



BOARD OF DIRECTORS MEETING

November 6, 2025
3:00 p.m.
City Commission Chambers

Chair: Brian Welch

Agenda: Regular Meeting

I.	AGENDA MODIFICATIONS	PAGE
II.	CITIZENS TO BE HEARD In Person: Citizens desiring to speak must fill out a Speaker Request Form. Speakers are limited to 3 minutes. The Chair reserves the right to limit the number of speakers or time allotted to each. Written Comments: Please provide written public comment by emailing Comments@BlueprintIA.org until 5 p.m. on November 5, 2025. This will allow ample time for comments to be provided to the IA Board in advance of the meeting. Comments submitted after this time will be accepted and included in the official record of the meeting. Live Comments via Webex: If you wish to provide comments live during the IA Board meeting via Webex, please register to join at www.blueprintia.org by 5 p.m. on November 5, 2025, and Webex meeting access information will be provided to you via email. Speakers are limited to 3 minutes.	
III.	INFORMATIONAL ITEMS/PRESENTATIONS • Receipt and File: ▪ Blueprint Infrastructure Community Engagement Update	3
IV.	CONSENT 1. Approval of the September 11, 2025, Blueprint Intergovernmental Agency Board of Directors Public Hearing and Meeting Minutes	7

- | | | |
|----|---|-----------|
| 2. | Approval of a Reappointment to the Blueprint Citizens Advisory Committee | 17 |
| 3. | Acceptance of a Status Update on the Blueprint Beautification and Improvements to the Fairgrounds Project | 23 |

V. GENERAL BUSINESS

- | | | |
|----|--|-----------|
| 4. | Approval of Resolutions for Acquisition of Property by Eminent Domain for the Northeast Gateway (Welaunee Boulevard) Project | 41 |
| 5. | Analysis of the Use of Infrastructure Surtax Revenues for Funding Fire Stations #15 and #17 | 75 |

VI. DIRECTOR DISCUSSION ITEMS

VII. ADJOURN

NEXT BOARD OF DIRECTORS MEETING: March 12, 2026

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special accommodation to attend this meeting should contact Shelonda Meeks, Blueprint Office Manager, 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.

Blueprint Intergovernmental Agency Board of Directors Meeting
Receipt and File: Blueprint Infrastructure Community Engagement Update
November 6, 2025

This document provides the IA Board with information regarding recent and upcoming public engagement activities for Blueprint Infrastructure.

RECENT & UPCOMING ENGAGEMENT

Active projects employ a range of engagement strategies tailored to residents, businesses, homeowner associations, neighborhood associations, and project working groups. Purposeful, timely, and project-centric community engagement remains paramount in fostering constructive relationships with community members directly impacted by or with vested interest in the project. This is accomplished through targeted outreach efforts, such as engaging stakeholders in small group settings or one-on-one interactions to disseminate information and facilitate discussions pertaining to project ideas or concerns. Examples of stakeholder engagement initiatives include door-to-door outreach to businesses or residences, participation in homeowner/neighborhood association gatherings, and the organization of virtual meetings. The Blueprint team remains accessible to the community, with an open invitation for stakeholders to connect with any staff member.

Project-related public engagement activities that have transpired or are scheduled between September 11, 2025, and March 6, 2026, (spanning the period between the last and forthcoming IA Board meetings) encompass the following initiatives.

Airport Gateway

- o Construction for Airport Gateway Segment G-1 (Springhill Road from Capital Circle SW to south of Windy Pines Lane) is ongoing and expected to be complete to mid-2026. Public notices for traffic pattern changes will be communicated as necessary.

Magnolia Drive Trail

- o Construction of Magnolia Drive Trail Phase 2 is ongoing and scheduled to continue through mid-2026. Public notices for traffic pattern changes will be communicated as necessary.

Monroe-Adams Placemaking

- o Construction of underground electric utility for Kesner Street is ongoing. Staff has coordinated with business owners to ensure business operations are not interrupted.

North Monroe Gateway

- o Construction of two landscaped medians between Allen Road to John Knox Rd will begin late 2025. Public notices for traffic pattern changes will be communicated as necessary.

Northeast Corridor Connector: Bannerman Road

- o In anticipation of Phase 1 improvements (Orchard Pond Trail, intersection improvements at Bull Headley Road/Bannerman Road, and stormwater pond construction at the eastern end of the corridor) beginning construction in late 2025 and early 2026, Blueprint staff hosted a booth at the August 29th and October 3rd Block Party at Bannerman Crossing where residents were able to talk with the project team to learn more about the Bannerman Road project.

Northeast Gateway Phase 1A – Interstate 10 Overpass

- o Construction for the Northeast Gateway bridge over Interstate 10 is ongoing with construction scheduled to continue through 2027. Public notices for traffic pattern changes will be communicated as necessary.

Northeast Gateway Phase 2

- o A construction contractor has been selected for the Clarecastle Sidewalk. A postcard mailing will be sent out to inform residents of the upcoming construction. Sidewalk construction is estimated to be complete in early 2026.
- o A postcard mailing was sent to residents in the Killimore Lane area informing them of traffic pattern changes for the construction of the Northeast Park access road.

Northwest Connector Tharpe Street

- o A public meeting is anticipated in late 2025/early 2026 as part of the ongoing Project Development and Environment (PD&E) Study.

The [Blueprint Infrastructure Quarter 3 2025 Project Status Report](#) was published in October 2025 on the Blueprint website. The status of all projects is updated regularly and appears on their respective web pages.

- | | |
|--|---|
| • Airport Gateway | • Greenways Master Plan Implementation |
| • Alternative Sewer Solutions | • Lake Jackson Greenway |
| • Animal Service Center | • Lake Lafayette and St. Marks Regional Linear Park |
| • Bike Route System | • Magnolia Drive Trail |
| • Capital Cascades Trail Segment 4 | • Market District Placemaking |
| • Capital Circle Southwest | • Midtown Placemaking |
| • College Avenue Placemaking | • Monroe-Adams Placemaking |
| • Debbie Lightsey Nature Park | • North Monroe Gateway |
| • Fairgrounds Beautification and Improvement | • Northeast Corridor Connector: Bannerman Road |
| • Florida A&M University Entry Points | |

- [Northeast Gateway: Welaunee Boulevard](#)
- [Northeast Park](#)
- [Northwest Connector Corridor: Tharpe Street](#)
- [Orange Avenue Widening](#)
- [Orange-Meridian Placemaking](#)
- [Southside Gateway](#)
- [Westside Student Gateway](#)

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Blueprint Intergovernmental Agency Board of Directors Agenda Item #1

November 6, 2025

Title:	Approval of the September 11, 2025, Blueprint Intergovernmental Agency Board of Directors Public Hearing and Meeting Minutes
Category:	Consent
Intergovernmental Management Committee:	Vincent S. Long, Leon County Administrator Reese Goad, City of Tallahassee Manager
Lead Staff / Project Team:	Artie White, Director, PLACE Autumn Calder, Director, Blueprint Intergovernmental Agency Susan Dawson, Blueprint Attorney Keith Bowers, Director, Office of Economic Vitality

STATEMENT OF ISSUE:

This item presents the summary meeting minutes for the September 11, 2025, Blueprint Intergovernmental Agency Board of Directors (IA Board) public hearing and meeting and requests the IA Board's review and approval of the minutes as presented.

FISCAL IMPACT

This item has no fiscal impact.

RECOMMENDED ACTION:

Option 1: Approve the September 11, 2025, Blueprint Intergovernmental Agency Board of Directors Public Hearing and Meeting Minutes.

OPTIONS:

Option 1: Approve the September 11, 2025 Blueprint Intergovernmental Agency Board of Directors Public Hearing and Meeting Minutes.

Option 2: IA Board Direction.

Attachment:

1. Draft Summary Minutes of the Blueprint Intergovernmental Agency Board of Directors September 11, 2025, Public Hearing and Meeting.

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Blueprint Intergovernmental Agency Board of Directors Meeting Minutes

Date: November 6, 2025
To: Board of Directors
From: Artie White, PLACE Director
Subject: Minutes to Board of Directors' Meeting of September 11, 2025

MEMBERS PRESENT

COUNTY	CITY
Christian Caban	Mayor John Dailey
Brian Welch- Chair	Jeremy Matlow
Nick Maddox	Jaqueline Porter
Rick Minor	Curtis Richardson
David O'Keefe	Dianne Williams-Cox
Bill Proctor	
Carolyn Cummings	

I. AGENDA MODIFICATIONS

Commissioner Welch opened the meeting at 3:00 p.m.

There were no agenda modifications.

II. CITIZENS TO BE HEARD

Brian Stringer spoke on behalf of the Capital Area Justice Ministry (CAJM) and thanked the Board for its establishment of the Affordable Housing Gap Financing Incentive Program. Mr. Stringer spoke about the rates of homelessness and the need for affordable housing in the Tallahassee Area.

III. INFORMATION ITEMS/PRESENTATIONS

- **Receipt and File**
 - Draft Citizens Advisory Committee August 28, 2025, Minutes
 - Blueprint Infrastructure Community Engagement Update

There were no presentations.

IV. CONSENT

Approval of the Consent Agenda

Commissioner Maddox moved to accept the Consent Items. The motion was seconded by Commissioner Williams-Cox. The motion passed unanimously.

1. Approval of the May 8, 2025, Blueprint Intergovernmental Agency Board of Directors Workshop and Meeting Minutes
2. Approval of the 2026 Blueprint Intergovernmental Agency Meeting Schedule
3. Acceptance of the FY 2025 Blueprint Intergovernmental Agency Annual Report

V. GENERAL BUSINESS

Election of the Blueprint Intergovernmental Agency Board of Directors' Vice Chair (Agenda Item #4)

Commissioner Welch thanked Commissioner Williams-Cox for her service as the Chair of the IA Board. PLACE Director Artie White explained that pursuant to the Bylaws the Vice Chair serves for a period of two years; the first year as the Vice Chair and the second year as the Chair of the IA Board. Director White further explained that the Vice Chair alternates between a City Commissioner and a County Commissioner. Based on the alternating rule, the next Vice Chair must be a City Commissioner.

There were no speakers to be heard on Agenda Item #4.

Commissioner Williams-Cox moved to nominate Commissioner Richardson as the Vice Chair of the IA Board. The motion was seconded by Commissioner Dailey.

Commissioner O'Keefe requested that Commissioner Williams-Cox consider amending her motion to nominate Commissioner Porter as the Vice Chair. The amendment was declined by Commissioner Williams-Cox. **The original motion passed unanimously.**

VI. DIRECTOR DISCUSSION ITEMS

Commissioner Caban spoke about the ongoing negotiations between the City and the County in relation to the fire department and the fire service fees. Commissioner Caban requested that the Board consider evaluating the Blueprint program to determine whether there was funding available to supplement the funding for Fire Stations 15 and 17.

Commissioner Caban moved to direct Staff to return with an agenda item analyzing providing funding for Fire Stations 15 and 17 using Infrastructure funds. The motion was seconded by Commissioner Matlow.

Commissioner Williams-Cox spoke against the motion stating that the fire stations were not originally included in the Blueprint program. She stated that an increase to the fire service fee could fund Fire Stations 15 and 17 without needing to involve the Blueprint program.

Commissioner Richardson spoke against the motion stating that the construction of fire stations was not within the original purpose of the Blueprint program. Commissioner Richardson stated that the fire stations could be funded through other sources without taking funding from the Blueprint Infrastructure program.

Commissioner Matlow spoke in support of the motion. He explained that the construction of Fire Station 17 has been delayed for at least a year because of negotiations between the City and County. He supports exploring other opportunities for funding the construction of the project.

Commissioner Maddox spoke about the implications of using Blueprint funds for the construction of the fire stations. He expressed concerns about project reprioritization if funding were allocated through the Blueprint program.

Commissioner Proctor requested clarification on the motion. Commissioner Caban explained that he would like an agenda item that analyzes the feasibility of allocating excess revenues to fund the construction of the fire stations.

Commissioner Cummings spoke in favor of the motion stating that Commissioner Caban is seeking an analysis that Commissioners could use to further their discussion about the fire station projects.

Commissioner Porter spoke in favor of the motion.

Commissioner Minor spoke against the motion stating that the Blueprint funds are already allocated to existing projects and that he would not support deallocating existing projects. Commissioner Caban explained that he wants an analysis on using excess funds for the construction of the fire stations. Commissioner Caban explained that he was not seeking to deallocate funding from existing Blueprint projects.

