-flowing discussion the committee just undertook on guidelines, principles, and general overview of the issues noted was very productive and he made the suggestion of having this type of discussion at the end of each CAC meeting. Terence
Hinson concurred that the discussion was productive; however, he felt this type of discussion could not be guaranteed for every meeting because some CAC agendas may pose to be lengthier than others and given the subject matter, much more involved. Kathy Archibald stated that the CAC’s meeting schedule allows for two “free” meetings which do not revolve around the IA’s meeting schedule - the March meeting and the October meeting. Her suggestion is to use these two meetings as overview discussion meetings only. Jim Davis noted to the committee that there is currently a standing heading on the CAC agenda, Items from Members of the Committee, for these sorts of discussions. Mr. Davis encouraged committee members to thoroughly review the agenda before the actual meeting date so as to lessen the time needed to get through each agenda item. This would perhaps allow more time for “free” discussion at the end of the each meeting. Mr. Sheridan concurred and urged committee members to make more of an effort in this regard. Jess Van Dyke urged committee members to also review the original Blueprint document periodically as it is would help the CAC stay the course in relation to the big picture.

Adjourn

Kathy Archibald moved to adjourn the meeting; Jess Van Dyke seconded the motion. The meeting adjourned at 6:30 p.m.
Blueprint 2000 CAC Meeting Minutes
Thursday, December 7, 2006
Blueprint 2000 Office – Koger Center
1311 Executive Center Drive – Suite 109
4:30 – 6:30 pm

Michael Sheridan called the Citizens Advisory Committee meeting to order at 4:31 p.m.

Committee Members present:

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<td>Jerry Conger</td>
<td>Tom O’Steen (awaiting IA appointment)</td>
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<td>Ed Ringe</td>
<td>Joan Brown</td>
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<td>Doug Martin</td>
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Agenda Modifications

There were no agenda modifications.

Michael Sheridan brought to the attention of the committee reference documents before them and deemed them as a whole, the Blueprint “Bible”. The documents are provided as reference materials consisting of various Citizen Advisory Committee (CAC)/Blueprint background information: one cent sales tax extension; CAC bylaws; interlocal agreement; CAC status report; and the Project Definitions Report.

Information Items

**Item #1: Property Acquisition Update:**
Randy Matheny presented the information on the Headwaters of the St. Marks River - Booth II property. Mr. Matheny stated that the option agreement should be executed today, December 7, or tomorrow, December 8, 2006.

David Bright presented the information on the Headwaters of the St. Marks River – Billingsley Conservation Easement. Mr. Bright stated that this 192 acre property, located south of
McCracken Road and immediately east of the Miccosukee Land Co-op, is a Tier I parcel per the Sensitive Lands working group. The property owner has agreed to submit the application to the Northwest Florida Water Management District (NFWFMD) for the acquisition of a conservation easement. If obtained, Blueprint and NFWFMD will have protected 324 acres within the Headwaters. No appraisals have been done yet; this is basically continuation of Blueprint’s 5-year, $5 million agreement with the NFWFMD. Mr. Bright hopes to update the committee at its February meeting regarding whether the Billingsley family agreed to put an easement on their property or not. The outlook is positive that they will.

Randy Matheny presented the information on the Capital Cascade Trail – Segment 4 – Strauss Property. Mr. Matheny stated there are four parcels in total that Blueprint is trying to acquire in this area. The Strauss parcel’s agreement should close within the next 30 days. There is a potential that the remaining three parcels will also be acquired.

Mr. Matheny also provided information on the Delta Industrial Park. He stated that Blueprint is under contract with Bartow Rainey for the acquisition of this parcel. The contract calls for closing by the end of December. In regards to Capital Circle SE (Tram to Woodville), Mr. Matheny stated that a donation has been obtained from St. Joe for a large portion of what Blueprint needs for the project. He stated that two other parcels have been acquired, one of which has closed and the other is scheduled to close by the end of December.

**Item #2: Capital Circle Southeast (Tram to Woodville) Design-Build Status**

Doug Martin presented Item #2 and stated that the design-build procurement process is moving along very well. There were 37 questions posed by the bidders which staff will respond to and three RFP addendums have been distributed. Mr. Martin noted that the technical proposals are due on December 21, 2006.

Consent Items

**Item #3: CAC Minutes: October 26, 2006**

Dianna Norwood asked that within Item #1 of the October 26, 2006 minutes, the addition of “at this particular meeting” be added to her statement, “CAC’s recommendations were being discussed and integrated into motions posed by the Board.”

Gregg Patterson moved to approve the October 26, 2006 minutes with the noted change; Terence Hinson seconded the motion; motion passed unanimously.

Presentations/Discussion

**Item #4: Leveraging Update**

Jim Davis presented Item #4 and stated that Blueprint has been awarded an additional $2.5 million in Transportation Regional Incentive Program (TRIP) dollars for the segment of Capital Circle from Tram Road to Woodville Highway. Mr. Davis pointed out that District III only received $10 million in TRIP this year. Of the $10 million, Blueprint is receiving $9,569,477, which is 95% of the TRIP funding received by District III.
Mr. Davis also stated that $10 million was awarded to Blueprint in a State Infrastructure Bank (SIB) loan. The loan is for the construction of the segment of Capital Circle SE from Tram Road to Woodville Highway. The loan consists of a 2% interest rate to be paid back within 8 years, saving Blueprint approximately $1.5 million in interest.

Mr. Davis noted that an interesting fact is that Blueprint is borrowing dollars from Florida Department of Transportation (FDOT) via the SIB loan to provide Blueprint’s match for the TRIP award.

**Item #5: Election of CAC Chairman and Vice Chairman**

Michael Sheridan noted that this meeting is his last as Chairman of the CAC and requested nominations for the next Chair. **Anita Davis moved to elect Terence Hinson as the next CAC Chairman; Kathy Archibald seconded the motion; motion passed unanimously.** Kevin McGorty commended Mr. Sheridan for serving a remarkable and diligent term along with the Vice-Chair, Jerry Conger. Mr. McGorty congratulated them both for representing the CAC very well. **Kevin McGorty moved to elect Jerry Conger to serve another term as Vice-Chair; Kathy Archibald seconded the motion; motion passed unanimously.**

Terence Hinson also thanked Mr. Sheridan for the leadership he has given to the CAC and stated he would strive to continue Mr. Sheridan’s level of commitment to the task. Mr. Sheridan stated that although Mr. Hinson’s term as Chairman would not begin until the next CAC meeting, February 8, 2007, he would like for them to co-chair the remainder of the meeting today. Mr. Sheridan also stated that he would like to close out his 2006 term by giving the Chairman’s Report at the February 26, 2007 IA meeting and to introduce Mr. Hinson as the new Chairman of the CAC.

**Item #6: Status of the Cascade Park Marketing Plan**

Jim Davis and Kevin McGorty presented Item #6. Mr. Davis stated that a group met today, December 7, 2006, to discuss fundraising options for fully funding the amenities proposed for Cascade Park. Out of the discussion five priority amenities for the park evolved: the trail system, Meridian Plaza, the interactive fountain, Boca Chuba, and the dog park. The priority list would allow the group to start looking at the amenities which would be the most “sell-able”. There was not a consensus by the group on when the fundraising should begin. Some of the group felt that the park should actually be under construction before trying to raise money so people could see some progress. Others felt that the sooner the better in getting fundraising efforts started. Mr. Davis stated that the Capital Cascade Council was the unanimous choice by the group of who should take on the leadership role for the fundraising. Jack Diestelhorst, Council Chair, was hesitant about accepting this duty without consulting the other Council members first. Mr. Diestelhorst stated he would call a meeting in January with the Council to discuss if they would be amenable in taking on the leadership role.

Mr. McGorty commended Blueprint staff on getting the fundraising discussions started and doing so in an informative, well-organized manner. Mr. McGorty asked the committee to keep in mind that nearly 1/3 of the amenities are historic preservation related and the City of Tallahassee/Leon County has a tremendous track record of getting historic preservation dollars; he feels this is an encouraging factor. Mr. McGorty stated that it’s not so much the case that private entities have to raise $10-$15 million dollars but more so a critical need of coming up
with private support and involvement; corporate as well.

Jerry Conger inquired as to what the next step would be in this process. Jim Davis stated the next step would be having a Council meeting in January to determine if the Council would take the fundraising leadership role.

Terence Hinson inquired as to whether Leon County would play a major “partner” role in the Capital Cascade Park. Mr. Davis stated that the County was represented at the meeting but for all intent and purposes, this park will belong to the City of Tallahassee. It will be managed by the City, programmed by the City, and maintained by the City. The County’s involvement in the park is not as extensive as the City’s; however, from the fundraising standpoint, the County’s involvement is encouraged.

**Item #7: Florida Forever Resolution**

Dave Bright presented Item #7. Mr. Bright stated that the Florida Forever Program is set to sunset in 2010. Efforts have begun to inform people of this issue with the hope of getting some momentum started to get the Program extended and expanded. Mr. Bright stated that one key issue that has been talked about in a couple of environmental meetings recently is that many of the legislators that were around during the formation of Preservation 2000 and Florida Forever will be out by 2010 due to term limits. An extension is being sought now prior to the induction of new legislators who have no clue as to the superb things this program has done. Currently the program provides $300 million a year of which some of that money goes to the FCT program, the Office of Greenways and Trails, and NWFWMMD, to name a few. Blueprint and the County in general has benefited greatly from this program and supports the extension wholeheartedly.

Kevin McGorty mentioned that it would be a good idea to summarize in the resolution the projects we have received in our community and also to gage the economic development impacts of those projects. Legislators will be more apt to respond.

A boilerplate resolution was distributed pointing out the milestones of the program and describing several reasons for the sunset extension. Mr. Bright stated that he is working on revising the resolution and solicited the committee’s support of the extension of the program and any substantial input to the resolution. He suggested Jess Van Dyke work with him in developing the revised resolution. A final version of the resolution will be brought back to the CAC at its February 8th meeting. The resolution will also be considered by the Intergovernmental Agency at its February 26th meeting.

**Item #8: CAC Discussion Issues**

Jim Davis presented Item #8. Mr. Davis presented to the committee a draft “My View” editorial he intends to send to the Tallahassee Democrat. The editorial addresses recent implications that Blueprint was a road building organization and not accomplishing its environmental mission. The intent of the editorial is to reaffirm to the public that Blueprint has not lost track of its environmental mission. Mr. Davis briefly noted key issues addressed in the draft as follows:

- Headwaters of the St. Marks River – an anticipation of 1,078 protected acres within the Headwaters.
• Stormwater retrofit projects – approximately 15 acre stormwater pond on West Tennessee Street west of Capital Circle.

