



Technical Coordinating Committee Meeting

Monday, August 25, 2025
1:00 pm
Location: Blueprint Conference Room

Facilitator: Autumn Calder

Agenda

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| II. | CONSENT | |
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| III. | GENERAL BUSINESS/PRESENTATIONS | |
| 2. | Update on the Orange-Meridian Placemaking Stormwater Improvement | 9 |
| IV. | 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 speaker. All comments received will be part of the record. | |

NEXT TCC MEETING: Monday, October 20, 2025, at 1:00 PM

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this meeting should contact Shannon Berigan, Public Information Officer, 315 South Calhoun Street, Suite 450, Tallahassee, Florida, 32301, at least 48 hours prior to the meeting. Telephone: 850-219-1060; or 1-800-955-8770 (Voice) or 711 via Florida Relay Service.

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Blueprint Intergovernmental Agency Board of Directors Agenda Item #1

August 25, 2025

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| Title: | April 29, 2024 Blueprint Intergovernmental Agency Technical Coordinating Committee Meeting (TCC) Minutes |
| Category: | Consent |
| Intergovernmental Management Committee: | Vincent S. Long, Leon County Administrator Reese Goad, City of Tallahassee Manager |
| Lead Staff / Project Team: | Autumn Calder, Director, Blueprint Intergovernmental Agency Megan Doherty, Blueprint Planning Manager Susan Dawson, Blueprint Attorney Abe Prado, Design and Construction Manager, Blueprint |

STATEMENT OF ISSUE:

This agenda item presents the summary meeting minutes for the February 12, 2024 minutes and approval of the minutes as presented.

FISCAL IMPACT

This item has no fiscal impact.

RECOMMENDED ACTION:

Option 1: Approve the April 29, 2024 minutes.

OPTIONS:

Option 1: Approve the April 29, 2024 minutes.

Option 2: TCC Direction.

Attachments:

1. Draft Summary Minutes of the Technical Coordinating Committee on April 29, 2024.

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Blueprint Intergovernmental Agency Technical Coordinating Committee Meeting Minutes

Date: August 12, 2024
To: Technical Coordinating Committee
From: Artie White, PLACE Director
Subject: Summary Minutes for the April 29, 2024 Technical Coordinating Committee Meeting

Committee Members present:

| | |
|------------------|--------------------------------|
| Wayne Tedder | Nawfal Ezzagaghi |
| Artie White | Brent Pell |
| Autumn Calder | John Reddick |
| Laurel Harbin | Jason Smith (for Jodie Cahoon) |
| Greg Slay | Ken Morris (for Ben Pingree) |
| Chris Muehlemann | |

The TCC is a non-voting committee serving to provide professional advice and technical expertise on Blueprint Intergovernmental Agency projects.

I. AGENDA MODIFICATIONS

There was an agenda modification to update the project description for Item #2.

II. CONSENT

1. April 29, 2024 Blueprint Intergovernmental Agency Technical Coordinating Committee Meeting Minutes

ACTION TAKEN: There were no questions related to the consent item; Director Calder noted that the TCC concurred, and the item is placed in the record as presented.

III. GENERAL BUSINESS/PRESENTATIONS

2. Presentation of the Consideration of a Substantial Amendment to Add Affordable Housing Land Acquisition to the Blueprint Infrastructure Program.

CITIZENS TO BE HEARD

There were four citizens to be heard.

Robert Deyle, Co-Chair of the Capital Area Justice Ministry (CAJM). Explained the mission of CAJM and noted that CAJM made the project proposal to the IA Board for consideration. CAJM feels the proposal should move forward on its technical merits.

Pam Leslie, a member of CAJM Affordable Housing Committee. Provided information on affordable housing statistics related to the agenda item.

William Phelan, address not decipherable, a member of CAJM Affordable Housing Committee. Discussed how the market does not adequately support affordable rental housing units.

Bill Wilson, a member of CAJM. Provided information on the Penny for Pinellas County program, a lease-lend back program that could be a model for Tallahassee-Leon County.

TCC MEETING

Blueprint Director, Autumn Calder provided an overview presentation of the Consideration of a Substantial Amendment to Add Affordable Housing Land Acquisition to the Blueprint Infrastructure Program. She noted IA Board discussions and IA Board direction that was given to staff in February 2024 and outlined the steps for the process to consider a Substantial Amendment to the Intergovernmental Agreement.