Commissioner Welch explained that he would not support defunding any existing Blueprint projects but would support the motion to explore options for the fire stations. He explained that the agenda item could serve as an avenue to discuss funding opportunities or areas of compromise for the fire stations.

Blueprint Director Autumn Calder explained that statutorily the use of infrastructure dollars for the construction of fire stations is allowable but that the construction of the fire stations was not contemplated at the inception of the Blueprint program. Director Calder further explained that to add the fire stations to the Blueprint program would require a substantial amendment and that staff would need further direction on project priority. She concluded by explaining that the reprioritization of the Blueprint project list would also require a substantial amendment. The substantial amendment process includes two public hearings and a super majority votes of the members who are County Commissioners and the members who are City Commissioners in favor of the substantial amendment.

Commissioner Maddox discussed beginning the substantial amendment process to address the issue of funding the fire stations. Commissioner Cummings sought clarification as to whether it would be proper to begin the substantial amendment process before having the agenda item with the analysis. Director Calder explained that it would be more helpful to have the agenda item prior to initiating the substantial amendment process but that staff would follow Board direction on either returning with the agenda item or initiating the substantial amendment process. Blueprint Attorney Susan Dawson further explained that pursuant to the IA Board Agenda Development policy, any policy changes that are brought forward during Director Discussion must be passed unanimously.

Commissioner Minor spoke about the project estimates, increasing construction costs, and the use of excess revenue to offset the impacts of inflation. Commissioner Minor stated that he could support allocating excess funds to the fire stations after the current project list is complete but that the discussion is currently premature.

Commissioner Maddox requested that the Board consider requesting that the City and County Commissioners meet to discuss the fire station issue. Attorney Dawson explained that it would be improper for the Board to intercede in City and County issues that are outside of the scope of the Blueprint Program.

The motion passed 7-5 (weighted 39-31). Mayor Dailey and Commissioners Richardson, Williams-Cox, Minor, and O'Keefe voted in opposition to the motion.

Commissioner Porter moved to direct the Chair to write a letter to the IMC requesting that they attend the Blueprint IA Board meetings. The motion was seconded by

Commissioner O'Keefe. Attorney Dawson explained that the motion was improper. Commissioner Welch declined to send a letter to the IMC as the Chair of the Board.

Commissioner O'Keefe spoke about the 2024 audit and the significant deficiency that was identified related to the recoverable grant issued in November of 2023. Commissioner O'Keefe spoke about transparency and Blueprint oversight. **Commissioner O'Keefe moved to direct the Blueprint Attorney provide a written legal opinion clarifying whether the IA Board was acting within its authority when it provided a recoverable grant that is now being categorized as a "loan" in the ACFR report. The motion was seconded by Commissioner Porter.**

Attorney Dawson explained that at the time of the grant award the Agency was acting within its authority. She explained that while the grant was recategorized as a recoverable loan on the audit report for accounting purposes, the Agency does not issue loans.

Commissioner Matlow inquired about when the Agency anticipated recovering the funds. Attorney Dawson explained that the repayment was due by December of 2027. Commissioner Matlow then asked about the upcoming meeting schedule for the Board and whether the meetings were scheduled to allow for the Board to meet and review the final audit report prior to the submission deadline. It was explained that the 2026 meeting schedule accounts for the audit submission requirements.

Commissioners Proctor and Richardson spoke against the motion.

The motion failed 3-9 (weighted 19-51) with Commissioners Matlow, Porter, and O'Keefe voted in favor of the motion.

Mayor Dailey requested that the Blueprint Attorney provide an update on the Matlow lawsuit against the Agency. Attorney Dawson explained that the case was dismissed with prejudice. Attorney Dawson explained that the Agency is seeking \$2,150 for court costs. Attorney Dawson explained that the Agency has expended approximately \$65,000 on attorney's fees.

Commissioner Proctor spoke about the Annual Report including the North Monroe Gateway Project, the Monroe-Adams Placemaking Project, the Capital Circle Southwest Project, the Airport Gateway Project, and the Fairgrounds Beautification Project. Commissioner Proctor requested that the Board consider suspending the Fairgrounds Beautification Project following a review of the Fairgrounds lease agreement. Commissioner Proctor expressed concern about investing \$30 million for improvements to the Fairgrounds citing concerns with the current lease agreement between the County and the Fairgrounds Association, financial transparency, and project oversight.

Commissioner Proctor moved to direct staff to return with an informational agenda item as to the status of the Fairgrounds Beautification Project. The motion was seconded by Commissioner Williams-Cox. Attorney Dawson explained that staff could provide a report on the Fairgrounds that could include an explanation of the lease agreement but that the lease negotiations were within the authority of the County and that it would be improper for Blueprint staff to interfere with that process. Attorney Dawson explained that the Beautification Project would be completed in phases and that certain phases of the Project would not proceed until after the County and the Fairground Association renegotiate the lease terms.

Commissioner Williams-Cox clarified that Blueprint would not be giving \$30 million directly to the Fairgrounds Association and asked about the details of the Beautification Project. Director Calder explained that the \$30 Million in improvements includes infrastructure upgrades,

restroom upgrades, parking lot redesign, the construction of a community building, and landscaping improvements. Commissioner Williams-Cox stated that suspending the Beautification Project could impact the Tallahassee community through the loss of potential revenue that could be generated using the improved Fairgrounds. Commissioner Proctor expressed concerns about the lack of transparency from the Fair Association.

Commissioner Maddox spoke against suspending the Beautification Project but stated he would support that informational agenda item. Commissioner Matlow stated that he would support the motion for the informational item with the understanding that the project would not proceed to design until after the lease was renegotiated between the County and the Fair Association. Attorney Dawson clarified that the motion was for an informational item on the Fairground Beautification Project and not a suspension of the existing consultant contract.

The motion passed 9-2 (weighted 51-14). Mayor Dailey and Commissioner Richardson voted in opposition to the Motion. Commissioner O’Keefe was out of Chambers at the time of the vote.

Commissioner Minor spoke about the recent Motor, Drive Systems and Magnetics (MDSM) Conference. The MDSM conference was well attended and, with support from OEV, will be hosted again in Tallahassee in 2026. Commissioner Minor also spoke about the Magnetic Capital Research Advisory Board.

Commissioner Cummings commended Blueprint and OEV staff for the work and progress over the year. She thanked Commissioner Williams-Cox for her work as the Chair and commended Commissioner Welch on a well-run meeting.

Commissioner Richardson spoke about Tourist Development Council and the World Cross Country Championship to be hosted at the Apalachee Regional Park.

Commissioner Proctor spoke about the upcoming Downtown Get Down.

VII. PUBLIC HEARING

Second and Final Public Hearing on the Proposed Fiscal Year 2026 Operating Budget and Fiscal Year 2026 – 2030 Five-Year Capital Improvement Program Budget for the Blueprint Intergovernmental Agency and Approval of Budget Resolutions (Agenda Item #5)

Commissioner Welch began the public hearing at approximated 5:05 p.m. There were no speakers on the item.

PLACE Director Artie White provided an introduction of the agenda item and explained the 2026 budget development process including the first public hearing. Director White explained that staff was presenting a balanced budget that includes the two new incentive funding programs, the Air Service Incentive and Capacity Improvements Program and the Affordable Housing Gap Financing Incentive Program. Director White further explained that the Budget allocates \$101.35 million in FY 2026 and that the Capital Improvement Plan allocates \$170.47 million over the next five years between Blueprint and OEV. The FY 2026 budget includes a 4% cost of living adjustment for staff and maintains the current staffing levels.

Blueprint Director Autumn Calder began her presentation by summarizing that 24 of the 27 Blueprint 2020 projects are currently in progress. She highlighted several regional mobility and gateway projects and park projects. The proposed budget supports continued funding for 13 Infrastructure projects to begin construction in FY 2026.

OEV Director Keith Bowers provided an overview of the proposed OEV budget explaining that the budget allocates funding to the Future Opportunity Leveraging Fund, business expansion commitments, personnel and operating expenses, and debt repayment expenses. Director Bowers discussed Tallahassee's MSA rankings as a result of the intentional business development activities and initiatives.

Director White summarized the budget presentation, the budget ratification process, and the budget recommendations.

Commissioner Maddox moved to accept Options 1, 2, and 3. The motion was seconded by Commissioner Williams-Cox.

1. Option #1: Conduct the Public Hearing to approve and adopt the FY 2026 Blueprint Intergovernmental Agency Operating Budget as presented and approve the FY 2026 Operating Budget Resolution (Resolution No. 2025-01).
2. Option #2: Conduct the Public Hearing to approve and adopt the FY 2026-2030 Blueprint Intergovernmental Agency Capital Improvement Program as presented and approve the FY 2026 Capital Improvement Program Budget Resolution (Resolution No. 2025-02).
3. Option #3: Direct Blueprint staff to make direct transfers to Leon County and the City of Tallahassee for annual allocations of funds for Blueprint Infrastructure and OEV projects being implemented by those jurisdictions.

Commissioner Proctor spoke about the momentum of the Blueprint program. Commissioner O'Keefe spoke about the Affordable Housing Gap Financing Program stating that he would be supporting the proposed budget. Commissioner O'Keefe expressed concerns about the structure of the budget and requested that project breakdowns be included in the budget for transparency and oversight.

Commissioner Caban expressed concern about the structure of the budget. He would like the budget to include project estimates.

Commissioner Williams-Cox commended staff on their work developing the budget. Commissioner Richardson inquired about the Orange Avenue widening. Director Calder explained that the Orange Avenue Project is currently under design. Commissioner Richardson commended staff on their work within the Blueprint program and their development of the budget.

Commissioner Matlow asked about how much Blueprint dollars were allocated to the Orange Avenue Project. Director Calder explained that Blueprint commissioned a traffic study several years ago but that the design and potentially the construction of the Project is State funded. Commissioner Matlow expressed concern that the Orange Avenue Project may not be a priority for the State. Commissioner Matlow also expressed concern about the structure of the budget and requested the budget include project cost estimates. Commissioner Matlow concluded by thanking the community for its persistence on the Affordable Housing initiative.

Commissioner Minor commended staff for their work but expressed concern about the budget structure not including project estimates. Commissioner Minor requested that future budgets include project estimates.

Commissioner Proctor requested Commissioner Maddox amend the motion to include line-item cost estimates for the project so that all the Board members could support the current budget. **Commissioner Maddox amended the motion to include this budget moving forward include line-item cost estimates for all Projects. The amended motion was seconded by Commissioner Williams-Cox. The amended motion passed unanimously.**

Commissioner Caban explained that the State has explained that there is not funding available for the construction of the Orange Avenue Project for the next five years and that if the Board would like to see that project progress, lobbying at the State legislature would likely be necessary from the respective commissions.

Commissioners Maddox, O'Keefe, Caban, and Welch spoke about the congeniality of the vote on the budget and the amendment to include the line-item cost estimates.

VIII. ADJOURN

The meeting adjourned at 5:45pm.

*The next Blueprint Intergovernmental Agency Board of Directors' Meeting is scheduled for **November 6, 2025 at 3:00 p.m.***

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Blueprint Intergovernmental Agency Board of Directors Agenda Item #2

November 6, 2025

Title:	Approval of a Reappointment to the Blueprint Citizens Advisory Committee
Category:	Consent
Intergovernmental Management Committee	Vincent S. Long, Leon County Administrator Reese Goad, City of Tallahassee Manager
Lead Staff / Project Team:	Artie White, Director, PLACE Autumn Calder, Director, Blueprint Megan Doherty, Planning Manager, Blueprint Alexander Delgado, Planner II, Blueprint

STATEMENT OF ISSUE:

This item seeks approval from the Blueprint Intergovernmental Agency Board of Directors (IA Board) for one reappointment to fill the Network of Entrepreneurs and Business Advocates position on the CAC. The current CAC roster is included as Attachment #1.

FISCAL IMPACT

This item does not have a fiscal impact.

RECOMMENDED ACTION:

Option 1: Reappoint Hollie Myers to the Blueprint CAC to represent the Network of Entrepreneurs and Business Advocates.

SUPPLEMENTAL INFORMATION:

Blueprint Citizens Advisory Committee

Blueprint CAC membership positions and terms are established in the Second Amended and Restated Interlocal Agreement and further defined in the CAC Bylaws. CAC members may serve two consecutive, three-year terms.