• Floodplain restoration – 114 acres within Capital Circle (Delta Industrial Park) that will be used for a stormwater treatment facility; plus $7 million in floodplain restoration properties.

• Ecopassages – worked with Dr. Matthew Aresco in designing ecopassages near Gum Swamp.

• Joint use and oversized ponds – negotiated with the State and SouthWood for oversized ponds and donated right-of-way.

• Trees and Canopy Roads – Blueprint is positive on tree credits (planted more trees than those taken out).

• Water Quality - $20 million of the $50 million allocated for the City and County have been committed and ready to spend.

• Capital Cascade Trail – approximately a $180 million environmental stormwater recreation park project with virtually no road impacts.

• Office of Greenways and Trail, Landscaping, Northwest Environmental Projects, I-10 to Orange Ave. – two grants were awarded to Blueprint. The IA reallocated the Northwest environmental funds. Subsequently, Blueprint was able to reconstitute the funds in the “out years” specifically for greenways and environmental issues.

Mr. Davis wrapped up a previous committee discussion on grant monies and matches and stated that at some point in time Blueprint may get to the point where there is not any match money in the current year that would be needed to apply for grants causing Blueprint to slow down in its grant requests. Mr. Davis stated that this is in part due to how successful Blueprint has been in obtaining grant monies. Blueprint has not reached that point yet but the possibility is there.

Mr. Davis briefly spoke on Capital Cascade Trail/Lake Hall School House and stated that although the school house was not very high on the priority list developed at the Cascade Park Marketing Plan meeting, approximately $400,000 has been earmarked by others for its renovation.

Mr. Davis also gave the committee an update on Capital Circle Southwest stating that Kimley-Horn is under contract to conduct the Project Development and Environment (PD&E) Study for this project. Mr. Davis stated that Blueprint is very pleased with Kimley-Horn’s performance thus far and the project is on schedule. A citizen representative group has been appointed to assist in the analysis, develop and review options, and provide a link back into the community.

Citizens To Be Heard

There were no public speakers present.

Items From Members Of The Committee

Michael Sheridan noted to the committee that County Commissioner John Daley was designated as the County’s representative on environmental issues with specific regard to the Blueprint CAC. Mr. Sheridan recommended to staff that Commissioner Daley receive notification of CAC
meeting dates, meeting minutes and agendas. Kathy Archibald inquired as to Commissioner Daley’s specific role in regard to the CAC as she finds it an inappropriate request. Mr. Sheridan stated that his role would be strictly one of an observer and not intrusive in the CAC’s deliberations. Jim Davis added that Commissioner Daley’s role would be along the lines of a liaison with the County and more of a fact finding mission on environmental and transportation issues.

Adjourn

Kathy Archibald moved to adjourn the meeting; Jerry Conger seconded the motion. The meeting adjourned at 6:34 p.m.
#10

IA Meeting Minutes: September 18, 2006
MEMBERS PRESENT
County
Commissioner Ed DePuy, Vice-Chairman
Commissioner Cliff Thaell
Commissioner Jane Sauls
Commissioner Bill Proctor
Commissioner Bob Rackleff

City
Mayor John Marks
Commissioner Debbie Lightsey
Commissioner Mark Mustian, Chair

CITY/ COUNTY STAFF
Jim Davis, Director, Blueprint 2000
David Bright, Blueprint 2000
Phil Maher, Blueprint 2000
Shelonda Gay, Blueprint 2000
Angela Richardson, Blueprint 2000
Michael Wright, City Manager’s Office
Dinah Hart, City Commission
Rita Stevens, COT DMA

Ben Pingree, County Commission
Gabe Menendez, COT Public Works
Tony Park, Leon County Public Works
Debra Schiro, City Attorney Office
Bill Woolery, COT Public Works
Cherie Bryant, TLCPD
Fred Goodrow, TLCPD

OTHERS PRESENT
Delmas Barber, FAMU
Paco de la Fuente
Shuli Leonard, Bateman Harden
Jan Ryback-Matalon, Keystone Field Services
Eli Matalon, Keystone Field Services
Ronald Clark
Valerie Jean Connors, Capital Cascade Council
Kristen Smith, FDOT
Jack Diestelhorst, Capital Cascade Council
Keith Burnsed, Moore Bass Consulting
Robert Ohustea, Meyers Park Neighborhood Association

Diana Norwood, CAC
Jerry Conger, CAC
Bryant Paulk, FDOT
Gary Phillips, The LPA Group*
Randy Matheny, THC*
Paul Hiers, Jacobs Civil*
Margie Pelkey, The LPA Group*
Ed Ringe, The LPA Group*
Mark Llewellyn, The Genesis Group
David Ramsay, Sun Trust Bank
John Dailey, Leon County Board of County Commissioners – ELECT

* Indicates Blueprint 2000 Consultant

Chairman Mark Mustian called the meeting to order at 5:06 p.m.

I. AGENDA MODIFICATIONS

There were no new agenda modifications.

II. INFORMATION ITEMS

1. Mahan Drive Status Update

This item was presented as informational only.
2. **Atkinson Parcel Update**

This item was presented as informational only.

3. **Booth II Property Update**

This item was presented as informational only.

4. **Capital Circle Southeast (Tram Road to Woodville Highway): Construction Engineering Inspection Consultant Selection and Design-Build Consultant Selection**

This item was presented as informational only.

5. **Capital Circle Southeast – Flea Market Tract Status Update**

This item was presented as informational only.

6. **CAC Minutes (February 2, 2006, April 26, 2006, and May 18, 2006)**

This item was presented as informational only.

III. **CONSENT**

7. **IA Special Meeting Minutes: May 2, 2006**

**RECOMMENDED ACTION:**
Approve Minutes as presented.

8. **IA Meeting Minutes: June 5, 2006**

**RECOMMENDED ACTION:**
Approve Minutes as presented.

9. **CAC Appointments**

**RECOMMENDED ACTION:**
Approve the nominations as proposed.

10. **2007 IA Meeting Dates**

**RECOMMENDED ACTION:**
Concur with the dates for the 2007 IA meetings.

Commissioner Sauls moved to approve the Consent Agenda. Commissioner DePuy seconded the motion. There being no discussion the motion passed unanimously.
IV. PRESENTATIONS/ACTIONS/DISCUSSIONS

15. Capital Cascade Trail Preliminary Design Approval

Jim Davis stated that, if the Commissioners recalled, staff had been working toward the preliminary design approval of Capital Cascades Park for approximately three years. Staff has worked to refine the original general concept approved by the Board. He reminded them that they had requested staff deliver to them a “stormwater project, cleverly disguised as world class park” and he felt they had accomplished that. Blueprint staff engaged, through the Genesis Group as the prime consultant, the services of Mr. Peter Martin of Carl, Lynch, and Sandell out of Cambridge, Massachusetts. At that point in time, staff and Mr. Martin were prepared to present to the Board a summarized version of the presentation that was given at the public meeting on September 14, 2006.

Mayor Marks stated that all off the Commissioners were briefed on the preliminary design and that there had been two public hearings on it as well with considerable input from the citizens. Being that there were no changes as a result of the public hearing, Mayor Marks, suggested by-passing the presentation in the interest of time. Commissioner Mustian stated that for the benefit of those who may not have seen it there should be a brief version of the presentation given.

Following Mr. Martin’s presentation, Commissioner Mustian elected to allow the citizens that submitted speaker cards to address the Board. The first speaker was Dr. Valerie Jean Connor. She stated that she was a resident of the Meyers Park Historic District for approximately 30 years, on the Board of Directors, and a former chair, for the Tallahassee Trust for Historic Preservation, a member of the Capital Cascade Counsel, member of the ARB. She stated that it was clear to her that the preliminary design presented by Mr. Martin, answered everything she wanted as neighborhood activist and someone concerned with historic preservation, downtown revitalization, and world class green space. She thanked Jim Davis, Blueprint Staff, and Peter Martin for keeping the public informed over the past several years. She stated that she was extremely supportive of the entire project and urged the Board to approve the design for Segment 2.

The second speaker was Dave Ramsay, 9048 Shoal Creek Drive, stated that several of the Commissioners had traveled with him, and others, to various cities as they viewed parks and discussed greenway trails and the benefits they provided to the cities. He stated that in all of his years in Tallahassee he had not seen anything that so many differing segments of the community supported; they stood almost in applause at the last public workshop. He thanked Jim Davis and the Blueprint staff and noted that it was a opportunity for cyclists, pedestrians, environmentalist, the business community, neighborhoods could all come together. He too urged the Board to approve the design for Segment 2. He stated that he had full confidence in Anita Favors-Thompson and Parwez Alam (Intergovernmental Management Committee(IMC)) that they could work out the remaining details to the Board’s and the communities’ satisfaction.

RECOMMENDED ACTION:
Approve the Preferred Concept Plan for Segment 2. Delegate the resolution of the intersection improvement, the dog park, the “Boca Chuba” outfall design, and FDOT parking configuration to the Intergovernmental Management Committee.
Commissioner Lightsey moved staff recommendation. Commissioners Thaell seconded the motion. Commissioner Lightsey stated that it was a beautiful plan that everyone had waited a long time for that point however, it was time that was worth spending. She stated that she was aware that the funds were not in place for the construction of the amenities and felt that everyone understood that Blueprint would spend the money to install the infrastructure. She hoped that they would look for additional funds, private funds, and other matching funds to build the wonderful series of matching amenities that had been described.

Commissioner Thaell stated that he agreed with all of the sentiments of the motion’s maker. He further stated that he felt part of the direction of the motion was to determine a way to remove the parking area from the park. Mr. Davis stated that the intent was to allow the IMC to resolve that issue as best as they could. He further stated that FDOT had been extremely cooperative. They had agreed to build a parking deck, however, the problem was $6.5 million. That would remove them from the park all together. Blueprint had stated to FDOT that they would participate to the extent of that their most expensive alternative would have been, which was approximately $750,000.00; subject, of course, to the Board’s approval. Obviously, he stated, that was a “drop in the bucket” compared to $6.5 million.