Director Calder noted that per Florida Statutes, the Blueprint infrastructure sales tax funds can only be used to acquire property for affordable housing units, and not to construct the units themselves and that costs of the proposed program are unknown. Director Calder noted that the Blueprint infrastructure program does not currently have any surplus funds, and should affordable housing land purchase be implemented, the only way to fund the program would be to impact existing Blueprint projects. Director Calder noted staff recommendation is to not add the project to the Blueprint Intergovernmental project list.

Ken Morris, Assistant County Administrator, noted that he believes the TCC should only consider the merits of the proposed project and not presume a funding prioritization.

Wayne Tedder, Assistant City Manager, noted that there is nothing 'technical' in the request, that it is a policy decision. He recommended that the TCC does not make a recommendation as this is a policy decision, not a technical recommendation. He reminded the group that if there are technical discussions after the project is added by the IA Board, then that would come back through the committee for discussion.

Greg Slay, Executive Director, Capital Regional Transportation Board, inquired how the budgeting prioritization with respect to surplus funds would occur with infrastructure projects and this new proposed project. In response, Director Calder explained the IA Board prioritization process and that higher priority projects would be funded first.

Laurel Harbin, Director of Planning, noted that she foresees technical questions down the road related to zoning and land use for affordable housing projects should the IA Board approve the project.

Director Calder summarized a statement from the TCC to the IA Board:

The TCC indicated that the current item is a policy decision and that their role will be to provide input into the technical aspects of implementing the Affordable Housing Land Acquisition Project should it be passed by the IA Board. However, given that there is no determination on the funding for the potential Affordable Housing Land Acquisition project, there are concerns over providing sufficient funding for the existing infrastructure projects.

ACM Tedder agreed with Director Calder and noted that the citizens identified and voted on the prioritized Blueprint projects at the ballot referendum.

The TCC concurred with the summary statement from Director Calder.

IV. ADJOURN

The meeting adjourned by consensus at 1:38pm.

Next meeting is set for Monday, August 12, 2024 at 1pm.

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Blueprint Intergovernmental Agency Technical Coordinating Committee Agenda Item #2

August 25, 2025

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| Title: | Update on the Orange-Meridian Placemaking Stormwater Improvement |
| Category: | General Business |
| Intergovernmental Management Committee: | Vincent S. Long, Leon County Administrator Reese Goad, City of Tallahassee Manager |
| Contact: | Artie White, Director, Department of PLACE Autumn Calder, Director, Blueprint Abraham Prado, Design and Construction Manager, Blueprint Junious Brown, Project Manager, Blueprint |

STATEMENT OF ISSUE:

This item provides an update on the stormwater modeling for the East Drainage Ditch, a component of the Orange-Meridian Placemaking Project, and the Letter of Map Revision (LOMR) submitted to the Federal Emergency Management Agency (FEMA).

FISCAL IMPACT:

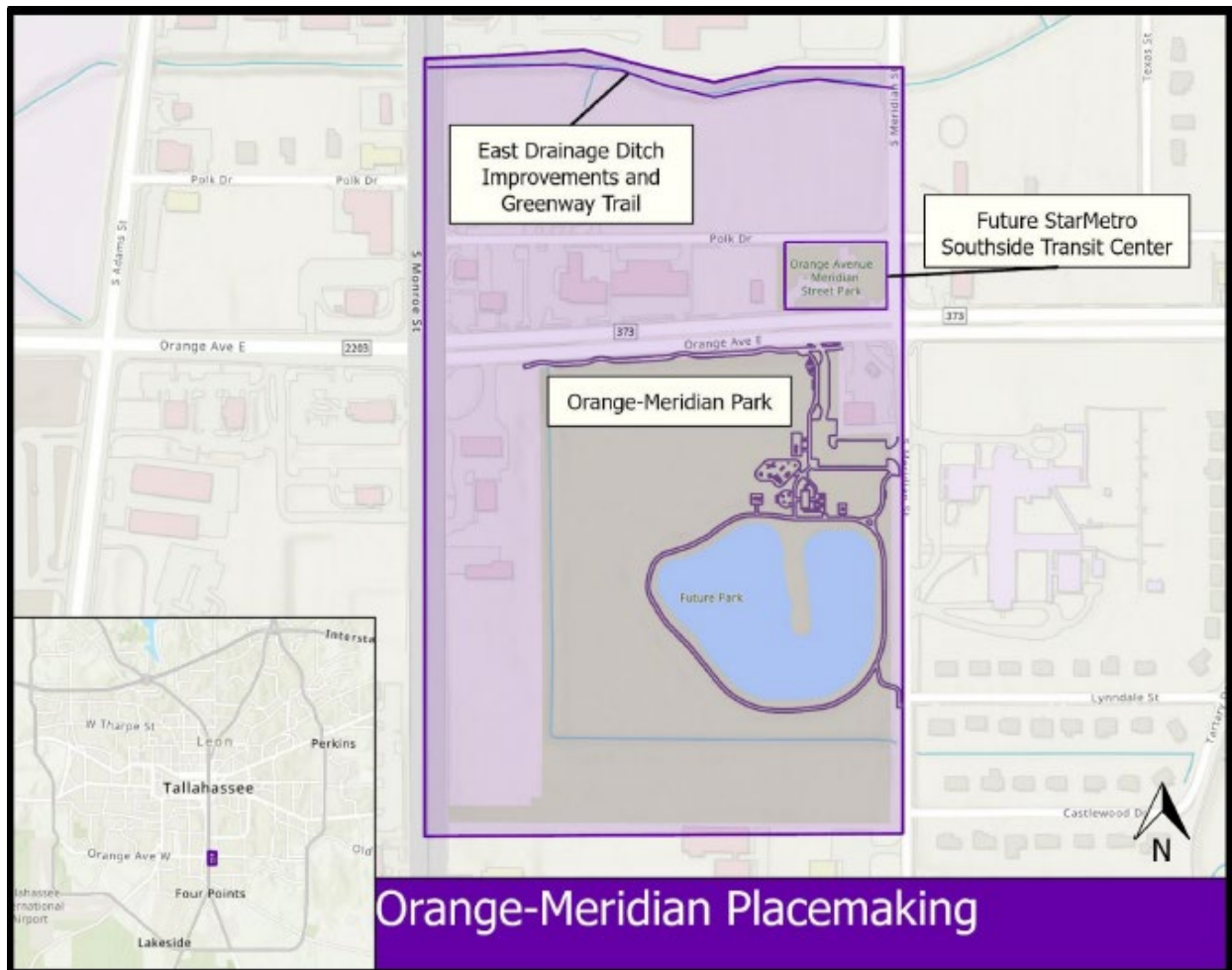
This item does not have a fiscal impact.

SUPPLEMENTAL INFORMATION:

BACKGROUND

The Orange-Meridian Placemaking Project includes the construction of 1) Orange Avenue Community Park, 2) stormwater improvements along the East Drainage Ditch, and 3) a \$1M contribution to StarMetro for the Southside Transit Center. A map of the project is shown in Figure #1.

Figure 1: Orange/Meridian Placemaking Project Area



The \$1M dollar contribution for the Southside Transit Center was made in June 2024, and construction by the City started on the Transit Center in August 2024. Construction on the Orange Avenue Community Park by Blueprint began in May 2025. The construction contract amount for the park was \$3.7M and construction is anticipated to be complete in early 2026. The following sections detail the status and next steps for the East Drainage Ditch stormwater improvements.

PLANNING AND DESIGN FOR THE EAST DRAINAGE DITCH

Planning and preliminary design work on the East Drainage Ditch stormwater improvements associated with the Orange-Meridian Placemaking Project began in October 2020. On April 24, 2023, a status update was provided to the TCC on these stormwater improvements. The primary discussion points at this TCC meeting were the conceptual stormwater improvements and the associated modeling scope. A key component of the East Drainage Ditch preliminary design was determined to be the necessary update to the Federal Emergency Management Agency (FEMA) flood map in this area.

Two conceptual improvements to the East Drainage Ditch were presented to the TCC in April 2023. An analysis was provided of how each of the concepts satisfy the overall project goals of floodplain reduction, increased safety and aesthetics, connectivity, consideration for maintenance and operation, and anticipated cost to construct. The TCC made the recommendation to proceed with the Concept shown below in Figure 2.