The Second Amended and Restated Interlocal Agreement requires 14 CAC members serving three-year staggered terms, which shall be selected as follows:

1. Four members selected by the Blueprint Intergovernmental Agency Board from a list of applicants that shall include at least one from each of the following categories:
 - a. At least one financial expert with bonding experience
 - b. At least one planner
 - c. At least one natural scientist/biologist
 - d. One member serving in an at-large position
2. Three members shall be selected by the Board from a list of three names for each position provided by the CAC and shall include one member from the civil rights community, one member from the elderly community, and one member from the disability community.
3. The remaining seven members shall be nominated from the following organizations:
 - a. Board Member of the Greater Tallahassee Chamber of Commerce
 - b. Board Member of the Capital City Chamber of Commerce
 - c. Board Member of the Big Bend Minority Chamber of Commerce
 - d. Chairperson of the Planning Commission or Designee thereof
 - e. Representative from the Council of Neighborhood Associations
 - f. Representative from the Big Bend Environmental Forum
 - g. Representative from the Network of Entrepreneurs and Business Advocates

Per the CAC Bylaws, CAC memberships are attained through the appointment of members by the Blueprint Intergovernmental Agency Board of Directors, with the exception of the member described in section 1.3(1)(3)(d), which shall either be the Chairperson of the Planning Commission or a Designee selected by the Chairperson of the Planning Commission. Members are either nominated by organizations that hold a seat on the CAC or through direct application to the Agency. All prospective committee members, excepting the Planning Commission designee, are required to apply to the Agency. The applications are then reviewed by staff to ensure they are consistent with the requirements of the CAC Bylaws for that specific CAC seat. Applications are then provided to the CAC at a publicly noticed meeting for consideration and recommendation to the IA Board. Finally, CAC applications are submitted to the IA Board as an agenda item, including the recommendation from the CAC, for their consideration and appointment.

REAPPOINTMENT

Hollie Myers, current representative for the Network of Entrepreneurs and Business Advocates, is eligible and has requested to serve a second, three-year term on the CAC. Blueprint is seeking that the IA Board reappoint Hollie Meyers to the CAC.

OPTIONS:

- Option 1: Reappoint Hollie Myers to the Blueprint CAC to represent the Network of Entrepreneurs and Business Advocates.
- Option 2: IA Board direction.

RECOMMENDED ACTION:

- Option 1: Reappoint Hollie Myers to the Blueprint CAC to represent the Network of Entrepreneurs and Business Advocates.

Attachment:

1. 2025 Blueprint CAC Member Roster

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2025 Citizens Advisory Committee

A Citizens Advisory Committee shall be established to serve in an advisory capacity to the Blueprint 2000 Intergovernmental Agency. It is the responsibility of the Citizen Advisory Committee to review work plans, financial audits, and performance audits and to make recommendations to the Blueprint Intergovernmental Agency.

[Citizen's Advisory Committee Bylaws](#)

Membership

Leroy Peck, Chair, Council of Neighborhood Associations Representative

Christopher Daniels, Vice-Chair, At-Large Representative

Kathy Bell, Greater Tallahassee Chamber of Commerce Representative

Deborah Burr, Big Bend Environmental Forum

Whitney Doyle, Disabled Community Representative

Mary Glowacki, Planner

Chuck Goodheart, Natural scientist/Biologist

Bryon Greene, Capital City Chamber of Commerce Representative

Vacant, NAACP / Civil Rights Community Representative

William McCloud, Financial Expert

LaRoderick McQueen, Planning Commission Designee

Dr. Elaine Bryant, Big Bend Minority Chamber of Commerce

Hollie Myers, Network of Entrepreneurs and Business Advocates

Fred Varn, Senior Community Representative

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**Blueprint Intergovernmental Agency
Board of Directors
Agenda Item #3
November 6, 2025**

Title:	Acceptance of a Status Update on the Blueprint Beautification and Improvements to the Fairgrounds Project
Category:	Consent
Intergovernmental Management Committee:	Vincent S. Long, Leon County Administrator Reese Goad, City of Tallahassee Manager
Contact:	Artie White, Director, PLACE Autumn Calder, Director, Blueprint Megan Doherty, Planning Manager, Blueprint Michaela McKinney-Hollister, Planner II, Blueprint

STATEMENT OF ISSUE:

As requested at the September 11, 2025, meeting, this item provides the Intergovernmental Agency Board of Directors (IA Board) a status update on the Beautification and Improvements to the Fairgrounds project. This status update provides an overview of the Fairgrounds site existing conditions, current leases and agreements, the Fairgrounds Master Plan as approved by the IA Board at the February 29, 2024, meeting, and an update on the Blueprint project, including the development of a conceptual diagram to support the Leon County and the North Florida Fair Association lease renegotiation. Importantly, Leon County and the North Florida Fair Association must finalize the lease renegotiation before any improvements to the Fairgrounds can proceed, ensuring that future investments and improvements are made under new agreed-upon terms.

FISCAL IMPACT

This item has no fiscal impact.

RECOMMENDED ACTION:

- Option 1: Accept the status update on the Blueprint Beautification and Improvements to the Fairgrounds project.

SUPPLEMENTAL INFORMATION:

At the September 11, 2025, meeting, the IA Board requested an agenda item providing a status update on the Blueprint Beautification and Improvements to the Fairgrounds project. This item provides an overview of the Fairgrounds site existing conditions, current leases and agreements, previous IA Board direction, the Fairgrounds Master Plan as approved by the IA Board at the February 29, 2024, meeting, and an update on the Blueprint project since that IA Board direction, including ongoing engagement with the North Florida Fair Association (Fair Association). The February 29, 2024, IA Board agenda item is included as Attachment #1. Since that time, Blueprint has begun the design phase of the Fairgrounds Project. The Fair Association lease will need to be renegotiated by Leon County to allow for the implementation of the Blueprint improvements. At their September 15, 2025, meeting, the Leon County Board of County Commissioners directed county staff to prepare an agenda item on the Leon County Fairgrounds Lease Agreement term negotiations and an overview of the Fair Association including its history, structure, authority, and options for the County to enhance its oversight of the property including any legislative proposals. While this item focuses on a status update on the Blueprint Beautification and Improvements to the Fairgrounds project, the future item for the County Commission will focus on the County's lease renegotiation efforts.

PROJECT BACKGROUND

The Beautification and Improvements to the Fairgrounds project is one of 27 Blueprint 2020 Infrastructure projects approved by the IA Board at the April 22, 2014, meeting, and is defined in the 2015 Second Amended and Restated Interlocal Agreement, as:

Project 23. Beautification and Improvements to the Fairgrounds: Funding to construct improvements to the fairgrounds.

As described further in this item, the improvements to the 107-acre property leased to the Fair Association through the Blueprint project will provide benefits to numerous parties, including the community through improved site access and new community amenities, Leon County School Board through improved parking around Gene Cox Stadium, and Capital Park through upgraded facilities and parking. The Fair Association will benefit from renovations to existing structures and utility upgrades (electrical, water, and sewer), and landscaping. The Fair Association would also be able to use the Community Building, new restrooms, and open spaces for fair activities in accordance with provisions that will be determined in the renegotiated lease.

In addition to significantly benefiting the current uses and activities at the Fairgrounds, the \$30 million allocated investment will provide long-term benefits by improving the site's overall functionality and readiness for future development. Infrastructure upgrades such as site preparation and grading, utilities, and stormwater management will also offer a 'pad-ready' site for future development. This preparation produces cost savings, streamlines the future building process and timeline, and positions the Fairgrounds property for future redevelopment supporting the Southside community.

Previous IA Board Direction

Since 2020, the IA Board has taken the following key actions to progress the Fairgrounds project:

- July 9, 2020 – Directed Blueprint to integrate the Fairgrounds project into the Blueprint Infrastructure Five-Year Capital Improvement Plan.
- September 17, 2020 – Advanced full funding for the Fairgrounds project into the Five-Year Capital Improvement Program (CIP) and provided direction to initiate an updated market study.
- December 9, 2021 – Accepted the 2021 North Florida Fairgrounds Market Feasibility Assessment and Alternative Site Analysis Report and directed Blueprint to initiate a Master Plan for the Beautification and Improvements to the Fairgrounds project (discussed in the *Fairgrounds Existing Conditions, Uses, and Leases* section).
- May 11, 2023 – Accepted a Status Update on the Fairgrounds Master Plan process, provided direction for the top-ranked priorities and amenities, and discussed a multipurpose building and sports complex.
- September 26, 2023 – Approved the FY 2024-2028 Blueprint Capital Improvement Plan increasing the project allocation from \$14 million to \$30 million.
- February 29, 2024 – Approved the Fairgrounds Master Plan (discussed in the *Overview of Master Plan* section) and directed Blueprint to begin the design process.

Fairgrounds Existing Conditions, Leases, and Agreements

The 119.5-acre fairgrounds are owned by Leon County with various leases and agreements that control the uses of the site. The Leon County Extension Office occupies 4.2 acres and includes Leon County government offices and the UF/IFAS Extension. Gene Cox stadium is located on 7.8 acres of the site and operates through a lease agreement between Leon County and Leon County Schools. Paul Russell Road right of way covers 0.5-acre of the site. The remaining 107 acres are leased to the Fair Association. The Midway Exhibition Area, the primary area of land used by the Fair Association for fair activities, is approximately 32 acres of the 107-acre leased area. A shared parking area adjacent to Gene Cox Stadium uses approximately 9.14 acres and functions through the Shared Stadium Parking Joint Use Agreement between the Fair Association and Leon County Schools. Capital Park, including two ballfields, covers approximately 20.1 acres and operates through the Capital Park & Recreation Agreement between Leon County and the City of Tallahassee. The existing uses and acreages of the site are shown in Figure 1.

Figure 1: Existing Uses and Acreages



The site is owned by Leon County and operated by the Fair Association through a lease agreement that extends to the year 2067 at an annual rate of \$1. Since its establishment in 1941, the Fair Association has been conducting and operating public fairs and expositions, as governed by Chapter 616, Florida Statutes. Managed by a 15-member Board of Directors and a 9-member Executive Committee, the Fair Association operates independently of the County, without direct County control over its membership or operations. The Fair Association employs 6 permanent staff for year-round Fairgrounds events. During the fair, approximately 100 seasonal workers are added. The Fair Association also provides a house for the maintenance supervisor who lives onsite as a security presence.

The current lease between Leon County and the Fair Association requires that the County and the Fair Association agree on any matters involving the development and construction of improvements and facilities. Within the 107 acres, approximately 24 acres are under a separate lease to the City of Tallahassee and are operated as Capital Park, which is not associated with Fair operations. The remaining approximately 83 acres support Fairgrounds activities. In discussions from 2021–2023, the Fair Association Board indicated that active Fair operations—including exhibit buildings, midway areas, and on-site event parking—can be accommodated on roughly 55 acres. A map displaying the boundaries of existing leases and agreements are shown in Figure 2, below.

Figure 2: Existing Lease Agreements



The Fair Association's onsite facilities include 26 buildings – three (3) climate-controlled buildings for administrative and rental use, nine (9) exhibition buildings, three (3) restrooms, one (1) cattle barn, ten (10) concession and information booths, and the 300-space parking lot shared with Gene Cox Stadium. The Fairground's climate-controlled indoor space totals 24,000 square feet, with nearly 90,000 square feet of other covered space available, along with a 24,000 square foot cattle barn.

In 2021, Blueprint completed the North Florida Fairgrounds Market Feasibility Assessment and Alternative Site Analysis Report (Report), which determined that the optimal site for the Fairgrounds is its current location. Based on 2021 market conditions and cost estimates, the Report found that relocation of Fairgrounds operations to any available site is not financially feasible. It also identified opportunities to consolidate Fair operations, improve economic opportunities, and redevelop portions of the site. The Report's Economic Impact Analysis found that the over 200,000 annual visitors to the Fairgrounds contribute a total annual economic impact of approximately \$79.2 million to the local economy. The Report concluded that the role of the Fairgrounds and its economic impact will continue to grow, and that targeted improvements to the existing site would yield additional positive economic impacts for both Leon County and the Fair Association.

In 2022, following the IA Board's direction to maintain the Fairgrounds at its current location and maximize on-site opportunities, Blueprint completed an extensive site analysis, including a Building Envelope and Roof Assessment and an Existing Conditions Assessment. The Report identified widespread natural wear across many buildings. Exterior walls, roofs, and roof systems require varying levels of repair to extend their

useful life. Mechanical and electrical components—including HVAC units, water heaters, and electrical panels—need replacement in multiple locations. The RV area requires substantial layout and utility upgrades, including installation of a sewer line and a Department of Health–certified dump station. Restroom facilities have roof systems nearing end of life, with rust and corrosion present around unsealed areas.