Mr. Davis stated that in recent conversations with staff and Secretary Stutler, FDOT, he indicated that the Governor had requested he not bring forth any capital projects that year. However, there is still the avenue that if the City of Tallahassee and/or some of the Legislative delegation were to surface it with the Governor that the possibility of having a parking deck remained a viable option. Staff continued to pursue that avenue however, everything that was presented to the Board that evening was something that staff felt could be done without parking or by minimizing parking in the park. Commissioner Thaell stated that he felt that Leon County should come together with the City of Tallahassee to support that avenue. He stated that the Board should be conscious, at least, that there were solutions to the parking issues and encouraged staff to be creative about it. He was concerned that in closing portions of Gaines, Gadsden, and Bloxham Streets it could create dangerous situations for pedestrians.

Commissioner Mustian stated that he neglected, prior to the Board beginning its discussions, to invite the Citizen’s Advisory Committee (CAC), Dianna Norwood, representative to speak. Ms. Norwood stated that she was the representative for the Planning Commission on the CAC. She stated that Michael Sheridan was out of town that evening and she would address the Board on his behalf. She stated that the CAC spent the majority of their meeting in August 2006 discussing and reviewing the revisions to the preliminary design. The concerns of the CAC were as follows:

1. The pathway that was for emergency vehicles (indicated as design element G on the graphic). They were concerned that there was potential for it to, once again, become a roadway through the heart of the park. They encouraged the Board to keep it a pathway for emergency vehicles only.
2. The relocation of historical structures.
3. Parking within the park itself. They were encouraged to hear that FDOT had shown a willingness to build a parking garage in order to remove the parking lot from the heart of the park.
4. Proposed new building(s) within the park. The CAC would prefer that the Board not add any new buildings because the park was relatively small in comparison to other parks in other cities.
Furthermore, the CAC recommended the creation of a working group that would be assisted by Blueprint staff, to begin developing fundraising potential for the proposed amenities that were not slated for Blueprint funding. As well as for the restoration of the historical structures that were currently within the park. They expressed that the public expectations for the project were high and that the potential of Capital Cascades Park and Trail were tremendous for the community.

Sidebar: Ms. Norwood also included, while she was at the podium that the second key issue at the August 2006 CAC meeting was funding for Mahan Drive. They wished the Board to be aware that the CAC was reviewing the funding and wished to be “kept in the loop.”

Commissioner Sauls stated that it was a magnificent project that included something for all age groups. Commissioner Rackleff concurred with the sentiments which had been stated previously. Regarding parking for FDOT, he noted, that there was a parking garage located across the park from FDOT that the State of Florida was interested in selling. He was not sure why one should be sold or demolished only to build another on the east side of the park. It seemed fairly simple to have a walkway for FDOT employees to navigate from that existing parking garage (on the west side of the park) to their building. He stated that he was certain that option had been examined however he was curious what the line of thought was by FDOT.

Mr. Davis stated that FDOT felt that the existing garage (on the west side of the park) was a little far removed from the building itself and that the walk was a little bit far. He further stated that staff would pursue that option again with FDOT. He stated however, that they were looking to replicate, in proximity what they currently had. Commissioner Rackleff noted that it was merely one and one half blocks. Commissioner Lightsey noted that there was a theory that the legs of humans would atrophy such that they would no longer be able to propel themselves around. At the rate they were heading, she stated, she hoped that was not true.

Commissioner Lightsey stated that the City Commission had been in discussions with FSU regarding the Master Craftsman Program. She suggested, in regards to the ironwork in the “windows on the park,” and fencing, that it could be the perfect location for some of those projects that the City Commission hoped to fund with them. She questioned how many acres the park would cover. Gary Phillips, project manager for Capital Cascade Trail, stated that the park was 22-acres. The Commissioner stated that the 22-acres would be “jam-packed” with wonderful amenities and she sincerely hoped that it would be kept ‘green’ without too much hard-scape. She felt that considerable attention had been paid to that and stated that it could possibly be the most beautiful 22-acres in Tallahassee.

Commissioner Lightsey requested, as the maker of the motion that was currently on the floor, to incorporate the recommendation to work with the CAC to implement the fundraising operation because the expectations of the public were extremely high. She stated that she would like to see the flow of additional funds as soon as possible because they could not “cannibalize the hard infrastructure cost to try to build the amenities” yet they did not want to sacrifice any of the beautiful amenities that had been proposed.

Commissioner Thaell stated that, regarding parking, he had seen examples of subterranean parking decks with other parks. Furthermore, if inclement weather was an issue there could also be tunnel that connected to the FDOT building for pedestrians. He suggested that as a compromise for the current situation and requested that the IMC explore that possibility.
Commissioner Mustian offered congratulations to Blueprint staff and the consultants that were involved with the project. The Board had requested them to present the basics as well as a world class plan and he felt they had done exactly that. He stated that rarely had he seen something that met with universal applause as that plan. He did offer one word of caution though regarding funding. He reiterated that many of the amenities in the plan were not funded and that it would be a multi-year, long-term project that would require additional fundraising activities.

The motion passes unanimously.

Jim Davis requested the indulgence of the Board to allow him to recognize David Bright on the Capital Cascade Trail Park. Mr. Bright had been the driving force behind the project for the past three years and his efforts were sincerely appreciated. A round of applause was shared in honor of Mr. Bright’s efforts.

11. **CAC Chairman: CAC Actions**

Comments by Dianna Norwood, on behalf of Michael Sheridan, were included in the Capital Cascade Trail Preliminary Design Approval, Item number 15, discussion.

**RECOMMENDED ACTION:**
No action required.

12. **Capital Circle Southeast (Tram Road to Woodville Highway): Funding Shortfall**

Jim Davis stated that there was a funding shortfall in the Capital Circle Southeast – Tram Road to Woodville Highway project. The current estimate, he stated, was approximately $26 million. Blueprint staff was working very closely with the City of Tallahassee and thought that there was potential to make up, at least, a portion of the majority of the shortfall in that funding in order to continue with construction. Staff’s intention was, although they were short approximately $4 million at a minimum, to award the contract with the option to stop construction just east of the Woodville Highway intersection. In other words, he stated, they would complete as much of the roadway as they had funding for. He stated that they would continue to move forward with it because the $7 million in TRIP funding was at risk; it needed to be obligated by June 2007. They felt that they were exercising a safe option in that course of action.

**RECOMMENDED ACTION:**
No action required.

13. **Capital Circle Southeast (Tram Road to Woodville Highway): Right-of-Way Acquisition**

Jim Davis stated that Items 13 and 14 were essentially the same. According to Blueprint’s Real Estate Policy, staff presents to the Board right-of-way maps and sketches for ROW that must be acquired to implement the various projects that they had previously approved. Once the Board approved the ROW maps, the Policy dictated that staff would then acquire the ROW.

**RECOMMENDED ACTION:**
Approve the Resolution allowing right of way acquisition to begin on Capital Circle Southeast (SR 261, US 319) from Woodville Highway to (SR 363) to Tram Road – Part “A.”

Commissioner Thaell moved to approve the staff recommendation. Commissioners Lightsey and DePuy seconded the motion simultaneously. The motion passed unanimously.

14. **Capital Circle Northwest/Southwest (Orange Avenue to West Tennessee Street): Right-of-Way Acquisitions**

Jim Davis questioned, “…and likewise, Item 14?”

**RECOMMENDED ACTION:**
Approve the Resolution allowing right of way acquisition to begin on Capital Circle Northwest/Southwest (SR263) from Orange Avenue to West Tennessee Street.

Commissioner DePuy moved to approve the staff recommendation. Commissioner Lightsey seconded the motion. The motion passed unanimously.

15. See above.

V. **PUBLIC HEARING**

There were no speakers for the public hearing.

16. **Adoption of FY 2007 Blueprint Operating Budget and Resolution**

Jim Davis stated that it was the same budget that was submitted to the IA at the June 5, 2006 meeting. There were no comments received at that meeting regarding the Operating Budget. He noted that at the first public hearing on the budget there were no comments received. Staff was presenting it to the IA, in accordance with Blueprint policy, for the Board’s approval and or comment. He noted that there was a 1.14% increase for the year with the details of the Operating Budget listed on page 153 of the agenda. It was simply a continuation of the FY 06 Operating Budget. It did reflect a 5% pay raise for Blueprint staff and a 1.25% request for bonuses, to be distributed to staff.

**RECOMMENDED ACTION:**
Adopt FY 2007 Operation Budget and related Budget Resolution.

Mayor John Marks moved the approval of the FY 2007 Operating Budget. Commissioner DePuy seconded the motion. Furthermore, Commissioner DePuy thanked Mr. Davis and Blueprint staff for being so frugal with the taxpayer’s money. Commissioner Thaell stated that he shared that sentiment and questioned how many more years of Blueprint there were. Mr. Davis replied that there were 13 more years; until 2019. Commissioner Thaell questioned, based on the rate of office space rental, $77,000.00, if any thought had been given to purchasing a building. Mr. Davis stated that staff had always thought if there was an opportunity, during the acquisition of right-of-way, to purchase a building and renovate it, that they would. Staff was currently looking...
at the Meyers Industrial Park; in fact there was a grant (proposal) submitted – and was rated in the money to acquire that as part of the Capital Cascade Trail Segment 3. Staff felt there was potential to renovate one of the buildings near the old railroad station. It was, however, something staff was mindful of they were waiting on the target of opportunity. Commissioner Thaell stated that he wanted to encourage that line of thinking sooner rather than later. **The motion passed unanimously.**

17. **Adoption of FY 2007 – FY 2011 Capital Budget and Resolution**

Jim Davis stated that the Capital Budget simply implemented the Master Plan that was approved by the Board at the May 2, 2006 Special IA Meeting.

**RECOMMENDED ACTION:**
Approve the FY 2007-2011 Capital Budget as presented and appropriate fiscal year 2007 of the Capital Budget and related Budget Resolution.

Commissioner Lightsey moved to approve the FY 2007-2011 Capital Budget. Mayor Marks seconded the motion. The motion passed unanimously.

VI. **CITIZENS TO BE HEARD**

There were two citizens speakers; their comments are listed with the discussion on Capital Cascade Trail, Item # 15.

VI. **ITEMS FROM MEMBERS OF THE COMMITTEE**

There were no items from members of the committee.

VII. **ADJOURNMENT**

There being no further business, Chairman Mustian adjourned the meeting at 6:18 pm.