Figure 2: East Drainage Ditch Improvement Concept



The Concept presented in Figure 2 provides the following benefits:

1. Increases stormwater storage volume with the potential to provide benefits both upstream and downstream of the project limits.
2. Improves safety by managing current and future floodplain impacts to adjacent properties.
3. Fully ‘armors’ north bank via a gabion wall and ditch bottom reducing sediment and vulnerability of the ditch slopes in turn improving resiliency of nearby roadways and structures.
4. Enhances aesthetics of the properties along the ditch and contributes to the sense of place in the Orange-Meridian Placemaking area.
5. Increases connectivity to neighborhood businesses and residences as well as accommodates safe access to the future Star Metro Southside Transit Center and Orange-Meridian Park through the construction of a multi-use path on the north side of the channel.
6. Maintains the hydrology of a typical ‘ditch’ that has higher flow velocities reducing debris collection along the banks and sediment collection in the system.
7. Minimizes ditch bank lengths resulting in lower maintenance cost.

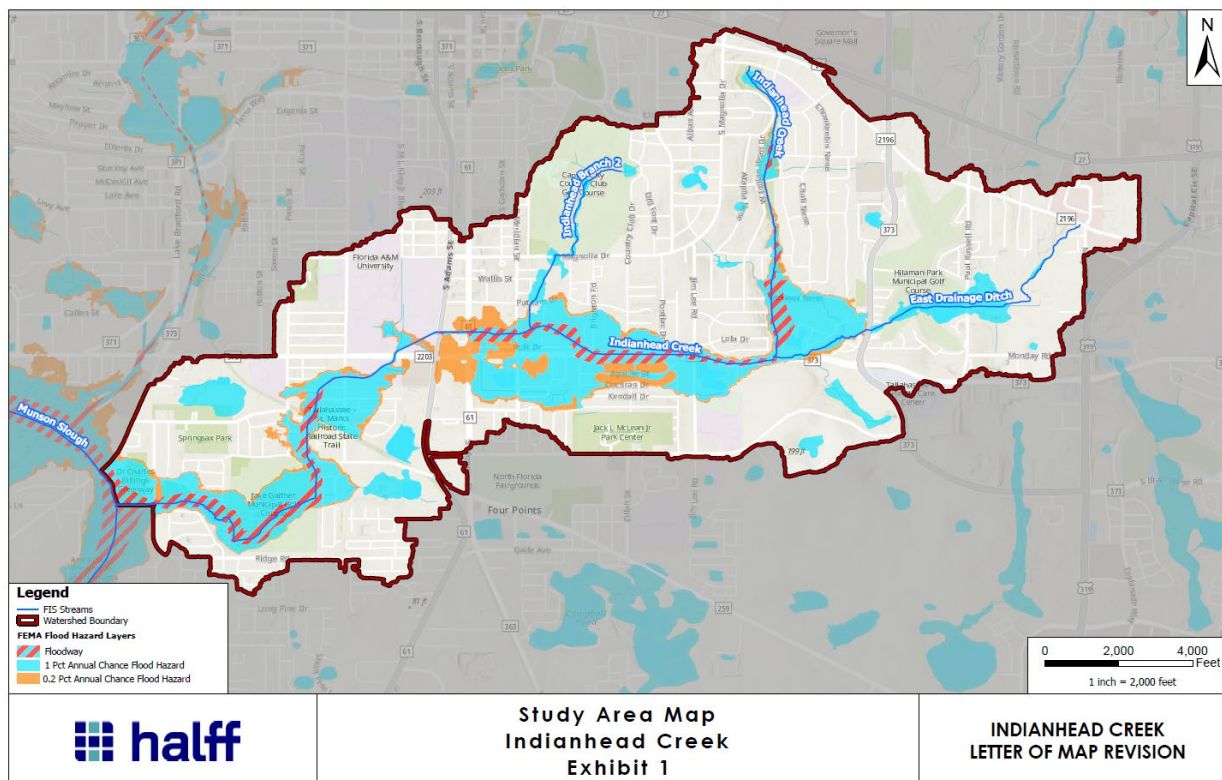
During the same TCC meeting, it was noted that a Letter of Map Revision (LOMR) approval would be needed from FEMA to proceed with the stormwater improvements. A LOMR is a letter from FEMA officially revising the current National Flood Insurance