Overview of Master Plan

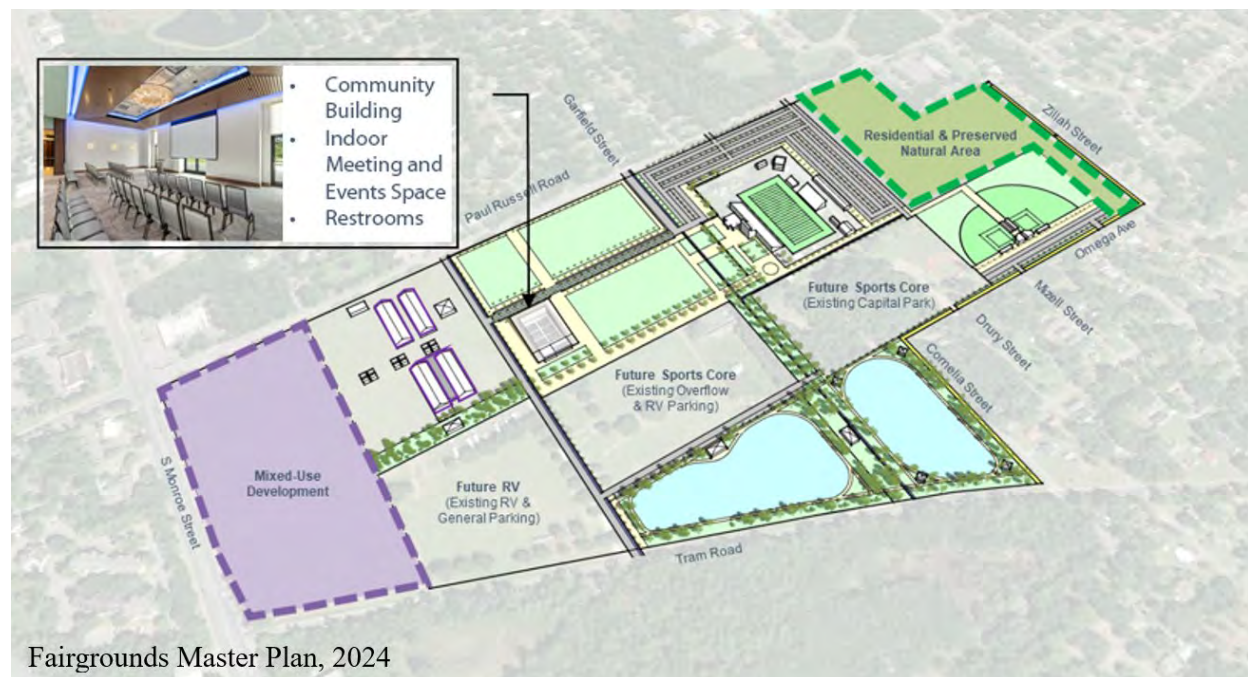
At the February 29, 2024, meeting, the IA Board approved the Fairgrounds Master Plan. The Master Plan is a comprehensive, visionary plan of action that provides the framework to realize the property's potential as a community asset. The plan applies practices used at other Florida Fairgrounds to improve functionality, community use, and economic performance. Planned improvements include: a new community hub building with a meeting space that may accommodate approximately 150 people; central restrooms for events and public use; a central green with park pavilions; renovations to existing restrooms; new Capital Park ballfields; parking improvements around Gene Cox Stadium; utility upgrades; and new stormwater ponds with park-like amenities. The Master Plan emerged from extensive community engagement involving over 120 stakeholders, including the Fair Association Board, the City of Tallahassee Parks, and Recreation Department (Capital Park), Leon County Schools, and various neighboring communities. It reflects a careful balance of community priorities while preserving and enhancing the operations of the North Florida Fair.

The Fairgrounds Master Plan establishes a long-term vision to revitalize the site through strategic investments that deliver both immediate improvements and lasting community benefits. Blueprint conducted a review of the Fairgrounds site—evaluating the highest and best use of the land, reviewing prior studies, assessing market feasibility, and engaging the public to gather input. These efforts were supported by professional expertise from consultants and staff, guided by valuable direction from the IA Board, and carried out within the approved project scope and budget.

At its meeting on February 29, 2024, the IA Board approved the Master Plan for Beautification and Improvements to the Fairgrounds and directed Blueprint to initiate design using the \$30 million currently allocated to the project. The approved Master Plan, shown in Figure 3 and included as *Attachment #2*, provides the framework for site-wide enhancements that will improve functionality, aesthetics, and future readiness of the Fairgrounds.

In addition to enhancing existing activities and supporting current operations at the Fairgrounds, the improvements funded through this \$30 million investment will prepare the site for future development. Infrastructure elements such as site preparation and grading, utilities, and stormwater management will create a 'pad-ready' site—reducing future construction costs and timelines while ensuring long-term flexibility for growth. Throughout the development of the Fairgrounds Master Plan, Blueprint maintained consistent and proactive communication with the Fair Association representatives, and regular updates were provided, including to the full Fair Board at five meetings between 2021 – 2024.

Figure 3: Fairgrounds Master Plan



Board of County Commission (BOCC) Southside Action Plan (SAP) Workshop

At the February 25, 2025, BOCC workshop, the Southside Action Plan (SAP) item was presented by the Tallahassee-Leon County Department of PLACE. The SAP workshop item included an update on the Fairgrounds project and sought direction on initiating the lease renegotiation and a comprehensive plan amendment necessary for the redevelopment of the site. Following the workshop, the BOCC directed County staff to proceed with renegotiating the lease with the Fair Association, and, upon successful completion of that process, to initiate a Comprehensive Plan map amendment for the Fairgrounds, upon successful renegotiation of the lease. The February 25, 2025, BOCC SAP workshop item is included as Attachment #3.

BLUEPRINT FAIRGROUNDS PROJECT - CURRENT STATUS

Conceptual Diagram

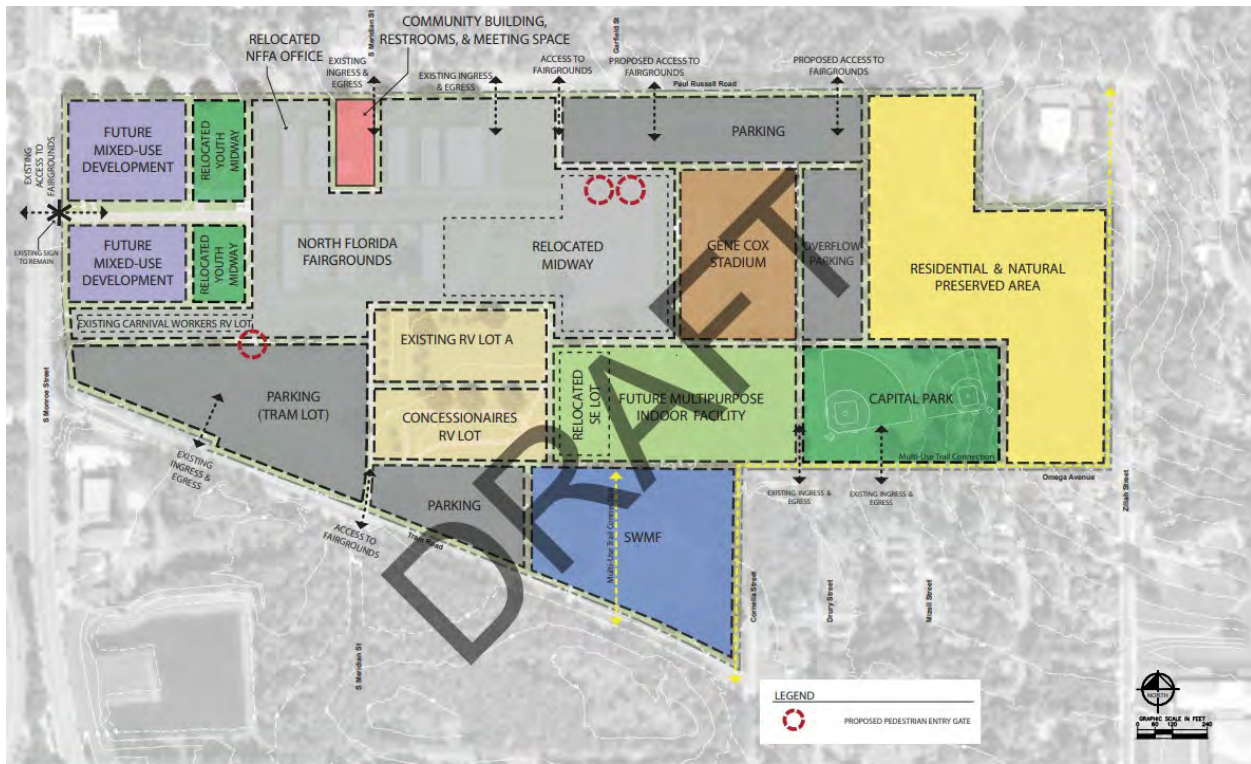
As directed by the IA Board at the February 29, 2024, meeting, the design phase is currently underway for the Blueprint Fairgrounds project. Building from the approved Master Plan, the first step of the design phase was to create a conceptual diagram. The conceptual diagram is a refinement of the IA Board approved Master Plan and takes account a higher level of detail regarding the event operations at the fairgrounds while still maintaining the goals of the Blueprint project.

The collaboration between the Fair Association subcommittee, Leon County staff, and the Blueprint project team resulted in a comprehensive conceptual diagram that enhances the implementation of the IA Board–approved Master Plan. Developed through focused

discussions held between April 2025 to September 2025, the diagram provides a coordinated approach to site organization and functionality.

The conceptual diagram refines key aspects of the Fairgrounds layout, addressing parking, recreational vehicle usage, storage, and opportunities for future mixed-use development. These refinements ensure that the Fairgrounds can continue to accommodate current activities while positioning the site for long-term adaptability and growth. The final conceptual diagram is shown below in Figure 4 and included as Attachment #4.

Figure 4: Conceptual Diagram of the Fairgrounds Master Plan



This conceptual diagram builds upon the Approved Master Plan through a next-step evaluation of site elements conducted as the project advanced from planning to conceptual design. While the overarching vision and major components—such as parking enhancements around Gene Cox Stadium, designated residential and natural areas, and the relocation of Capital Park facilities—remain consistent with the Approved Master Plan, several features were refined to improve site functionality, access, and implementation feasibility.

Key updates include retaining all existing Fairgrounds buildings, adjusting the layout of the midway areas, relocating the proposed community building to Paul Russell Road for improved visibility and accessibility, and maintaining existing RV parking rather than developing new full-service facilities. As part of the evaluation of circulation and access

along Monroe Street, the extent of mixed-use development was reduced to enhance traffic flow and site accessibility. The conceptual diagram also explores a combination of on-site and off-site stormwater management options to optimize land use efficiency. Collectively, these refinements represent a more detailed and practical evolution of the Master Plan's framework, reinforcing its original vision while advancing it toward implementation.

A presentation of the conceptual diagram to the Fair Association Board on September 18, 2025, marked a key milestone in advancing the Fairgrounds project. As explained during the presentation, the conceptual diagram will continue to guide the project and may be refined, as necessary, to reflect the final terms and provisions of the negotiated lease. The Fair Board acknowledged that the diagram addressed many of its primary concerns and provided a clear path for moving forward. A summary of the Fair Board's comments is included in Attachment #5.

Remaining items identified by the Fair Association will be addressed through the upcoming lease negotiations between the County and the North Florida Fair Association. Lease terms will be outlined in upcoming agenda materials for consideration by the BOCC.

Fair Association Lease Renegotiation

The lease between Leon County and the North Florida Fair Association is subject to renegotiations to define the terms and responsibilities necessary for the continued use and improvement of the Fairgrounds. Completion of this renegotiation is required before any physical improvements can proceed. At its September 15, 2025, meeting, the Leon County Board of County Commissioners directed staff to prepare an agenda item on the Leon County Fairgrounds Lease Agreement term negotiations and an overview of the Fair Association, including its history, structure, authority, and options for the County to enhance its oversight of the property, including any legislative proposals. While this report provides an update on the Blueprint Beautification and Improvements to the Fairgrounds Project, the forthcoming County agenda item will specifically address the lease negotiations and the broader context requested by the BOCC.

To support the lease discussions, the conceptual diagram was developed as a planning tool to illustrate how the site can evolve under the IA Board–approved Master Plan. The diagram ensures that any agreed-upon lease terms are compatible with the long-term vision for the Fairgrounds, addressing site layout, access, parking, and opportunities for future development. Throughout this process, Blueprint will continue to serve as a technical resource for both Leon County and the Fair Association, providing design and site expertise as negotiations advance.