**APPROVED:**

Mark Mustian  
Chairman of Blueprint 2000 IA

**ATTEST:**

Shelonda Gay  
Secretary to Blueprint 2000 IA
#11

CAC

Appointment
SUBJECT/TITLE: Appointment to the Citizens Advisory Committee

Date: February 26, 2007 Requested By: Blueprint 2000 Staff
Contact Person: Dave Bright Type of Item: Consent

STATEMENT OF ISSUE:

This item requests the IA to appoint Tom O’Steen to the Blueprint CAC as the Planner nominated by the Economic and Environmental Consensus Committee.

SUPPLEMENTAL INFORMATION:

One CAC position requires action:

Planner - nominated by the Economic and Environmental Consensus Committee (EECC): Charles Pattison has resigned his position on the CAC. The EECC has nominated Tom O’Steen to complete the term which expires November 2008. Mr. O’Steen was a member of the EECC.

OPTIONS

Option 1: Approve the nomination of Tom O’Steen as proposed.

Option 2: Provide Board guidance.

RECOMMENDED ACTION:

Option 1: Approve the nomination of Tom O’Steen as proposed.

Action by TCC and CAC: The Blueprint CAC endorsed the nomination of Tom O’Steen at their October 26, 2006 meeting.

Not presented to the TCC.

ATTACHMENTS:

Attachments: Supporting nomination information as required.
Nominating Organization: EECC

Name: Tom O'Steen

Address: 805 North Gadsden Street, Tallahassee, Florida 32303

E-mail: tosteen@moorebass.com

Work Phone: 222-5678
Home Phone: 668-6533

Occupation: Land Planner / Landscape Architect
Employer: Moore Bass Consulting, Inc.

Address: 805 North Gadsden Street, Tallahassee

Race: x□ White □ Hispanic □ Asian or Pacific Islander □ Other
□ Black □ American Indian or Alaskan Native

Sex: x□ Male □ Female

Identify any potential conflicts of interest that might occur were you to be appointed:

None known at this time
Please provide biographical information about yourself (attach a resume, if available). Identify previous experience on other boards/committees; charitable/community activities; and skills or services you could contribute to this board/committee:

See attached

Education:

(College/University attended)

(Degree received, if applicable)

(Graduate School Attended)

(Degree received, if applicable)

References (at least one):

(Name/Address)                      (Phone)
Henree Martin, Developers Realty (385-1185)

(Name/Address)                      (Phone)

(Name/Address)                      (Phone)

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

Signature: __________________________

Date: 10/9/2006

(8/5/02)
Thomas C. O'Steen, RLA

Professional Registrations: State of Florida, Landscape Architect, #0000981

Education: Florida State University, M.S. Urban and Regional Planning, 1988
            University of Florida, B.S. Landscape Architecture, 1982

Experience: February 2000 - Present
            Moore Bass Consulting, Inc., Registered Landscape Architect
            805 N. Gadsden Street
            Tallahassee, FL 32303
            (850) 222-5678

Moore Bass Consulting Inc., is a Tallahassee civil engineering firm specializing in land development consulting. Experienced Professional services are offered in the areas of Development Planning, Engineering Design, and Environmental Permitting.

1994- February 2000
   Genesis Group, Tallahassee, Florida
   Manager, Landscape Architecture and Planning Services

1988-1994
   Post, Buckley, Schuh, & Jernigan, Tallahassee, Florida
   Planning Services Manager

1986-1988
   Hodges & O'Steen
   Partner

1984-1986
   Barrett, Daffin & Carlan, Inc.
   Landscape Architectural Manager

1981-1984
   Post, Buckley, Schuh & Jernigan, Inc.
   Landscape Architect II

Civic / Professional Associations:
Economic and Environmental Consensus Committee
American Society of Landscape Architects
Tallahassee Area Chamber of Commerce

Blueprint 2000
Tom O'Steen is a member of the Economic and Environmental Consensus Committee that wrote Blueprint 2000. Mr. O'Steen has also been active in the continued involvement of the EECC during the transition from concept to reality as BP2000 moves into implementation. His understanding of both the projects, and the emphasis that BP2000 suggests will be significant to the success of the Franklin Boulevard / Capital Cascades project. His experience beyond BP2000 includes design participation for Miccosukee Road, Mahan Drive, Gainas Street, and Adams Street locally, as well as multiple other roadway / public space designs outside of Leon County.

The wholistic approach to this project is key to its success from both a technical and a community perspective. The link of vehicular, pedestrian and open space through the downtown area is, perhaps, the most significant public works improvement proposed in Tallahassee in the last 50 years. The engagement of the immediate landowners – both private and institutional, as well as the general public, will be critical to the successful design and construction of this public space. Early notification and involvement – even during Phase 1 work, will be crucial to future acceptance by all who have an interest in this project.
Other:
Adjunct Professor,
Florida A&M University College of Architecture
1988-89, 1999

Design Experience:
Large Scale Planning and Design, Commercial, Industrial & Residential Site Design, Regional and
Community Park Design, Environmental Center, Downtown Revitalization, Landscape Design & Irrigation
Design, Institutional Design, Campus Planning

Permitting Experience:
County/City Stormwater - Tree Removal - Landscape Permits, D.O.T. Drainage/Driveway Permits,
F.D.E.P. 17-25 Stormwater Discharge Permit, Canopy Road Tree Mitigation Permit, FDEP Dredge and
Fill Permitting, Environmental Site Assessment

Project Management: Overall Project Management, Site Planning and Design, Environmental Permitting,
Construction Administration, Plan Compliance & Local Government Coordination

Qualifications:
Mr. O'Steen has more than eighteen (18) years experience in the areas of site planning, landscape architecture
and urban planning. His many varied projects include property analysis, local permitting, and land-use
planning. His special areas of interest include growth management and urban planning issues. He has served
as Growth Management Consultant for the Tallahassee Chamber of Commerce for the past five years directing
the Growth Management and Governmental Affairs committee work on related land development issues.

Representative Project Experience:
State of Florida, University System - Worked frequently with the university system to prepare site analysis,
permitting investigation and conceptual site plans for the 200,000 square feet Florida National High Magnetic
Field Laboratory, the nation's only center for research in high magnetic field technologies. In addition, served
as project manager for the site development plan and produced the landscape plans for the facility incorporating
the previous site work with the proposed improvements. Other university system projects have included the
Florida State University stadium and Academic/University Center.

Gateway Beautification, City of Tallahassee (Leon County) – Project Manager
Led a joint venture design team for landscape enhancement of twelve major transportation corridors leading to
downtown Tallahassee. The project included signage, irrigation, and planting intervals, which would meet
Florida Department of Transportation requirements, while providing a coherent image inviting travelers to the
Capitol complex.

Gaines Street Revitalization (individual experience)
Acted as liaison between Florida State University for the City of Tallahassee for development of streetscape
and pedestrian improvements along Gaines Street – the southern boundary of the FSU Campus. Also provided
design direction for pedestrian improvements along the corridor to incorporate road crossings, parking / street
interface / campus entrance design.

Adams Street Pedestrian Improvements – Project Manager (individual experience)
Served as Project Manager for development of streetscape improvements in downtown Tallahassee for Adams
Street Common. The design for this corridor – directly north of the state Capitol, provided hardscape design for
sidewalks and street pavement to continue vehicular traffic while incorporating design elements of pavers,
landscape materials and street furnishings for this area that is commonly used for city street celebrations.

Chipola River Corridor Study – Project Manager
Prepared a conceptual land use plan for a privately held +/- 6,000-acre parcel along the Chipola River in
Jackson and Calhoun counties. A further phase one preliminary subdivision plan was prepared for the northern
300 acres and included institutional, recreational and residential properties.
Miccosukee Road – Phase I
Served as project landscape architect for the widening of Miccosukee Road from Capital Circle to Teal Lane – approximately one mile of road. Duties included the production of conceptual design, coordination with County engineering staff on tree protection/removal and permitting with the City of Tallahassee.

Blair Stone Road
Served as project landscape architect for Blair Stone Road, legs 2, 3 & 4. Prepared conceptual plans and construction drawings as well as coordinated plant materials and hardscape improvements, including sound walls to screen adjacent neighborhoods. Also, prepared a project Visual Design Guidelines document with RPA Group for the Blair Stone Corridor.

Branigar Organization/Union Camp Corporation Property (Leon County) - Prepared the pre-acquisition analysis and preliminary master plan of an 884-acre tract located off North Meridian Road. The project evaluated potential mitigation and the available capacity within the public transportation system.

Carrabelle Seafood Industrial Park (Franklin County) - Managed the preparation of a DRI Application for Development Approval for the 50-acre industrial park adjacent to the Carrabelle River. The preparation of the master site plan considered the environmental impacts of the waterfront projects, as well as the requirement of phased, industry-related land uses.
#12

Florida Forever Resolution
**Agenda Item**

<table>
<thead>
<tr>
<th>SUBJECT/TITLE:</th>
<th>Florida Forever Resolution</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Date:</strong></td>
<td>February 26, 2007</td>
</tr>
<tr>
<td><strong>Requested By:</strong></td>
<td>Blueprint 2000 Staff</td>
</tr>
<tr>
<td><strong>Contact Person:</strong></td>
<td>Dave Bright</td>
</tr>
<tr>
<td><strong>Type of Item:</strong></td>
<td>Discussion</td>
</tr>
</tbody>
</table>

**STATEMENT OF ISSUE:**

The Florida Forever program is set to sunset in 2010. Statewide, efforts are underway to solicit support for extending the duration and expanding the funding of this important environmental and land preservation program.

**SUPPLEMENTAL INFORMATION:**

The Florida Forever Program, and prior to that Preservation 2000, have provided significant funding toward the protection of Florida’s natural and scenic resources. The attached resolution presented for CAC and IA action describes several of the reasons for and the milestones of the program.

Locally, the program has provided funding for the acquisition of environmentally important lands through the Florida Communities Trust (FCT), the Northwest Florida Water Management District, and the Office of Greenways and Trails (OGT). The Blueprint program alone has received over $5 million from Florida Forever. The City and County have also received grants through Florida Forever.

**RECOMMENDED ACTION:**

Approval of the attached Resolution for consideration by the Intergovernmental Agency.