Program (NFIP) map to show changes to floodplains, regulatory floodways, or flood elevations. The LOMR was necessary because the current effective FEMA Special Flood Hazard Areas (SFHA) no longer accurately represent the current 100-year and 500-year flood risk in the area. Since the Current FEMA Flood Insurance Rate Maps (FIRM) were published in 1998, changes in land use and construction of drainage infrastructure improvements have occurred in the area that have modified the flood zones. The LOMR updates the FEMA flood zones to reflect past investments in stormwater improvements that have benefited the community by removing properties from the flood zones. This removal from the flood zone allows for property redevelopment and savings on flood insurance.

FEMA SUBMITTAL

The study area for the LOMR includes the entire Indianhead Creek watershed, comprised of Indianhead Creek, East Drainage Ditch, and Indianhead Branch 2. A watershed is a land area that channels rainfall to creeks, streams, and rivers. Indianhead Creek is the main conveyance route for the watershed with East Drainage Ditch and Indianhead Branch 2 being two major tributaries. The watershed for these three streams is a 4,000-acre urban area with floodwaters generally flowing from east to west before discharging into Munson Slough just west of North Ridge Road. A map showing the study area is shown in Figure 3 and included as Attachment 1. Work on the modeling and LOMR began in November 2024.

Figure 3. Indianhead Creek Watershed Study Area



As previously noted, the current FEMA flood zones for this area do not reflect existing conditions. To update these flood zones, it was necessary to submit a LOMR to FEMA for approval. To prepare the LOMR, a hydrologic and hydraulic analysis of the study area was conducted. The hydrologic analysis focuses on the natural water cycle, such as precipitation and evaporation, and the hydraulic analysis focuses on the engineered systems for managing the water, such as culverts and pipes. The goal of the combined analysis was to develop an existing conditions model of the watershed using the best available data and latest modeling methods to revise the current FIRMs.

The model was calibrated with a historic storm event that spanned from the night of April 10th to the morning of April 11th, 2024, with 7.06 inches of rainfall over a period of almost eleven hours. The depth and duration recorded for this event are estimated to be between a 10-year and 25-year frequency event. The results from this calibrated analysis were used in the final floodway and mapping product of the study.

Hydrologic and Hydraulic Analysis Results

After extensive input, coordination, and assistance from both the City and County stormwater departments, a LOMR package was submitted to FEMA on July 7, 2025. The submittal to FEMA provided the analysis criteria, assumptions, methods, and results supporting model development. **The results of the analysis identified various areas currently included within the FEMA flood zones that will be removed upon approval of the LOMR. Over 300 residential properties are proposed to be removed from the flood zone. This reduction in the flood zones is attributable to City, County, and Blueprint investment in various stormwater improvements in the area and better data collection.** The removal of properties from the flood zone allows for redevelopment opportunities, improved community resilience, and eliminates the need for flood insurance for the properties removed from the flood zone. This includes various properties in Jake Gaither, Apalachee Ridge, and Botany Place. A comparison of current and proposed FEMA flood zones is included as Attachment 2.

NEXT STEPS

The FEMA LOMR approval process is expected to take 12-18 months including a 3-month public review period. Upon FEMA's approval of the LOMR, design and permitting of the East Drainage Ditch improvements (Figure 2) can be finalized. It should be noted that FEMA may request the LOMR be resubmitted as a Physical Map Revision (PMR) because of the number of changes to the flood zones and the number of improvements that have been constructed. If the changes are proposed as a PMR, the process for approval can take over 2 years, with effective mapping completed in winter 2027.

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| Winter 2026: | LOMR approval by FEMA with effective mapping completed. |
| Spring 2027: | Begin final design and permitting for the East Drainage Ditch improvements. |

Fall 2027: Request authorization to procure construction from the IA Board. If authorized, issue an Invitation for Bid for construction services for the East Drainage Ditch.

December 2027: Final design and permitting for the East Drainage Ditch improvements.

Spring 2028: Construct the East Drainage Ditch.

Spring 2029: Conclude construction on the East Drainage Ditch improvements.