Following the successful completion of the lease renegotiation, Blueprint will proceed with the detailed design phase, anticipated to take 12 to 15 months, with construction expected to begin approximately 18 months after the lease is finalized.

CONCLUSION:

This item provides a status update on the Blueprint Beautification and Improvements to the Fairgrounds project.

The improvements to the Fairgrounds property through the Blueprint project will provide benefits to numerous parties, including the community through improved site access and amenities, Leon County School Board through improved parking around Gene Cox Stadium, and Capital Park through upgraded facilities and amenities. The Fair Association will benefit from renovations to existing structures and utility upgrades (electrical, water, and sewer), and landscaping. The Fair Association would also be able to use the central green, community building, new restrooms, and other open spaces for fair activities in accordance with provisions that will be determined in the renegotiated lease.

Since approval of the Fairgrounds Master Plan at the February 29, 2024, IA Board meeting, Blueprint has begun the design process in coordination with the Fair Association. At the February 25, 2025, BOCC workshop on the SAP, the BOCC directed County staff to renegotiate the lease with the Fair Association to support the implementation of the Fairgrounds Master Plan. Following successful negotiation of the lease, County staff was directed to initiate a Comprehensive Plan map amendment for the Fairgrounds. To facilitate the lease renegotiation between Leon County and the Fair Association, Blueprint developed through the design phase a conceptual diagram, included herein as Attachment 4. The improvements detailed in the conceptual diagram and included in the approved Fairgrounds Master Plan cannot be implemented until the Fair Association is renegotiated. Upon successful renegotiation of the lease between Leon County and the Fair Association, Blueprint will continue the design process, which is estimated to take approximately 12 -15 months to complete. Construction could begin approximately 18-months after the lease renegotiations are completed.

Action by TCC and CAC: This item was not presented to the CAC or the TCC.

OPTIONS:

- Option 1: Accept the status update of the Blueprint Beautification and Improvements to the Fairgrounds project.
- Option 2: Do not accept the status update of the Blueprint Beautification and Improvements to the Fairgrounds project.
- Option 3: IA Board direction.

RECOMMENDED ACTION:

- Option 1: Accept the status update of the Blueprint Beautification and Improvements to the Fairgrounds project.

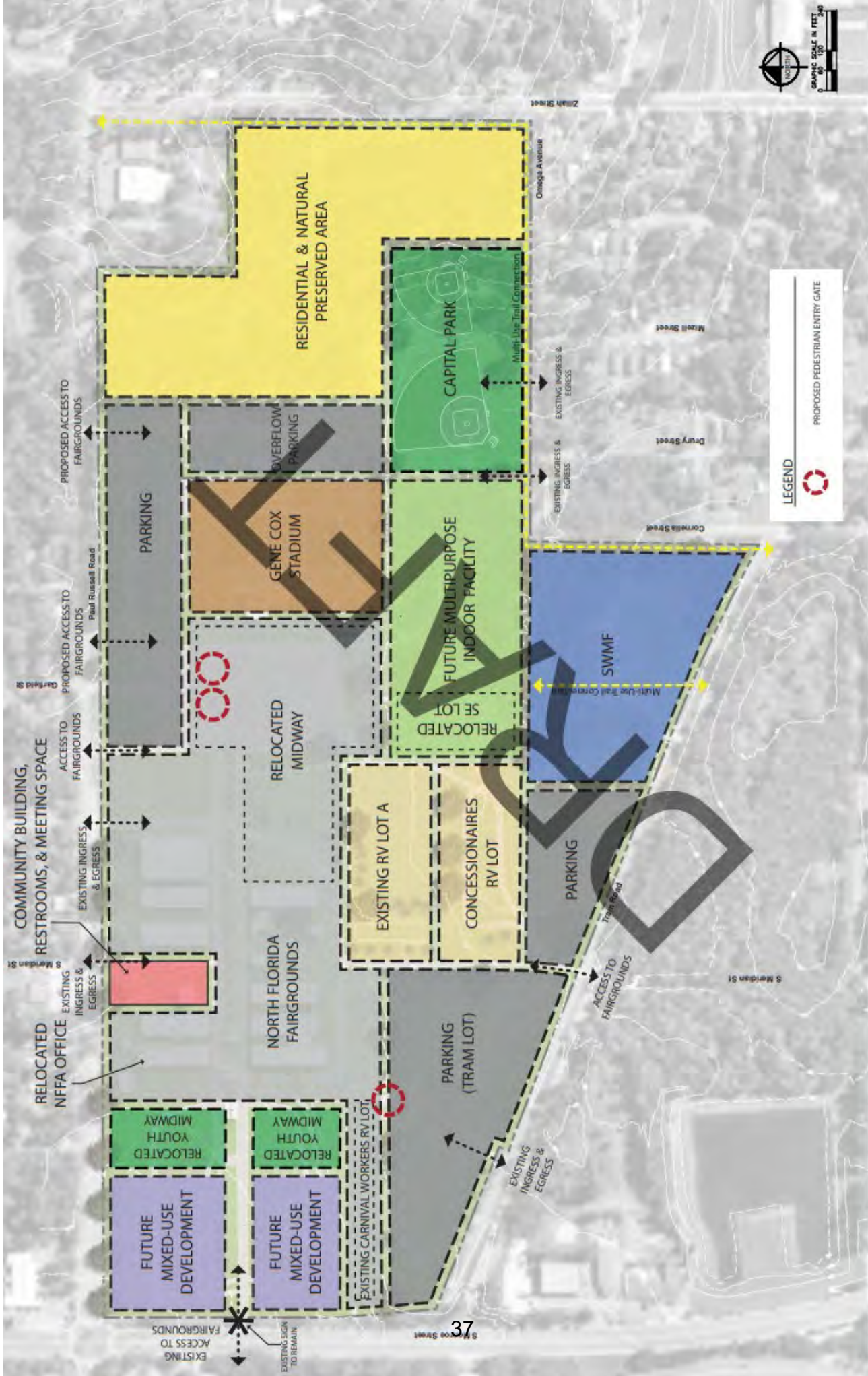
Attachments:

1. February 29, 2024, IA Board Agenda Item: [Acceptance of Fairgrounds Master Plan](#)
2. IA Board Approved Fairgrounds Master Plan
3. February 25, 2025, Leon County Board of County Commissioners Agenda Item:
[Status Update on the Southside Action Plan](#)
4. Conceptual Diagram of the Fairgrounds Master Plan
5. September 18, 2025, Email Response from the North Florida Fair Association
Executive Director, Miranda Muir

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From: [Miranda Muir](#)
To: [Autumn Calder](#)
Cc: [Eric Mason](#); [McKinney, Michaela](#)
Subject: Proposed Blueprint Plan
Date: Thursday, September 18, 2025 12:20:28 PM
Attachments: [image001.png](#)

Thank you for attending today's meeting and presenting to our Board of Directors.

Overall, the Board acknowledged your efforts to address our concerns and recognized this as the most balanced compromise presented to date. Unfortunately, they still feel that the Fair Association is not benefitting from the process as it currently stands.

From my perspective, today's discussion offered the most comprehensive understanding thus far, particularly in how many of the identified concerns could be addressed within lease negotiations. However, the Board continues to feel there are simply too many unknowns to formally approve a plan of this magnitude at this time. The current rhetoric surrounding the matter from Leon County Commissioners has also contributed to this hesitation.

At present, we do not have additional requests of the Blueprint Team. It is possible that further questions or ideas may arise, but the consensus is that we need more clarity regarding the proposed lease before taking any additional action.

Thank you again for your time.



Miranda Muir, CFE
Executive Director
miranda@northfloridafair.com
(850) 878-FAIR

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**Blueprint Intergovernmental Agency
Board of Directors
Agenda Item #4**

November 6, 2025

Title:	Approval of Resolutions for Acquisition of Property by Eminent Domain for the Northeast Gateway (Welaunee Boulevard) Project
Category:	General Business
Intergovernmental Management Committee:	Vincent S. Long, Leon County Administrator Reese Goad, City of Tallahassee Manager
Lead Staff / Project Team:	Artie White, Director, Department of PLACE Autumn Calder, Director, Blueprint Susan Dawson, Esq., Blueprint Attorney

STATEMENT OF ISSUE:

This item seeks the Blueprint Intergovernmental Agency Board of Directors' (IA Board) approval of four resolutions (Attachments 1 through 4) to authorize eminent domain proceedings to acquire private property necessary for the construction of the Northeast Gateway (Welaunee Boulevard) Project (Project).

FISCAL IMPACT

Funds for acquisition are allocated in the Regional Mobility & Gateways project.

RECOMMENDED ACTION:

Option #1: Approve Resolutions Nos. 2025-03; 2025-04; 2025-05; and 2025-06.

SUPPLEMENTAL INFORMATION:

Section 107.09 of Blueprint's Real Estate Policy requires the Intergovernmental Agency (IA) Board's approval of resolutions stating the public purpose and necessity of acquiring private property for approved Blueprint projects. The Policy provides that property may be acquired through negotiated settlement, donation, or the exercise of eminent domain, as authorized under applicable Florida Statutes.

Blueprint's authority to acquire property for public purposes is derived from several provisions of Florida law, including Section 163.01, Florida Statutes (the Florida Interlocal Cooperation Act); Section 166.411, Florida Statutes (municipal authority to exercise eminent domain); and Section 127.01, Florida Statutes (county eminent domain authority), as well as Article VII, Sections 1 and 3 of the Florida Constitution. The procedures and safeguards governing the exercise of this authority are further set forth in Chapters 73 and 74, Florida Statutes.

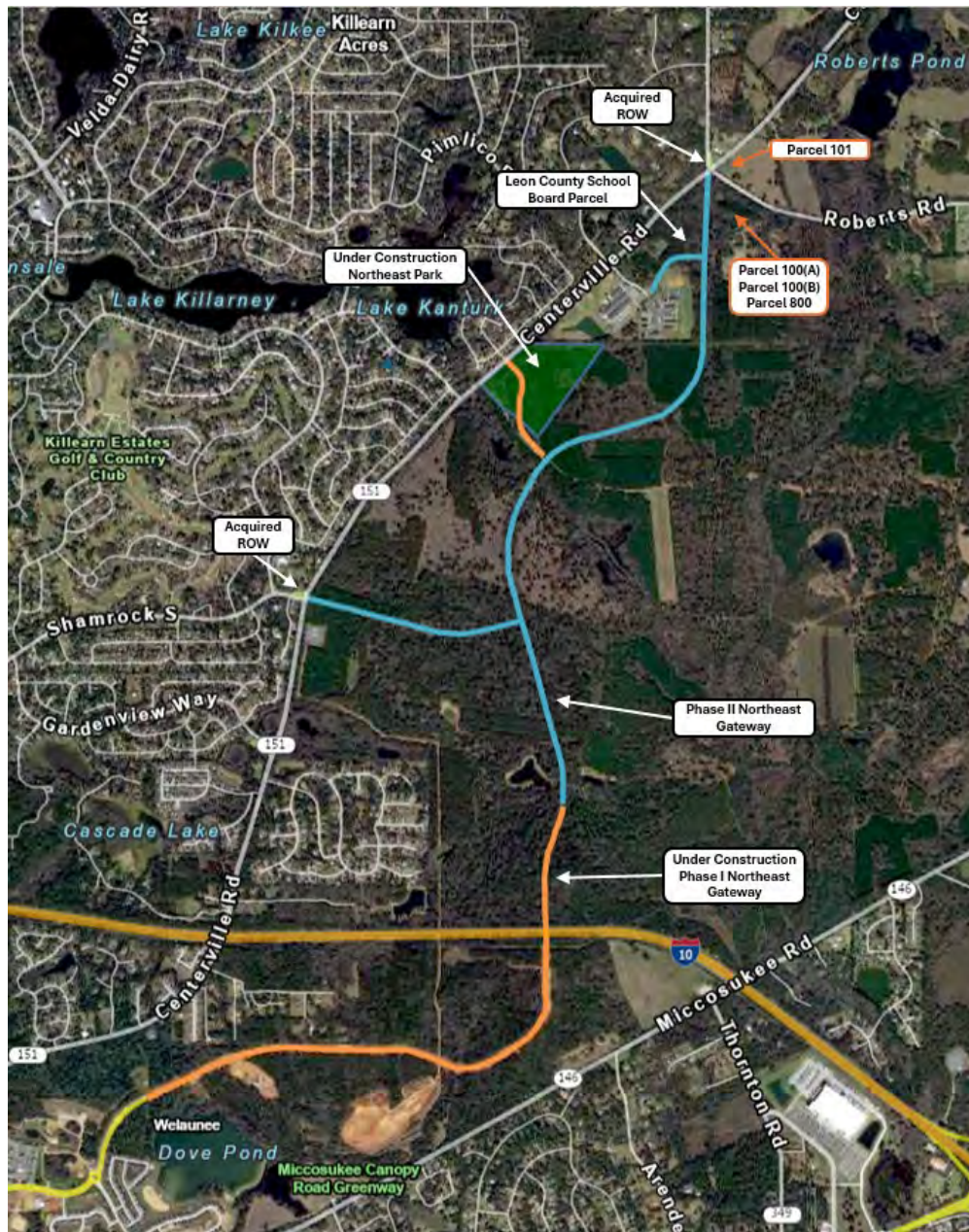
Consistent with this authority, Blueprint seeks IA Board approval of four resolutions declaring public purpose and necessity to acquire four separate property interests needed for construction of the Project. Efforts to obtain voluntary settlements with affected property owners have been ongoing; however, mutually acceptable agreements could not be achieved, and therefore the exercise of eminent domain is being pursued.