**ATTACHMENT(S):**

**Draft** Resolution in support of the Florida Forever Program.
Resolution of the Leon County / City of Tallahassee
BLUEPRINT 2000 Intergovernmental Agency
Supporting Florida Forever and a Successor Program for the Future

WHEREAS, the Florida Forever program and its predecessor Preservation 2000 program have immeasurably contributed to environmental health, quality of life, recreation, and sustainability in Florida for this and future generations, and

WHEREAS, Florida Forever and Preservation 2000 have acquired well over two million acres throughout Florida, and the program currently allocates $300 million annually to purchase environmentally sensitive and other lands, and has done so through numerous successful partnerships with cities, counties, state agencies, water management districts, nonprofit organizations, private land owners, and others in achieving its conservation purposes, and

WHEREAS, Florida Forever, through its partnerships with the Florida Department of Environmental Protection, Water Management Districts, and others produces benefits that include clean air and water; healthy fisheries and wildlife habitat; improved water supply protection; and protected open spaces including greenway corridors, park lands, forests, and water bodies, and

WHEREAS, Florida Forever through the Florida Communities Trust, has assisted Florida’s cities and counties in protecting their cultural and historical resources, meeting the challenges of growth management, directing development away from coastal high hazard areas and floodplains; fostering a healthier lifestyle for Floridians; and providing recreational outdoor experiences in both urban and rural settings, and

WHEREAS, Florida Forever has helped to save many of Florida's beaches, rivers, bays, forests, coral reefs and estuaries that provide the foundation for our $3 billion tourism industry that attracts more than 70 million visitors each year, and

WHEREAS, 50 Florida local governments have enacted land acquisition financing programs in the past decades, and this conservation finance programs serve to leverage Florida Forever funding and increase the impact of Stated land conservation funding, and

WHEREAS, Florida Forever and other land conservation programs must compete in Florida’s market of surging land and housing prices where buying power has diminished because of escalating land prices and the impacts of inflation; and
WHEREAS, the funding for the Florida Forever program will sunset in 2010; and

WHEREAS, the Florida Forever Coalition and key environmental supporters are requesting the program be expanded to $1 Billion per year, and

WHEREAS, research by the Florida Forever coalition has found that over $20 billion is currently needed to purchase parks and recreational facilities, wildlife and wilderness areas, and open space for our state's increasing population, and

WHEREAS, since 2002 the benefits to the Blueprint 2000 Program via the Florida Communities Trust and the Northwest Florida Water Management District grant programs have included:

• St. Marks Headwaters: Booth I
• St. Marks Headwaters: Copeland Sink
• St. Marks Headwaters: Booth II
• Regional Stormwater Pond I
• Capital Cascade Trail – Segment 4
• Capital Cascade Trail – Segment 3
• Capital Cascade Upper Pond
• St. Marks Headwaters Conservation Easements

WHEREAS, additional City of Tallahassee and Leon County projects have been funded through the Florida Forever Program, and

WHEREAS, the Blueprint 2000 Citizens Advisory Committee fully supports the Florida Forever Program, acknowledges the benefits provided to Leon County, and encourages the Intergovernmental Agency Board to recommend to the local legislative delegation the Program's extension and expansion.

NOW, THEREFORE, BE IT RESOLVED, the Leon County / City of Tallahassee Blueprint 2000 Intergovernmental Agency Board declares their full support to the State of Florida Legislature for the creation and funding of a successor program to the Florida Forever program and requests its legislative delegation to advocate for the creation and funding of a successor program to Florida Forever.

Passed this ____ day of February, 2007, by the Leon County / City of Tallahassee Blueprint 2000 Intergovernmental Agency Board.

Mark Mustian, Chairman

Shelonda Gay, Agency Secretary
#13

Acceptance of FY 2006 Comprehensive Annual Financial Report (CAFR)
Agenda Item

<table>
<thead>
<tr>
<th>Acceptance of FY 2006 Comprehensive Annual Financial Report (CAFR) and Appropriation of FY 2006 Operating Fund Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Date:</strong> February 26, 2007</td>
</tr>
<tr>
<td><strong>Requested By:</strong> Blueprint 2000 Staff</td>
</tr>
<tr>
<td><strong>Contact Person:</strong> Phil Maher/Rick Feldman</td>
</tr>
<tr>
<td><strong>Type of Item:</strong> Consent</td>
</tr>
</tbody>
</table>

**STATEMENT OF ISSUE:**
This item requests acceptance of the Comprehensive Annual Financial Report (CAFR) for the Blueprint program, for the year ended September 30, 2006, and the appropriation of FY 2006 Blueprint 2000 encumbrances and unexpended operating budget funds.

**SUPPLEMENTAL INFORMATION:**
The Annual Financial Report of the Blueprint 2000 program for the year ended September 30, 2006 has been completed and is being presented to the Intergovernmental Agency’s Board of Directors. Included are the opinion of the external auditors related to the statements presented, their management letter, and the auditors’ reports on compliance and internal controls. It should be noted, as in previous years, the Agency has received an unqualified opinion. Thomas Howell Ferguson and Law, Redd, Crona and Munroe, external auditors for both the City of Tallahassee and Leon County, performed the audit. The Board of Directors is requested to accept the FY 2006 CAFR for the Intergovernmental Agency Blueprint 2000 program.

At the end of the fiscal year, $29,847,970 remained unexpended. $2,000,000 of this balance is reserved for operations, $15,106 is encumbered for contracts, and $27,832,864 is available for appropriation. Staff is requesting the Board to approve an increase in the FY 2007 adopted budget of $15,106 for outstanding encumbrances and $27,832,864 for transfer to the Capital Projects Fund as shown below.

\[
\begin{align*}
$32,431,160 & \quad \text{Approved FY 2007 Operating Budget} \\
15,106 & \quad \text{FY 2006 Carryover for encumbrances} \\
27,832,864 & \quad \text{FY 2006 Unexpended Balance transfer to Capital Projects Fund} \\
$60,279,130 & \quad \text{Total FY 2007 Amended Budget}
\end{align*}
\]

**Options**

Option 1: Accept the FY 2006 Comprehensive Annual Financial Report (CAFR) and approve additional appropriation to the FY 2007 Operating Budget of $15,106 for encumbrances and $27,832,864 for transfer to the Capital Projects Fund.
Option 2: Provide alternate direction to staff.

**RECOMMENDED ACTION:**

Option 1: Accept the FY 2006 Comprehensive Annual Financial Report (CAFR) and approve appropriation to the FY 2007 Operating Budget of $15,106 for encumbrances and $27,832,864 be appropriated for transfer to the Capital Projects Fund.

**ACTION BY CAC:**

**ATTACHMENTS:**

FY 2007 Comprehensive Annual Financial Report (CAFR)
#14

Appropriation of a Florida Communities Trust (FCT) Grant for Headwaters of the St. Marks/Booth
SUBJECT/TITLE: Appropriation of a Florida Communities Trust (FCT) Grant for Headwaters of the St. Marks/Booth II

Date: February 26, 2007
Contact Person: Phil Maher

Request for the Board to appropriate $917,207 in grant funds for the acquisition of the Booth II parcel.

SUPPLEMENTAL INFORMATION:
In Fiscal Year 2005 Blueprint received a tentative award of a FCT grant for the Booth II property located in the Headwaters of St. Marks. FCT grants are contingent upon the negotiation of a contract with a willing seller. At the June 2006, IA meeting the Board authorized the IMC to negotiate and enter into a purchase agreement for the parcel. The closing for this parcel is scheduled for February 23, 2007. Blueprint will fund the entire purchase and be reimbursed from the grant funds. This appropriation is required to restore Blueprint’s budget for FCT’s share of the acquisition.

RECOMMENDED ACTION:
Appropriate $917,207 for FCT’s share of the Booth II acquisition.

ATTACHMENT(S)
None
#15

Appropriation of TRIP and SouthWood DRI Mitigation Funds (E-2)
Agenda Item

SUBJECT/TITLE: Appropriation of the Transportation Regional Incentive Program grant and Southwood DRI mitigation funds.

Date: February 26, 2007
Requested By: Blueprint 2000 Staff
Contact Person: Phil Maher
Type of Item: Consent

STATEMENT OF ISSUE:
To appropriate Transportation Regional Incentive Program (TRIP) grant and Southwood DRI mitigation funds for the construction of Capital Circle Southeast from Tram Road to Woodville Highway.

SUPPLEMENTAL INFORMATION:
The Fiscal Year 2007 Capital Budget appropriated $10 million dollars toward the construction of Capital Circle Southeast from Tram Road to Woodville Highway. Since the approval of the Capital Budget, Blueprint has been awarded a TRIP grant in the amount of $9,569,477. It also has been assigned $991,000 in Southwood DRI mitigation funds from the Florida Department of Transportation. The addition of these funds will allow Blueprint to enter into a construction contract with Sanco Inc/Genesis Group for the construction of this segment of the Roadway.

RECOMMENDED ACTION:
Approve the TRIP funds of $9,569,477 and the $991,000 in mitigation dollars for the construction of Capital Circle Southeast from Tram Road to Woodville Highway.

ATTACHMENT(S)
None
#16

CAC Chairman: CAC Actions
Agenda Item

SUBJECT/TITLE: CAC Chairman’s Report

Date: February 26, 2007  
Requested By: Terence Hinson

Contact Person: Jim Davis  
Type of Item: Presentation

STATEMENT OF ISSUE:

CAC Chair Terence Hinson will be present to address the CAC’s discussion and recommendations on appropriate agenda items before the IA.

SUPPLEMENTAL INFORMATION:

The Blueprint Citizens Advisory Committee met on February 8 to discuss items on the February 26 IA agenda.

RECOMMENDED ACTION:

ATTACHMENT(S):
Status of the Cascade Park Marketing Plan
STATEMENT OF ISSUE:

This Item updates the Committee on the development of a Marketing Plan to generate public and private sector funding for the implementation of certain amenities proposed within Capital Cascade Park – (Segment 2 of the Capital Cascade Trail).

SUPPLEMENTAL INFORMATION:

The CAC has previously noted the need to develop a strategic marketing plan addressing funding for the proposed amenities within Capital Cascade Park which is currently under design.

A Workshop was held with several local leaders on December 7, 2006, to initiate the development of a marketing plan and to address organizations to be involved and lead the process. (see attached minutes). The CAC was briefed on this meeting at their December 7 meeting (see Item #6 in CAC minutes included in this Agenda Package.)