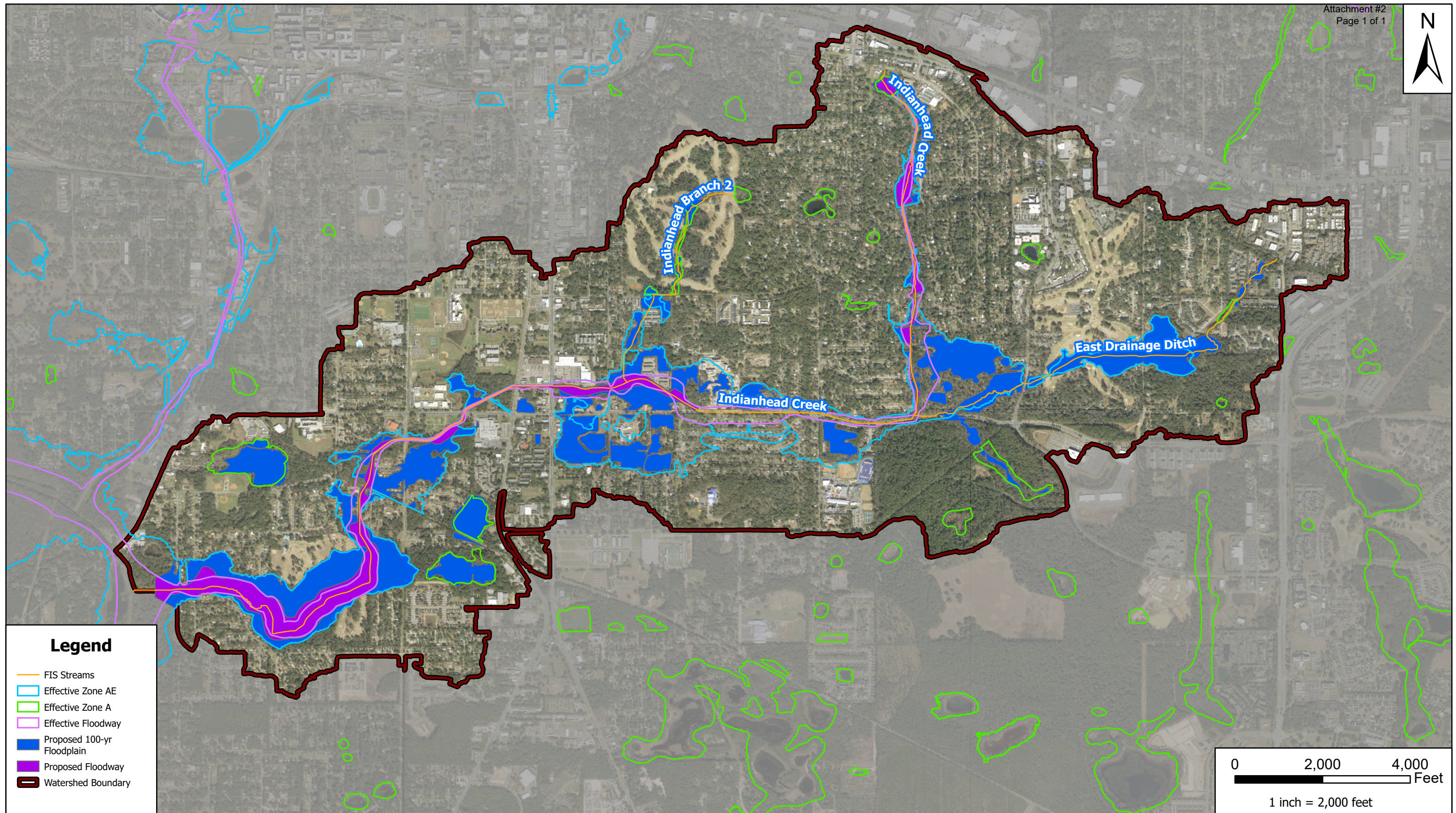
Attachments:

1. Indianhead Creek Watershed Study Area
2. Comparison of Current and Proposed FEMA Flood Zones



INDIANHEAD CREEK LETTER OF MAP REVISION

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100-yr Floodplain Mapping Comparison Indianhead Creek

INDIANHEAD CREEK
LETTER OF MAP REVISION