PROJECT OVERVIEW

The purpose of the Northeast Gateway Project is to improve regional mobility, enhance connectivity, and reduce transportation pressures on surrounding roadways. Moreover, the project will provide an alternative route for travelers using Centerville and Miccosukee Roads (two scenic roadways that are locally protected and designated as Canopy Roads), and to ensure that adequate transportation infrastructure is in place to support future growth within the Urban Services Area.

As shown in Figure 1, the Project, as approved by the IA Board, will extend Welaunee Boulevard approximately 6 miles from its existing termini, approximately 1.25 miles east of Fleischmann Road, over I-10 to connect at the existing intersection of Centerville Road, Bradfordville Road, and Roberts Road. The project also includes an extension of Shamrock Street South, which will run east from Centerville Road to connect with Welaunee Boulevard.

Figure 1: Project Overview Map



These improvements will significantly enhance community connectivity by creating new multimodal links to Roberts and Montford public schools via the Pimlico Extension and a connection to the new Northeast Park, which is currently under construction. The project includes a new eight-mile Welaunee Greenway with associated trailheads, connecting to the Miccosukee Canopy Road Greenway to form a continuous 17-mile recreational loop.

SUMMARY OF IA BOARD ACTIONS

The following summary details IA Board actions and direction to date regarding the Northeast Gateway Project:

April 22, 2014: IA Board approved the inclusion of the Northeast Gateway: Welaunee Boulevard in the Blueprint 2020 Infrastructure Surtax Interlocal Agreement.

February 29, 2016: IA Board approved funding strategy for the 2020 Northeast Gateway Sales Tax Extension project offering pre-funding of the project in advance of the 2020 Sales Tax Extension program.

March 11, 2019: Project Development and Environment (PD&E) Project Kick-Off Meeting held at Holy Comforter Episcopal School where over 250 members of the community signed in. Supplementing this public engagement, the project team also attended the Killearn Homes Association Board meetings in March 2019 and May 2019 to provide updates on the PD&E process.

June 27, 2019: IA Board authorized Blueprint to enter into an agreement with FDOT to accept TRIP funding in FY 2023 to reimburse Northeast Gateway Project expenditures.

September 5, 2019: IA Board directed the project team to advance a traffic and cost analysis for multiple roadway corridors for the Northeast Gateway project to extend the PD&E traffic study to include the alternative routes of Roberts Road, possibly Thornton Road as well, and the traffic impact on Fleishman Road, to Olson Road, to Raymond Diehl Road, and to Killearn Center Boulevard.

December 12, 2019: IA Board directed staff to proceed with the substantial amendment process to revise the NE Gateway project description to provide for the extension of Welaunee Boulevard north of I-10 to Roberts Road and to provide the Shamrock Extension as necessitated by the PD&E Traffic Study.

January 30, 2020: IA Board conducted the second public hearing and voted to substantially amend the NE Gateway project description. The amended project description provides for the extension of Welaunee Boulevard north of I-10 in the vicinity of Roberts Road and provides the Shamrock Extension as necessitated by the PD&E Traffic Study.

April 8, 2021: IA Board directed staff to finalize the PD&E with the recommended final alignment and the two intersection treatments at Shamrock Street and Centerville Road; Centerville Road, Roberts Road, Bradfordville Road, and Welaunee Boulevard.

May 27, 2021: IA Board directed staff to hold a Special Meeting in June 2021 to evaluate the Final PD&E report inclusive of all public comment that concluded on June 7, 2021.

June 15, 2021: IA Board approved the Draft Final NE Gateway PD&E Study.

The preliminary design plans were reviewed by Blueprint staff, Florida Department of Transportation (FDOT), Leon County, and the City of Tallahassee for consistency with local requirements, IA Board approved options, and the approved PD&E study.

December 8, 2022: IA Board authorized Blueprint to advertise and award construction services for Phase 1 and 1A (the I-10 Overpass Bridge) of the Northeast Gateway Project in accordance with Blueprint Procurement Policy. Phase 1 and Phase 1A are currently in construction and anticipate completion by fall 2026 and summer 2027 respectively.

May 8, 2025: IA Board authorized Blueprint to advertise and award, pursuant to Blueprint's Procurement Policy, contracts for construction of Northeast Gateway: Welaunee Boulevard Phase 2.

ACQUISITION STATUS

The attached Resolutions, authorize the acquisition of four parcels from two private property owners for the construction of the Northeast Gateway Project. None of the acquisitions will require property owner relocation. These affected parcels are located within the IA Board approved alignment and intersection alternative for the Project and are required to accommodate construction consistent with applicable safety and design standards, environmental impacts, and costs.

Three of the four parcels are in the southeast area of the future roundabout between Roberts Road and Centerville Road. Parcel 100(A), 3.8 acres, is a fee simple interest needed to construct the roadway improvements and a stormwater facility. Parcel 100(B), 0.13 acres, will be used to construct an outfall structure from a stormwater pond. Parcel 800, 0.46 acres, is a drainage easement used to carry water from the outfall structure to the natural low-lying area existing on the property. The outfall structure is designed to maintain the existing condition of the parcel. No building improvements are within the acquisition areas.

The fourth parcel, Parcel 101, 0.52 acre, is located in the northeast area of the future roundabout between Centerville Road and Roberts Road. The need is for a fee simple interest for the purpose of constructing the intersection. The acquisition area does not include any building improvements.

Pursuant to Blueprint's Real Estate Policy, each parcel subject to potential acquisition through the condemnation process requires an appraisal report from an independent state certified appraiser as well as a review appraisal from a second independent state certified appraiser. Appraisals and review appraisals were obtained by Blueprint for all four parcels.

Formal offers were made in March 2023 (Parcel 101) and November 2024 (Parcel 100(A), 100(B), and 800). Following the formal offers, Blueprint's right of way team has made many documented attempts to negotiate settlements with these remaining private property owners. To date, those efforts have not resulted in settlements. Thus, to avoid unnecessary project delays, it is in the best interest of the public to pursue acquisition of

these parcels through the eminent domain process. Blueprint, however, remains open to negotiating a settlement during the course of these proceedings.

Beyond the four parcels covered by the attached four resolutions, Blueprint is continuing its negotiations for property needed for the construction of the Project. This includes the acquisition of property from the Leon County School Board (LCSB), and temporary construction easements from additional parcels. Negotiations are currently ongoing with the LCSB and its easement holder, Apalachee Land Conservancy, to acquire the needed parcels.

Action by TCC and CAC: This item was not presented to the CAC or the TCC.

OPTIONS:

- Option 1: Approve Resolutions Nos. 2025-03 ; 2025-04; 2025-05; and 2025-06.
Option 2: Do not approve Resolutions Nos. 2025-03; 2025-04; 2025-05; and 2025-06.

RECOMMENDED ACTION:

- Option 1: Approve Resolutions Nos. 2025-03 ; 2025-04; 2025-05; and 2025-06.

Attachments:

1. Resolution No. 2025-03 for Acquisition of Property by Eminent Domain – Parcel 101, which includes an Exhibit “A” describing Parcel 101
2. Resolution No. 2025-04 for Acquisition of Property by Eminent Domain – Parcel 100(A), which includes an Exhibit “A” describing Parcel 100(A)
3. Resolution No. 2025-05 for Acquisition of Property by Eminent Domain – Parcel 100(B), which includes an Exhibit “A” describing Parcel 100(B)
4. Resolution No. 2025 -06 for Acquisition of Property by Eminent Domain – Parcel 800, which includes an Exhibit “A” describing Parcel 800
5. Map of Parcels 100(A), 800, and 100(B) Acquisitions
6. Map of Parcel 101 Acquisition

**RESOLUTION NO. 2025-03
(Parcel 101)**

**ACQUISITION OF PROPERTY RIGHTS REQUIRED FOR
CONSTRUCTION OF THE NORTHEAST GATEWAY (WELAUNEE
BOULEVARD) PROJECT**

A RESOLUTION OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY DETERMINING AND FINDING THE NECESSITY TO ACQUIRE CERTAIN PROPERTY FOR THE PUBLIC USE AND THAT A VALID PUBLIC PURPOSE IS SERVED BY THE CONSTRUCTION OF ROADWAY IMPROVEMENTS ON CERTAIN PROPERTY IN A PROJECT WITHIN LEON COUNTY; SAID PROJECT TO BE KNOWN AS THE NORTHEAST GATEWAY ROADWAY IMPROVEMENTS; AND AUTHORIZING THE USE OF EMINENT DOMAIN PROCEEDINGS AS PERMITTED UNDER FLORIDA LAW TO ACQUIRE SUCH PROPERTY; AND AUTHORIZING BLUEPRINT AND ITS AGENTS AND DESIGNEES TO INSTITUTE EMINENT DOMAIN PROCEEDINGS TO ACQUIRE THE NECESSARY PROPERTY RIGHTS

WHEREAS, Leon County-City of Tallahassee Blueprint Intergovernmental Agency (the Agency or Blueprint) was created by Interlocal Agreement on October 27, 2000, as subsequently amended and restated on December 9, 2015, (“collectively, “Interlocal Agreement”) pursuant to the provisions of Chapter 163.01, Florida Statutes; Article VII, Sections 1 and 3 of the Constitution of the State of Florida; Chapter 166, Florida Statutes; Chapter 125, 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 the Interlocal Agreement; and,

WHEREAS, in order to accomplish its purposes the Agency shall have the power, pursuant to direction or authorization by its Board of Directors (the Board), by its bylaws or by the powers granted by the Interlocal Agreement, to appropriate property by gift, donation, purchase, or by exercising its 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 Statutes, and more specifically as set forth in Section 163.01(7), Florida Statutes; and,

WHEREAS, the Board of Directors determined that the proceeds of the Dedicated Sales Surtax dedicated to the Blueprint 2020 Projects would be used for the purpose of funding Blueprint 2020 Projects as approved by the Board representing both “first priority” and “second priority projects”; and funds for acquisition of this Project are allocated in the Regional Mobility and Gateways Project; and,

WHEREAS, the Northeast Gateway Project, including the future Welaunee Boulevard and I-10 interchange, has been a Capital Region Transportation Agency priority project since 2006; and the Florida Department of Transportation has included the potential future I-10 interchange at the proposed Welaunee Boulevard overpass in planning document since 2012; and,

WHEREAS, the Northeast Gateway Project is designed to improve regional mobility and enhance connectivity and reduce transportation pressures on surrounding roadways resulting from existing, ongoing, and proposed development on adjacent properties; and the Project is needed to provide an alternative route for existing users of Centerville and Miccosukee Road (two scenic roadways that are locally protected and designated as Canopy Roads; and to also help accommodate future growth within the Urban Services Area; and,

WHEREAS, it is in the public interest and for the public benefit to improve, expand and/or alter the flow of traffic on **WELAUNEE BOULEVARD a/k/a NORTHEAST GATEWAY PROJECT**; and,

WHEREAS, the Agency and its respective consultants have considered and weighed many factors, including but not limited to the availability of alternate routes, costs, environmental factors, long range planning and safety considerations; and

WHEREAS the implementation of the Project with the design concepts as recommended by the Agency and approved by its Board, after consideration of public participation at the public meetings, necessitated the acquisition of private properties for use in the construction of the Project.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY, that:

Section 1. That the construction of the Northeast Gateway Project improvements in Leon County, Florida, represents a valid public purpose.