A follow-up meeting was held on January 17, 2007 with representatives of the Ziffer-Stansberry Advertising/Public Relations Agency to discuss a proposal to assist in development of the Marketing Plan.

Jim Davis will brief the CAC as to the current status of these efforts.

RECOMMENDED ACTION:

For CAC Information and discussion.

Action by TCC and CAC:

ATTACHMENT(S):

December 7, 2006 Capital Cascade Trail Marketing Workshop Summary
Acquisition of Properties in the Fred George Basin
STATEMENT OF ISSUE:

This issue provides the Blueprint 2000 staff analysis and recommendations for the County-requested funding for Fred George Basin property acquisition. The Agenda Item prepared by Leon County Staff is included as Attachment 1, and labeled Agenda Item 18A.

SUPPLEMENTAL INFORMATION:

Facts:

1. As stated in the County request, acquisition of Fred George Sink and much of the undeveloped portions of the Fred George Closed Basin is included as Map 1 of the Blueprint Project Definitions Report.
2. Implementation of Map 1 is not a Tier 1 Blueprint project, and therefore it is not funded in the Adopted Blueprint Master Plan.
3. Movement of projects without associated funding from Tier 2 to Tier 1 increases the existing funding shortfall or will impact other funded projects.
4. Currently there is no funding in the Master Plan for this project.
5. This is a legitimate environmental project and is in keeping with the Blueprint mission to protect and enhance the environment.
6. Funding options include:
   a. Blueprint water quality funds designated for the County: Currently the County has $13M available in designated water quality funds. These funds have been earmarked for other projects, however, these funds could be reprioritized. This assumes that this project would meet the water quality criterion that has been adopted by the IA. This appears to be probable.
   b. Mahan Drive funds: The IA has reserved up to $10M to be used on Mahan Drive construction with the anticipation of receiving SIS funding for the balance. There was no SIS funding provided this year and a significant shortfall remains for this project. Other potential uses for this funding could also include construction of Capital Circle from Woodville to Crawfordville.
c. Lake Jackson Basin funding: Currently the Blueprint Master Plan contains $3.5M for use in the Lake Jackson Basin for stormwater, greenway connections, and trails. Leon County has several retrofit ponds in the basin complete or under development at Okeechobee/Fuller Road, Rhoden Cove and Lexington/Timberlane. These three projects have previously been approved by the IA for funding from Blueprint Water Quality funds designated to the County. Greenways: a functional bicycle and pedestrian linkage between Klapp-Phipps Park and Timberlane Ravines, etc. No successful activities have occurred on this mission to date. Although grants have been approved, the property owners have been resistant to sell. Transportation: includes intersection, resurfacing etc, these activities are not feasible at this funding level. The Planning Department has expended approximately $350,000 for the acquisition of properties in this basin that Blueprint will fund. The Balance in the Basin account is approximately $3.15 M.

d. Lake Lafayette Floodplain: Currently $1.25 M is available, with an additional $4M available over the next 8 years in the approved IA Master Plan. These funds are designated for Greenways: Connections between the Lake Lafayette Heritage Trail and Alford Arm properties and the Miccosukee Canopy Road Greenways. Stormwater: Additional stormwater pond east of Weems Pond to protect the Lafayette Sink. Transportation: widen Mahan Drive: The recent Fallschase development agreements need to be assessed to determine if any of the Lake Lafayette Floodplain issues have been otherwise addressed, thus freeing portions of this funding.

e. The Leon County Commission Agenda Item dated December 12, 2006, (Item number 31) identified that $500,000 was available from the unsuccessful Red & Sam’s FCT project. (attachment 2)

f. Land Bank: The Master Plan currently has $8,742,637 in the land bank. This money is held to acquire needed properties where no ROW budget is in the Master Plan. One example is the Myers Commercial Park in segment 3 of the Capital Cascade Trail. An FCT Grant has been awarded for this acquisition and this property is currently being appraised for pre-acquisition as part of that project. The Land Bank funds also provide the contingency funds for all the Blueprint projects in a period of cost escalation. The elimination of these funds will place existing projects at risk.

Assumptions:

1. Funding designated for environmental projects should only be used on similar projects.
2. No existing project should be cancelled or diminished for this issue.
3. FCT applications will be successful.
4. The Board and CAC will deem this as an excellent project for the community and direct the super majority vote process be initiated and that it will be successful.
5. Project will meet the adopted Water Quality criterion.
Funding Options:

**Option 1:** Move $2.775 M (plus or minus 10 percent based on actual costs) from the Lake Jackson Basin, “c.” above, to be used for the FCT match for the acquisition of the subject properties. If the County is unsuccessful with the FCT grant, then the balance would be funded from other County resources. The CAC recommends that the Lake Jackson projects remain Tier 1. (Direct staff to initiate the process to move the Fred George project from Tier 2 to Tier 1.)

Advantages:
1. Does not impact other ongoing projects nor add to the overall program shortfall.
2. Uses environmental funds for environmental projects.
3. Several of the Stormwater projects included in the Lake Jackson Basin (Map 5A) are being completed using Blueprint Water Quality funds allocated to the County.
4. Funds a completed transaction in lieu of a proposed project.
5. Leaves some funding in the Lake Jackson Basin account for future projects as opportunities arise.

Disadvantages:
1. Requires the super majority vote provisions be initiated and approved.

**Option 2:** Move $3.4M from the Lake Jackson Basin account and $1.250M from the Lake Lafayette Flood Plain to fully fund the acquisition with a reimbursement to the Lake Jackson Basin account from the successful FCT grant.

Advantages:
1. Same as option 1
2. Places only Blueprint environmental (no Blueprint water quality funds designated to the County) funds at risk

Disadvantages:
1. Eliminates all remaining funds for the Lake Jackson Basin including trails etc.
2. Eliminates all current Lake Lafayette funds.
3. Requires the super majority vote provisions be initiated and approved.

Option 3: Board Guidance

RECOMMENDED ACTION: OPTION 1:

**Option 1:** Move $2.775 M (plus or minus 10 percent based on actual costs) from the Lake Jackson Basin, “c.” above, to be used for the FCT match for the acquisition of the subject properties. If the County is unsuccessful with the FCT grant, then the balance would be funded...
from other County resources. The CAC recommends that the Lake Jackson projects remain Tier 1. (Direct staff to initiate the process to move the Fred George project from Tier 2 to Tier 1.)

**Action by the TCC:** The following Action was favorably received by the TCC and County staff in attendance:

- Move $2.691M from the Lake Jackson Basin, “c.” above, to be used for the FCT match for the acquisition of the subject properties. If the County is unsuccessful with the FCT grant, then the balance would be funded from the county’s water quality funds, without review by the consultant. (This would be a one time exception to policy for the IA) or from other County resources. (“e.” above). (Note: The above was the Recommended Action at the time of the TCC meeting. The CAC, which met later in the day, requested the Action be revised to delete the reference to water quality funds without review by the consultant and the one time exception to policy.)

**Action by the CAC:** The following Action was adopted by the CAC:

- Move $2.691M from the Lake Jackson Basin, “c.” above, to be used for the FCT match for the Acquisition of the subject properties. If the County is unsuccessful with the FCT grant, then the balance would be funded from other County resources. The CAC also recommends that the Lake Jackson projects remain Tier 1.

**ATTACHMENTS:**

1. Agenda Item Prepared by Leon County Staff (Agenda Item 11A; includes maps)
SUBJECT/TITLE: Acquisition of Properties in the Fred George Basin

Date: February 8, 2007  Requested By: Leon County
Contact Person: Don Lanham/Steve Hodges  Type of Item: Discussion

STATEMENT OF ISSUE:
Leon County is proposing to acquire three environmentally sensitive properties and conservation easements on two additional properties surrounding Fred George Sink and has directed staff to pursue Blueprint 2000 funding in support of this project.

SUPPLEMENTAL INFORMATION:
Leon County is proposing to obtain the most environmentally sensitive parcels containing Fred George Sink and the wetlands surrounding the sink at the bottom of the Fred George Basin. This action was instigated by the Board due to strong citizen response to a request by an owner of one of the parcels to re-zone the property in order to allow development. Table 1 is a summary of the proposed acquisitions.

Table 1 Summary of Proposed Acquisitions

<table>
<thead>
<tr>
<th>Property</th>
<th>Acres</th>
<th>Interest in Property</th>
<th>Estimated Cost</th>
<th>Estimated Cost to BP 2000*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ghazvini</td>
<td>78</td>
<td>Fee Simple</td>
<td>$1.6 million</td>
<td>$960,000**</td>
</tr>
<tr>
<td>Maples</td>
<td>76</td>
<td>Fee Simple</td>
<td>$2.6 million</td>
<td>$1,560,000</td>
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<tr>
<td>Cavanaugh</td>
<td>13</td>
<td>Fee Simple</td>
<td>$165,000</td>
<td>$99,000</td>
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<td>Schwartz</td>
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<td>$60,000</td>
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<tr>
<td>Christine Maples</td>
<td>3</td>
<td>Fee Simple</td>
<td>$200,000</td>
<td>$120,000</td>
</tr>
<tr>
<td>TOTAL</td>
<td>174</td>
<td></td>
<td>$4,625,000</td>
<td>$2,775,000**</td>
</tr>
</tbody>
</table>

• Assumes 40 percent reimbursement by FCT
• (**NOTE: The Table has been corrected by Blueprint Staff correcting a math error in the Ghazvini property calculation.)

The three large parcels proposed for fee simple acquisition are the 78 acre Ghazvini property, the 76 acre Maple property and the 13 acre Cavanaugh property (See Map #2). The Cavanaugh tract is part of the hydrological system contributing surface water runoff into the sink, and would be useful to establish a greenway trail connection from the CSX crossing onto the Ghazvini tract. This crossing is identified in the Tallahassee – Leon County Greenways Master Plan.

The actual sink is located on the 4 acre Schwartz property. It is hydrologically connected to the three large properties proposed for acquisition. The acquisition of a conservation easement over
approximately half of this property is proposed. This would protect the sink and adjacent hillside, yet allow the construction of a home, which is the intent of the property owner. A conservation easement is also proposed for the Christine Maple property, a 3 acre parcel that is embedded in the larger 76 acre Maple property and has an existing house on site.