Section 2. That the map of location and the survey identifying the property as necessary is hereby approved and that a copy is on file and available at the Blueprint Offices, currently located at 315 S. Calhoun St., Suite 450, Tallahassee, FL 32301, and determines that the privately owned property depicted and described as **Parcel 101** in Exhibit A attached hereto, is necessary for implementation of the Project. The property to be acquired is a fee simple interest necessary for the construction of the Project and is located within Leon County, State of Florida.

Section 3. The Board acknowledges that additional properties may be necessary for the completion of the Project, and that, upon the determination by engineers and surveyors of those additional properties, a resolution may be obtained to include identification of any such additional necessary properties, if voluntary purchase(s) is not possible.

Section 4. The Board, hereby authorizes, empowers and directs its officials, employees, designees or agents to institute eminent domain proceedings as necessary to complete the acquisition of the property identified in Exhibit A, as **Parcel 101**, by the earliest possible date, for the purposes set forth in this Resolution, which authority shall include signing of the Declaration of Taking and utilizing of any and all laws of the State of Florida applicable thereto, and to compensate the interested parties as required by law.

Section 5. This Resolution shall become effective immediately upon its adoption.

DONE, ADOPTED AND PASSED by the Board of Directors of the Leon County – City of Tallahassee Blueprint Intergovernmental Agency of Leon County, Florida, this ____ day of November 2025.

ATTESTED BY:

BLUEPRINT INTERGOVERNMENTAL
AGENCY BOARD OF DIRECTORS

By: _____
Shelonda Meeks
Board Secretary

By: _____
Commissioner Brian Welch, Chair

APPROVED AS TO FORM:

By: _____
Susan Dawson, Esq.
Blueprint Attorney

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**RESOLUTION NO. 2025-04
(Parcel 100(A))**

**ACQUISITION OF PROPERTY RIGHTS REQUIRED FOR
CONSTRUCTION OF THE NORTHEAST GATEWAY (WELAUNEE
BOULEVARD) PROJECT**

A RESOLUTION OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY DETERMINING AND FINDING THE NECESSITY TO ACQUIRE CERTAIN PROPERTY FOR THE PUBLIC USE AND THAT A VALID PUBLIC PURPOSE IS SERVED BY THE CONSTRUCTION OF ROADWAY IMPROVEMENTS ON CERTAIN PROPERTY IN A PROJECT WITHIN LEON COUNTY; SAID PROJECT TO BE KNOWN AS THE NORTHEAST GATEWAY ROADWAY IMPROVEMENTS; AND AUTHORIZING THE USE OF EMINENT DOMAIN PROCEEDINGS AS PERMITTED UNDER FLORIDA LAW TO ACQUIRE SUCH PROPERTY; AND AUTHORIZING BLUEPRINT AND ITS AGENTS AND DESIGNEES TO INSTITUTE EMINENT DOMAIN PROCEEDINGS TO ACQUIRE THE NECESSARY PROPERTY RIGHTS

WHEREAS, Leon County-City of Tallahassee Blueprint Intergovernmental Agency (the Agency or Blueprint) was created by Interlocal Agreement on October 27, 2000, as subsequently amended and restated on December 9, 2015, (“collectively, “Interlocal Agreement”) pursuant to the provisions of Chapter 163.01, Florida Statutes; Article VII, Sections 1 and 3 of the Constitution of the State of Florida; Chapter 166, Florida Statutes; Chapter 125, 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 the Interlocal Agreement; and,

WHEREAS, in order to accomplish its purposes the Agency shall have the power, pursuant to direction or authorization by its Board of Directors (the Board), by its bylaws or by the powers granted by the Interlocal Agreement, to appropriate property by gift, donation, purchase, or by exercising its 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 Statutes, and more specifically as set forth in Section 163.01(7), Florida Statutes; and

WHEREAS, the Board of Directors determined that the proceeds of the Dedicated Sales Surtax dedicated to the Blueprint 2020 Projects would be used for the purpose of funding Blueprint 2020 Projects as approved by the Board representing both “first priority” and “second priority projects”; and funds for acquisition of this Project are allocated in the Regional Mobility and Gateways Project; and,

WHEREAS, the Northeast Gateway Project, including the future Welaunee Boulevard and I-10 interchange, has been a Capital Region Transportation Planning Agency priority project since 2006; and the Florida Department of Transportation has included the potential future I-10 interchange at the proposed Welaunee Boulevard overpass in planning documents since 2012; and

WHEREAS, the Northeast Gateway Project is designed to improve regional mobility and enhance connectivity and reduce transportation pressures on surrounding roadways resulting from existing, ongoing, and proposed development on adjacent properties; and the Project is needed to provide an alternative route for existing users of Centerville and Miccosukee Road (two scenic roadways that are locally protected and designated as Canopy Roads; and to also help accommodate future growth within the Urban Services Area; and,

WHEREAS, it is in the public interest and for the public benefit to improve, expand and/or alter the flow of traffic on **WELAUNEE BOULEVARD a/k/a NORTHEAST GATEWAY PROJECT**; and,

WHEREAS, the Agency and its respective consultants have considered and weighed many factors, including but not limited to the availability of alternate routes, costs, environmental factors, long range planning and safety considerations; and,

WHEREAS, the implementation of the Project with the design concepts as recommended by the Agency and approved by its Board, after consideration of public participation at the public meetings, necessitated the acquisition of private properties for use in the construction of the Project.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY, that:

Section 1. That the construction of the Northeast Gateway Project improvements in Leon County, Florida, represents a valid public purpose.

Section 2. That the map of location and the survey identifying the property as necessary is hereby approved and that a copy is on file and available at the Blueprint Offices, currently located at 315 S. Calhoun St., Suite 450, Tallahassee, FL 32301, and determines that the privately owned property depicted and described as **Parcel 100(A)** in Exhibit A attached hereto, is necessary for implementation of the Project. The property to be acquired is a fee simple interest necessary for the construction of the Project and is located within Leon County, State of Florida.

Section 3. The Board acknowledges that additional properties may be necessary for the completion of the Project, and that, upon the determination by engineers and surveyors of those additional properties, a resolution may be obtained to include identification of any such additional necessary properties, if voluntary purchase(s) is not possible.

Section 4. The Board, hereby authorizes, empowers and directs its officials, employees, designees or agents to institute eminent domain proceedings as necessary to complete the acquisition of the property identified in Exhibit A, as **Parcel 100(A)**, by the earliest possible date, for the purposes set forth in this Resolution, which authority shall include signing of the Declaration of Taking and utilizing of any and all laws of the State of Florida applicable thereto, and to compensate the interested parties as required by law.

Section 5. This Resolution shall become effective immediately upon its adoption.

DONE, ADOPTED AND PASSED by the Board of Directors of Leon County – City of Tallahassee Blueprint Intergovernmental Agency of Leon County, Florida, this ____ day of November 2025.

ATTESTED BY:

BLUEPRINT INTERGOVERNMENTAL
AGENCY BOARD OF DIRECTORS

By: _____
Shelonda Meeks
Board Secretary

By: _____
Commissioner Brian Welch, Chair

APPROVED AS TO FORM:

By: _____
Susan Dawson, Esq.
Blueprint Attorney



1 inch = 200 ft.

SKETCH OF DESCRIPTION

LYING IN SECTIONS 30 AND 31, TOWNSHIP 2 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA

SYMBOL LEGEND

FOUND CONCRETE / TERRA COTTA MONUMENT (AS LABELED)

STANDARD ABBREVIATIONS:

AC	ACRES
CH	CHORD BEARING AND DISTANCE
Δ=	DELTA OR CENTRAL ANGLE
E	EAST
FCM	FOUND CONCRETE MONUMENT (AS LABELED)
FTCM	FOUND TERRA COTTA MONUMENT (AS LABELED)
ID	IDENTIFICATION
L=	ARC LENGTH
N	NORTH
ORB/PG	OFFICIAL RECORDS BOOK / PAGE
R	RANGE
RAD	RADIUS
R/W	RIGHT-OF-WAY
S	SOUTH
T	TOWNSHIP
W	WEST

GENERAL NOTES

1. NO IMPROVEMENTS LOCATED OTHER THAN SHOWN HEREON.
2. HORIZONTAL DATA BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM OBSERVATIONS WITH CORRECTIONS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK AND REFERENCED TO THE FLORIDA NORTH ZONE, STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (2011 / EPOCH 2010).
3. GROUND DISTANCES AND MEASUREMENTS SHOWN HEREON IN US SURVEY FEET. UNLESS NOTED OTHERWISE.
4. THIS IS NOT A SURVEY.
5. ADDITIONS OR DELETIONS TO THIS SKETCH BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. ALL REFERENCES TO RECORDED DOCUMENTS CONTAINED HEREIN ARE TO THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA. UNLESS NOTED OTHERWISE.

LEGAL DESCRIPTION:

A PORTION OF LANDS LYING WITHIN SECTIONS 30 AND 31, TOWNSHIP 2 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4765, PAGE 1513 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND TERRACOTTA MONUMENT (NO ID) MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA, ALSO MARKING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4765, PAGE 1513 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE ALONG THE WESTERLY BOUNDARY OF SAID SECTION 31 AND SAID LANDS, N 00°37'43" E, 1582.90 FEET FOR THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING CONTINUE N 00°37'43" E, 1653.44 FEET TO A FOUND CONCRETE MONUMENT (NO ID); THENCE CONTINUE N 00°37'43" E, 22.76 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND THE SOUTHEASTERLY MAINTAINED RIGHT-OF-WAY BOUNDARY OF CENTERVILLE ROAD (COUNTY ROAD #151); THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LANDS AND SAID MAINTAINED RIGHT-OF-WAY BOUNDARY, N 58°31'57" E, 9.71 FEET TO THE INTERSECTION OF THE SOUTHEASTERLY MAINTAINED RIGHT-OF-WAY BOUNDARY OF CENTERVILLE ROAD WITH THE SOUTHWESTERLY MAINTAINED RIGHT-OF-WAY BOUNDARY OF ROBERTS ROAD (COUNTY ROAD #342); THENCE ALONG THE SAID SOUTHWESTERLY MAINTAINED RIGHT-OF-WAY BOUNDARY, S 56°41'00" E, 272.37 FEET; THENCE S 57°30'00" E, 451.42 FEET; THENCE S 58°08'00" E, 60.36 FEET; THENCE LEAVING THE NORTHERLY BOUNDARY OF SAID LANDS AND SAID MAINTAINED RIGHT-OF-WAY BOUNDARY, N 68°10'02" W, 402.61 FEET; THENCE S 31°10'07" W, 459.21 FEET; THENCE S 06°00'32" W, 264.66 FEET TO A CURVE CONCAVE EASTERLY; THENCE SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 8925.00 FEET, THROUGH A CENTRAL ANGLE OF 04°49'50", FOR AN ARC LENGTH OF 752.44 FEET (CHORD BEARS S 03°35'37" W, 752.22 FEET) TO THE POINT OF BEGINNING, CONTAINING 3.80 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH OF DESCRIPTION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA (F.A.C. 5J-17). THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACTION OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.

Digitally signed by Larry D
Davis
Date: 2025.09.25 11:34:13
-04'00'

Larry D Davis

LARRY D. DAVIS
REGISTERED FLORIDA LAND SURVEYOR NO. 5254

© Moore Bass Consulting

UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OR
ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER, THIS SURVEY MAP OR REPORT IS
FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

FILE #	N/A	T7215.0004-SK-EAS-DR-LANG-2 (100A)	
CONT RA CT #	T2215.0004	ARC HI	N/A
NOTEBOOK #	N/A	PAGE #	15A
DATE	10/20	INVESTIGATOR	JAN

MOORE BASS CONSULTING, INC.
805 N. GADSDEN STREET
TALLAHASSEE, FL 32303 (904) 222-5678
CERTIFICATE OF AUTHORIZATION No. 1886722AN

CLIENT NAME
KIMLEY HORN AND ASSOCIATES, INC.