County staff is preparing an application for a Florida Communities Trust (FCT) grant to fund a portion of the purchase. To be competitive in this process, the pre-acquisition of some or all of the property, will be required. The estimated cost for all five parcels, both fee simple and less than fee simple is $4.5 $4.625* million. If all the properties were pre-acquired and the FCT application was successful, the County would be responsible for $2.7 million. Should the County be unsuccessful in obtaining an FCT grant this cycle, the proposal could be re-submitted in the next FCT cycle (2008).  *revised by Blueprint staff

The acquisition of the Fred George Sink property and the adjoining undeveloped portions of the Fred George Closed Basin are included as Map 1 of the Blueprint Project Definitions Report. Implementation of Map 1 however is a Tier 2 Blueprint project, and therefore it is not funded in the Adopted Blueprint Master Plan. Due to the pressure of impending development on these environmentally sensitive properties, the County is requesting that the Citizens Advisory Committee (CAC) recommends that the Intergovernmental Agency (IA) initiates the required process (CAC/TCC/IMC recommendations, two public hearings, IA super majority vote) to move Map 1 from a Tier 2 project to a Tier 1 project in order to allocate funding. The acquisition of these parcels would support the BP2000 mission by preserving, protecting, and enhancing the community's quality of life through the implementation of holistic and coordinated planning, transportation, water quality, environmental and green space projects.

**RECOMMENDED ACTION:**
Recommend the IA initiate the Super Majority process to move Map 1 from a Tier 2 to a Tier 1 project and budget $4.5 $4.625* million for property acquisition. Should the County be successful in seeking FCT funding, BP 2000 would be reimbursed for 40% of the approved cost of the acquisition of the property.  *revised by Blueprint staff

**ATTACHMENTS:**

Map of Fred George Basin
Map of Proposed Properties to be Acquired
NOTE: This product has been compiled from the most accurate source data from Leon County and the City of Tallahassee. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument.
NOTE: This product has been compiled from the most accurate source data from Leon County and the City of Tallahassee. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument.
Item 31 Consideration of a Resource Protection and Acquisition Strategy for Fred George Basin
(Public Services/Planning – Vincent Long/Wayne Tedder)

- County Administrator Alam
- Planning Director, Wayne Tedder, provided a brief summary of the parcels (property characteristics, environmental and community concerns, and development potential), and stated that Blueprint 2000 (BP 2000) identified the 156 acres in the Fred George Basin for purchase and preservation. He listed three options for Board’s consideration.
  - Enter into a 163 Agreement or Planned Unit Development (PUD) with the owner/seller;
  - Receive a conservation easement or dedication under the County’s development approval processes; and
  - Acquire all or part of the property.
- Speakers:
  - Misty Penton – provided a PowerPoint presentation expressing concerns regarding the Fred George Basin’s environmental habitat.
  - Damien Filer stated that County staff had recommended acquisition of the property with BP 2000 funds.
  - April Penton supports purchase of parcels.
  - Dan Schwartz recommended the County purchase the property and develop a park.
  - Stephanie Somsky, FSU Environmental Service Program, encouraged the Board approve acquisition of the property.
  - Brad Ashwell, Florida Public Interest Research Group, supports placing parcels in a conservation easement.
  - Preston Robertson, Florida Wildlife Preservation, stated that he is a seventh generation Leon County citizen and supports acquisition of these properties. He requested the Board take advantage of Florida Communities Trust funds to assist in the purchase of the three parcels.
  - Rich Templin supports acquisition of these properties.
  - John Kennedy distributed information regarding environmental and flooding concerns in the Fred George closed basin.

- Commissioner Dailey moved, seconded by Commissioner Thaell, to approve Option #3, as amended: Direct staff to pursue immediate acquisition of Site #1 (Ghazvini tract – 80 acres), the most environmentally-sensitive parcel, upon dismissal of rezoning request, with the option to acquire the Maples property at a future time.
- Commissioner Dailey stated that these properties were identified for purchase by BP 2000 in 1997. He stated that the owners of the property and the community have worked together and agree that this property needs to be purchased.
  - He stated that the funding for the parcels’ purchase might come from
Florida Communities Trust 50% local matching grant and BP 2000 water quality funds. He recommended that the County approach the City to move forward jointly and share financial responsibility in the purchase of the parcels. In addition, he suggested that the acquired property could be used to build a Fred George Basin Greenway.

- Commissioner Thaell stated that he believes acquisition serves a public purpose and the County should acquire all 156 acres. He added that the City/County Watershed Policy committee is looking at building a regional stormwater facility and stated that the 80-acres of high ground on the properties could be used for such a facility.
- Commissioner Proctor asked the maker of the motion to include requesting the City share in cost of acquisition.
- Commissioner Desloge expressed concerns that the County may not be able to receive other funding and will have the burden of acquiring the properties. He stated that he would like to limit the County’s financial exposure.
- County Administrator Alam suggested that the County proceed with acquiring Site #1, at approximately $1.6 million, with the County’s exposure being $800,000.
- Mr. Alam described the different funding sources that may be available to acquire the properties:
  - Apply for Florida Communities Trust (FCT) Grant – 50% match local funds
  - Reallocate $500,000 from Red & Sam’s Project
  - Utilize County’s BP 2000 water quality funds - $300,000
- County Attorney Thiele clarified that the withdrawing of the rezoning application will need to be done prior to moving forward.
- There was further Board discussion.
- County Administrator Alam stated that the County would proceed with trying to get BP 2000 funds for the purchase of all three parcels.
- Speaker: Mr. Mike Thomasson, representing Mr. Maples, asked about the status of their rezoning request. Ms. Martha Chumbley, Attorney, stated that the rezoning application proceedings would be held in abeyance while the County works through acquisition of the subject property.
- **The motion was amended to include: Direct staff to pursue BP 2000 funding for the acquisition of all the property (3 parcels – 156 acres).**

The motion passed 7-0.
#19

Capital Circle
NW/SW Orange Avenue to West Tennessee Street
Right-of-Way Acquisition
SUBJECT/TITLE: Capital Circle Northwest/Southwest: Orange Avenue to West Tennessee Street Right-of-Way Acquisition

Date: February 26, 2007
Requested By: Blueprint 2000 Staff
Contact Person: Jim Davis
Type of Item: Discussion

STATEMENT OF ISSUE: Pursuant to the Blueprint 2000 Real Estate Policy, this item requests approval to proceed with the acquisition of all necessary right-of-way for Capital Circle Northwest/Southwest: Orange Avenue to West Tennessee Street, as reflected on the attachments.

SUPPLEMENTAL INFORMATION: On November 15, 2004, the Intergovernmental Agency (IA) approved the Blueprint 2000 Real Estate Policy. Section 105.09 of this policy (Acquisitions for Capital Improvement Projects), calls for the approval by the IA of a Resolution (Attachment 1) stating the public purpose of the project and the necessity of acquiring the parcels identified in the Resolution. This acquisition can be in the form of a negotiated settlement or through an Order of Taking. There are seventy seven (77) parcels to be acquired from property owners (See Attachment #2 – Right of Way Map (Exhibit A)). Funding for the right-of-way consists of $42 Million of SIS funds.

OPTIONS:

Option 1: Approve the Resolution allowing right of way acquisition to begin on Capital Circle Northwest/Southwest (SR 263) from Orange Avenue to West Tennessee St.

Advantages:
- Continues forward movement with Capital Circle Project
- Supports continued growth in the Southern Strategy area and provides access to the Tallahassee Regional Airport
- Improvement of local access roads to major arteries

Disadvantage:
- None

Option 2: Board Guidance
RECOMMENDED ACTION:

Option 1: Approve the Resolution allowing right of way acquisition of these seventy seven (77) parcels on Capital Circle Northwest/Southwest (SR 263) from Orange Avenue to West Tennessee St.

Action by TCC and CAC: Presented to TCC and CAC as information only; no action required.

ATTACHMENT(S):

1. Resolution
2. Right of Way Map (Exhibit A) of 76 fee parcels and 1 temporary construction easement parcels requiring right of way acquisition on Capital Circle Northwest/Southwest (SR 263) from Orange Avenue to West Tennessee St.
RESOLUTION NO. 2007-01

ACQUISITION OF PROPERTY FOR CAPITAL CIRCLE NORTHWEST/SOUTHWEST CORRIDOR IMPROVEMENT PROJECT FROM ORANGE AVENUE TO WEST TENNESSEE STREET.

A RESOLUTION OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT 2000 INTERGOVERNMENTAL AGENCY RECOGNIZING AND ESTABLISHING THAT A VALID PUBLIC PURPOSE IS SERVED BY THE IMPROVEMENT, CONSTRUCTION AND MAINTENANCE OF CERTAIN PROPERTY WITHIN THE CITY OF TALLAHASSEE AND LEON COUNTY, FLORIDA, LOCATED ON CAPITAL CIRCLE NORTHWEST/SOUTHWEST CORRIDOR FROM ORANGE AVENUE TO WEST TENNESSEE STREET, KNOWN AS THE CAPITAL CIRCLE NORTHWEST/SOUTHWEST CORRIDOR IMPROVEMENT PROJECT; AND DETERMINING THAT THE AREA ADJACENT TO AND SURROUNDING CAPITAL CIRCLE NORTHWEST/SOUTHWEST IS NECESSARY FOR THE IMPLEMENTATION OF THE PROJECT; AND AUTHORIZING BLUEPRINT 2000 AND ITS AGENTS OR DESIGNEES TO ACQUIRE THE NECESSARY PROPERTY BY GIFT, DONATION, PURCHASE, OR THE EXERCISE OF EMINENT DOMAIN PROCEEDINGS.

WHEREAS, Leon County-City of Tallahassee Blueprint 2000 Intergovernmental Agency (the Agency) was formed by Interlocal Agreement on October 27, 2000, pursuant to the provisions of Chapter 163.01, Florida Statutes; Article VII, Sections 1 and 2 of the Constitution of the State of Florida; Chapter 166, Florida Statutes; Chapter 125, Florida Statutes; Section 202.19(5), Florida Statutes, Chapter 212; and other applicable provisions of law, to undertake the acquisition, financing, planning, constructing, managing, operating, servicing, utilizing, owning and exchanging of the Blueprint Projects as set forth in Section 8 of Part V of the Interlocal Agreement, as the same may be amended from time to time by agreement of the City and the County; and:

WHEREAS, in order to accomplish its purposes the Agency shall have the power, pursuant to direction or authorization by its Board of Directors, by its bylaws or by the powers granted by the Interlocal Agreement to appropriate property by gift, donation, purchase, or by exercising the right and power of eminent domain, including the procedural powers under Chapters 73 and 74, Florida Statutes, pursuant to its
delegated authority as set forth generally in Chapters 125, 127, 163, 166 and 337, Florida Statues, and more specifically as set forth in Section 163.01(7)(f); and

WHEREAS, Section 8 of Part V of the Interlocal Agreement identified the need to expand the capacity of Capital Circle Northwest/Southwest by making improvements to the section located between Orange Avenue and West Tennessee Street, including portions of Blountstown Highway and Pensacola Street (SR 20), for future transit; and

WHEREAS, the Agency intends to expand capacity on and improve Capital Circle Northwest/Southwest from Orange Avenue to West Tennessee Street, which is within the boundaries of the Agency’s first priority projects as approved by the County and City Commissions on July 10, 2000, and such improvements are being funded from proceeds of the Dedicated Sales Tax, FDOT Transportation Regional Incentive Program funds, private funds and other funds that may be available and approved by the Board of Directors; and

WHEREAS, the City of Tallahassee retained the services of H. W. Lochner, Inc. to complete the Project Development and Environmental Study of Capital Circle Northwest/Southwest, which includes the area from Orange Avenue to West Tennessee Street, giving consideration to alternative alignments, safety factors, environmental factors, costs of the project, and long range planning in determining the feasibility of design concepts as contained in the Final Preliminary Engineering Report dated May, 2006, and H. W. Lochner, Inc. has identified the properties necessary for the implementation of the Project, as directed, and as subsequently revised by further development of the project; and

WHEREAS, public meetings have been convened for the purpose of enabling the public to express its views and participate in the decision-making process for the design of the Project; and

WHEREAS, the implementation of the Project with the design concepts as approved by the Agency, after consideration of public participation at the public meetings, necessitates the acquisition of property for use as road right-of-way, stormwater management facilities, drainage and utility structures, recreational facilities and amenities, and harmonizing the new road improvements with the adjoining properties.
NOW, THEREFORE BE IT RESOLVED BY LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT 2000 INTERGOVERNMENTAL AGENCY, that:

Section 1. The Agency hereby determines that the Capital Circle Northwest/Southwest Corridor Improvement Project (the Project) from Orange Avenue to West Tennessee Street, comprising of road rights of way, regional storm water facilities, drainage and utility structures, recreational facilities and amenities, and harmonizing the new road project with the adjoining properties, represents a valid Agency public purpose.

Section 2. The Agency hereby approves the map of location identifying the property necessary for implementation of the Project as the official Right-Of-Way Map for the Project, copies of which are on file and available at the Blueprint 2000 Offices located at 1311 Executive Center Drive, Suite 109, The Koger Center, Ellis Building, Tallahassee, Florida, 32301, and determines that the right of way depicted and described therein, and as further shown on Exhibit A attached hereto, is necessary for implementation of the Project.

Section 3. The Agency hereby authorizes, empowers and directs Blueprint 2000 and its designees or agents, to acquire by gift, donation, purchase, or by the exercise of the powers of eminent domain a fee simple interest in the properties identified on Exhibit A as Parcels 100, 106, 108, 126, 128, 129, 130, 132, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, and 242 reserving to the owners their rights of ingress and egress over said parcels to their remaining property, if any, which rights are to be not inconsistent with the Project.

Section 4. The Agency hereby authorizes, empowers and directs Blueprint 2000 and its designees or agents, to acquire by gift, donation, purchase, or by the exercise of the powers of eminent domain a temporary construction easement interest in the properties identified on Exhibit A as Parcel 707 reserving to the owners their rights of
ingress and egress over said parcels to their remaining property, which rights are to be not inconsistent with the Project.

Section 5. The Agency acknowledges that additional unidentified properties may be necessary for the completion of the Project, and that, upon the determination by engineers and surveyors of those additional properties, this resolution shall be supplemented to include identification of any such additional necessary properties.

Section 6. The Agency acknowledges that, in the course of implementing the Project, the boundaries of the properties identified in Exhibit A may differ from those of the properties actually acquired because of engineering design changes, negotiated changes resulting in savings in the cost of acquisition, or other such changes made in the best interest of the Leon County-City of Tallahassee Blueprint 2000 Intergovernmental Agency, and the Agency agrees that the authority granted by this resolution shall extend to any acquisition of property involving such changes.

Section 7. The Agency’s designated legal counsel is hereby authorized to institute eminent domain proceedings as necessary to complete the acquisition of the parcels as set forth herein by the earliest possible date, which authority shall include signing of the Declaration of Taking and utilization of any and all statutes of the State of Florida applicable thereto, and to compensate the interested parties as required by law.

Section 8. This resolution shall become effective immediately upon its adoption.

INTRODUCED, PASSED AND ADOPTED by Leon County-City of Tallahassee Blueprint 2000 Intergovernmental Agency of Leon, County, Florida, this _____ day of February, 2007.

By:______________________________
Blueprint 2000 Intergovernmental Agency

ATTESTED

By:______________________________
Shelonda Gay
Blueprint 2000 Board Secretary

APPROVED AS TO FORM

By:______________________________
Maribel Nicholson-Choice, Esquire
Blueprint 2000 General Counsel
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**LEGEND**

- **PARCEL NUMBER IDENTIFICATION**: 100-999
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- **TEMPORARY EASEMENTS**: 800-899
- **PERPETUAL EASEMENTS**: 900-999
- **LIEGE EASEMENTS**: 1000-1079

**RIGHT OF WAY MAP**

**BLUEPRINT 2000 INTERGOVERNMENTAL AGENCY**

**S.M. 265 (MARK CAPITAL CIRCLE)**

**LEON COUNTY**

**Sheet B of 25**
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**Legend**

- **100-999** = Deeds of All Times
- **200-299** = Temporary Easements
- **300-399** = Perpetual Easements
- **400-499** = Licent Easements

**Right of Way Map**

*Blueprint 2000 Intergovernmental Agency*

*Leon County*

*Sheet 00 of 23*
#20

Preparation of Bond Documents for Summer FY 2007 Bond Sale
Preparation of Bond Documents for a Summer FY2007 Bond Sale

Date: February 26, 2007
Requested By: Blueprint 2000 Staff
Contact Person: Phil Maher
Type of Item: Informational/Discussion

STATEMENT OF ISSUE:
To update the Board concerning the status of Blueprint’s next bond sale. It is anticipated that Blueprint 2000 will need to issue additional bonds in late fiscal year 2007. In order for Blueprint to sell bonds in late fiscal year 2007 the Board will need to approve the bond documents and size of the issue at the June meeting.

SUPPLEMENTAL INFORMATION:

Blueprint 2000 sold $70 million of bond in March of 2003 to finance various projects prior to extension of the current one cent option sales tax. Blueprint contracted with Public Financial Management as financial advisor, Bryant Miller and Olive as bond counsel, and Holland and Knight as disclosure counsel as its bond team. A Blueprint investment banking team of, Raymond James & Associates, William R Hough & Co, Banc of America Securities LLC, Morgan Stanley & Co, Bear, Sterns & Co. was selected by the Board at the May 2003 IA meeting. Since the selection, William R Hough merged with RBC Daine Rauscher.

At the time of sale of the Blueprint 2003 Bonds, it was expected that the proceeds would last approximately 3 years. Therefore, in May 2005, staff recommended to the Board authority to begin preparing for sale of a $25 million dollar bond issue and named Raymond James as the senior manager for a sale in early FY 2006.

Based of this item the Board took the following actions:

- Authorized Blueprint 2000 to begin the process of preparing the bond resolution and Raymond James being named as the senior firm on a negotiated sale.
- The Board requested that Blueprint add a black minority underwriter to the team for the proposed sale. Raymond James has since responded of their intention to use a black minority underwriter to meet their 15.5% MBE goal.

Since the May 2005 meeting Blueprint has received over $60 million in Transportation grants and loans which has allowed Blueprint to delay selling Bonds. Blueprint’s Finance Committee met on February 1, to review a cash flow pro forma prepared by Public Financial Management. The pro forma indicated the need for additional bond proceeds of up to $75 million in late fiscal
year 2007. Based on this analysis the Finance Committee has recommended Blueprint reactivate the preparation of bond documents for review and approval by the Board at the June meeting. The Finance Committee also request that the exact timing of the actual sale be approved by the Intergovernmental Management Committee based on recommendations by the Finance Committee.

**RECOMMENDED ACTION:**

None required.

**ATTACHMENT(S)**

(1) Initiation of the Bond Documents for and Early FY 2006 Bond Sale agenda item dated May 16, 2005
SUBJECT/TITLE: Initiation of the Bond Documents for an Early FY 2006 Bond Sale

Date: May 16, 2005                  Requested By: Staff
Contact Person: Phil Maher          Type of Item: Consent

STATEMENT OF ISSUE:
It is anticipated that Blueprint 2000 will need to issue additional bonds in early fiscal year 2006. In order for Blueprint 2000 to have a resolution for the Board’s approval at the September IA meeting the process of preparing the bond documents needs to begin.

SUPPLEMENTAL INFORMATION:
Based on a cash flow pro forma prepared by Public Financial Management which took into consideration remaining bond proceeds and sales tax receipts, the Finance Committee has recommended that the process of preparing the documents begin for a bond sale of approximately $25 million early in fiscal year 2006.

Currently Blueprint has Public Financial Management under contract as financial advisor, Bryant Miller and Olive as bond counsel, and Holland and Knight as disclosure counsel as its bond team. A Blueprint investment banking team of, Raymond James & Associates, William R Hough & Co, Banc of America Securities LLC, Morgan Stanley & Co, Bear, Sterns & Co. was selected by the Board at the May 2003 IA meeting. Since the selection, William R Hough is now RBC Daine Rauscher.

The first bond sale was a competitive sale and was awarded to Raymond James & Associates. The Finance Committee has recommended that the proposed sale be negotiated, with Raymond James & Associates being the senior manager.

Option 1: Authorize Blueprint 2000 to begin the process of preparing the bond resolution and Raymond James being named as the senior manager on a negotiated sale basis.

Option 2: Provide Board guidance.

RECOMMENDED ACTION:
Option 1: Authorize Blueprint 2000 to begin the process of preparing the bond resolution and Raymond James being named as the senior firm on a negotiated sale.

ATTACHMENT(S):
None.