PROJECT NAME	NORTHEAST GATEWAY
--------------	-------------------

SHEET TITLE	SKETCH OF DESCRIPTION DRAINAGE EASEMENT (100A)	1/1
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**RESOLUTION NO. 2025-05
(Parcel 100(B))**

**ACQUISITION OF PROPERTY RIGHTS REQUIRED FOR
CONSTRUCTION OF THE NORTHEAST GATEWAY (WELAUNEE
BOULEVARD) PROJECT**

A RESOLUTION OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY DETERMINING AND FINDING THE NECESSITY TO ACQUIRE CERTAIN PROPERTY FOR THE PUBLIC USE AND THAT A VALID PUBLIC PURPOSE IS SERVED BY THE CONSTRUCTION OF ROADWAY IMPROVEMENTS ON CERTAIN PROPERTY IN A PROJECT WITHIN LEON COUNTY; SAID PROJECT TO BE KNOWN AS THE NORTHEAST GATEWAY ROADWAY IMPROVEMENTS; AND AUTHORIZING THE USE OF EMINENT DOMAIN PROCEEDINGS AS PERMITTED UNDER FLORIDA LAW TO ACQUIRE SUCH PROPERTY; AND AUTHORIZING BLUEPRINT AND ITS AGENTS AND DESIGNEES TO INSTITUTE EMINENT DOMAIN PROCEEDINGS TO ACQUIRE THE NECESSARY PROPERTY RIGHTS

WHEREAS, Leon County-City of Tallahassee Blueprint Intergovernmental Agency (the Agency or Blueprint) was created by Interlocal Agreement on October 27, 2000, as subsequently amended and restated on December 9, 2015, (“collectively, “Interlocal Agreement”) pursuant to the provisions of Chapter 163.01, Florida Statutes; Article VII, Sections 1 and 3 of the Constitution of the State of Florida; Chapter 166, Florida Statutes; Chapter 125, 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 the Interlocal Agreement; and,

WHEREAS, in order to accomplish its purposes the Agency shall have the power, pursuant to direction or authorization by its Board of Directors (the Board), by its bylaws or by the powers granted by the Interlocal Agreement, to appropriate property by gift, donation, purchase, or by exercising its 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 Statutes, and more specifically as set forth in Section 163.01(7), Florida Statutes; and

WHEREAS, the Board of Directors determined that the proceeds of the Dedicated Sales Surtax dedicated to the Blueprint 2020 Projects would be used for the purpose of funding Blueprint 2020 Projects as approved by the Board representing both “first priority” and “second priority projects”; and funds for acquisition of this Project are allocated in the Regional Mobility and Gateways Project; and,

WHEREAS, the Northeast Gateway Project, including the future Welaunee Boulevard and I-10 interchange, has been a Capital Region Transportation Planning Agency priority project since 2006; and the Florida Department of Transportation has included the potential future I-10 interchange at the proposed Welaunee Boulevard overpass in planning documents since 2012; and

WHEREAS, the Northeast Gateway Project is designed to improve regional mobility and enhance connectivity and reduce transportation pressures on surrounding roadways resulting from existing, ongoing, and proposed development on adjacent properties; and the Project is needed to provide an alternative route for existing users of Centerville and Miccosukee Road (two scenic roadways that are locally protected and designated as Canopy Roads; and to also help accommodate future growth within the Urban Services Area; and,

WHEREAS, it is in the public interest and for the public benefit to improve, expand and/or alter the flow of traffic on **WELAUNEE BOULEVARD a/k/a NORTHEAST GATEWAY PROJECT**; and,

WHEREAS, the Agency and its respective consultants have considered and weighed many factors, including but not limited to the availability of alternate routes, costs, environmental factors, long range planning and safety considerations; and,

WHEREAS, the implementation of the Project with the design concepts as recommended by the Agency and approved by its Board, after consideration of public participation at the public meetings, necessitated the acquisition of private properties for use in the construction of the Project.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY, that:

Section 1. That the construction of the Northeast Gateway Project improvements in Leon County, Florida, represents a valid public purpose.

Section 2. That the map of location and the survey identifying the property as necessary is hereby approved and that a copy is on file and available at the Blueprint Offices, currently located at 315 S. Calhoun St., Suite 450, Tallahassee, FL 32301, and determines that the privately owned property depicted and described as **Parcel 100(B)** in Exhibit A attached hereto, is necessary for implementation of the Project. The property to be acquired is a fee simple interest necessary for the construction of the Project and is located within Leon County, State of Florida.

Section 3. The Board acknowledges that additional properties may be necessary for the completion of the Project, and that, upon the determination by engineers and surveyors of those additional properties, a resolution may be obtained to include identification of any such additional necessary properties, if voluntary purchase(s) is not possible.

Section 4. The Board, hereby authorizes, empowers and directs its officials, employees, designees or agents to institute eminent domain proceedings as necessary to complete the acquisition of the property identified in Exhibit A, as **Parcel 100(B)**, by the earliest possible date, for the purposes set forth in this Resolution, which authority shall include signing of the Declaration of Taking and utilizing of any and all laws of the State of Florida applicable thereto, and to compensate the interested parties as required by law.

Section 5. This Resolution shall become effective immediately upon its adoption.

DONE, ADOPTED AND PASSED by the Board of Directors of Leon County – City of Tallahassee Blueprint Intergovernmental Agency of Leon County, Florida, this ____ day of November 2025.

ATTESTED BY:

BLUEPRINT INTERGOVERNMENTAL
AGENCY BOARD OF DIRECTORS

By: _____
Shelonda Meeks
Board Secretary

By: _____
Commissioner Brian Welch, Chair

APPROVED AS TO FORM:

By: _____
Susan Dawson, Esq.
Blueprint Attorney

GRAPHIC SCALE



1 inch = 200 ft.



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- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

Exhibit "A" - Parcel 100(B)

SKETCH OF DESCRIPTION

LYING IN SECTION 31, TOWNSHIP 2 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA

SYMBOL LEGEND

FOUND TERRA COTTA MONUMENT (AS LABELED)

STANDARD ABBREVIATIONS:

AC	ACRES
E	EAST
FTCM	FOUND TERRA COTTA MONUMENT (AS LABELED)
ID	IDENTIFICATION
N	NORTH
ORB/PG	OFFICIAL RECORDS BOOK / PAGE
R	RANGE
S	SOUTH
T	TOWNSHIP
W	WEST

LEGAL DESCRIPTION:

A PORTION OF LANDS LYING WITHIN SECTION 31, TOWNSHIP 2 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4765, PAGE 1513 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND TERRA COTTA MONUMENT (NO ID) MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA, ALSO MARKING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4765, PAGE 1513 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE ALONG THE WESTERLY BOUNDARY OF SAID SECTION 31 AND SAID LANDS, N 00°37'43" E, 1389.03 FEET FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE N 00°37'43" E, 50.00 FEET; THENCE LEAVING SAID WESTERLY BOUNDARY, S 89°22'20" E, 109.55 FEET; THENCE S 00°37'40" W, 50.00 FEET; THENCE N 89°22'20" W, 109.55 FEET TO THE POINT OF BEGINNING; CONTAINING 0.13 OF AN ACRE, MORE OR LESS.

GENERAL NOTES:

1. NO IMPROVEMENTS LOCATED OTHER THAN SHOWN HEREON.
2. HORIZONTAL DATA BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM OBSERVATIONS WITH CORRECTIONS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK AND REFERENCED TO THE FLORIDA NORTH ZONE, STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (2011 / EPOCH 2010).
3. GROUND DISTANCES AND MEASUREMENTS SHOWN HEREON IN US SURVEY FEET, UNLESS NOTED OTHERWISE.
4. THIS IS NOT A SURVEY.
5. ADDITIONS OR DELETIONS TO THIS SKETCH BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. ALL REFERENCES TO RECORDED DOCUMENTS CONTAINED HEREIN ARE TO THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, UNLESS NOTED OTHERWISE.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH OF DESCRIPTION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA (F.A.C. 5J-17). THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACTION OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.

Digitally signed by Larry D Davis

Larry D Davis

Date: 2025.09.25 11:37:49
+04'00'

LARRY D. DAVIS
REGISTERED FLORIDA LAND SURVEYOR NO. 5254

ROBERTS ELEMENTARY SCHOOL MONTFORD MIDDLE SCHOOL PARCEL ID: 1436209020000 OWNER: LEON COUNTY SCHOOL BOARD ORB 2276, PG 1933		PARCEL ID: 1530206520000 OWNER: LANG MARY ALMA TRUST DATED 2/11/15 ORB 4765, PG 1513	
PARCEL ID: 1101200010000 OWNER: POWERHOUSE INC OR BOOK 93, PAGE 67		PARCEL ID: 1204202220000 OWNER: POWERHOUSE INC OR BOOK 1769, PAGE 1753	
SECTION 36 T-2-N, R-1-E SECTION 31 T-2-N, R-2-E			
POINT OF BEGINNING S 89°22'20" E 109.55' N 00°37'43" E 5000' 0.13 AC ± S 00°37'40" W 50.00' N 89°22'20" W 109.55'			
POINT OF COMMENCEMENT SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH RANGE 2 EAST, LEON COUNTY, FLORIDA			
FTCM 4" DIAMETER NO ID			
SECTION 36 T-2-N, R-1-E SECTION 31 T-2-N, R-2-E			

© Moore Bass Consulting UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SURVEY MAP OR REPORT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.		The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.	
MOORE BASS CONSULTING, INC. 805 N. GADSDEN STREET TALLAHASSEE, FL 32303 (850) 722-6878 CERTIFICATE OF AUTHORIZATION No. 00007245		CLIENT NAME KIMLEY HORN AND ASSOCIATES, INC.	
PROJECT NAME NORTHEAST GATEWAY		FILE # CU I, JTRACT # NOTEBOOK # DATE SHEET TITLE	
22215.0004-SK-EAS-DR-LANG-3 (100B)		22215.0004-ARCHIVE PAGE # 31 32 33 D WABBY JAK II	
SKETCH OF DESCRIPTION DRAINAGE EASEMENT (100B)		1/1	

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**RESOLUTION NO. 2025-06
(Parcel 800)**

**ACQUISITION OF PROPERTY RIGHTS REQUIRED FOR
CONSTRUCTION OF THE NORTHEAST GATEWAY (WELAUNEE
BOULEVARD) PROJECT**

A RESOLUTION OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY DETERMINING AND FINDING THE NECESSITY TO ACQUIRE CERTAIN PROPERTY FOR THE PUBLIC USE AND THAT A VALID PUBLIC PURPOSE IS SERVED BY THE CONSTRUCTION OF ROADWAY IMPROVEMENTS ON CERTAIN PROPERTY IN A PROJECT WITHIN LEON COUNTY; SAID PROJECT TO BE KNOWN AS THE NORTHEAST GATEWAY ROADWAY IMPROVEMENTS; AND AUTHORIZING THE USE OF EMINENT DOMAIN PROCEEDINGS AS PERMITTED UNDER FLORIDA LAW TO ACQUIRE SUCH PROPERTY; AND AUTHORIZING BLUEPRINT AND ITS AGENTS AND DESIGNEES TO INSTITUTE EMINENT DOMAIN PROCEEDINGS TO ACQUIRE THE NECESSARY PROPERTY RIGHTS

WHEREAS, Leon County-City of Tallahassee Blueprint Intergovernmental Agency (the Agency or Blueprint) was created by Interlocal Agreement on October 27, 2000, as subsequently amended and restated on December 9, 2015, (“collectively, “Interlocal Agreement”) pursuant to the provisions of Chapter 163.01, Florida Statutes; Article VII, Sections 1 and 3 of the Constitution of the State of Florida; Chapter 166, Florida Statutes; Chapter 125, 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 the Interlocal Agreement; and,

WHEREAS, in order to accomplish its purposes the Agency shall have the power, pursuant to direction or authorization by its Board of Directors (the Board), by its bylaws or by the powers granted by the Interlocal Agreement, to appropriate property by gift, donation, purchase, or by exercising its 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 Statutes, and more specifically as set forth in Section 163.01(7), Florida Statutes; and

WHEREAS, the Board of Directors determined that the proceeds of the Dedicated Sales Surtax dedicated to the Blueprint 2020 Projects would be used for the purpose of funding Blueprint 2020 Projects as approved by the Board representing both “first priority” and “second priority projects”; and funds for acquisition of this Project are allocated in the Regional Mobility and Gateways Project; and,

WHEREAS, the Northeast Gateway Project, including the future Welaunee Boulevard and I-10 interchange, has been a Capital Region Transportation Planning Agency priority project since 2006; and the Florida Department of Transportation has included the potential future I-10 interchange at the proposed Welaunee Boulevard overpass in planning documents since 2012; and

WHEREAS, the Northeast Gateway Project is designed to improve regional mobility and enhance connectivity and reduce transportation pressures on surrounding roadways resulting from existing, ongoing, and proposed development on adjacent properties; and the Project is needed to provide an alternative route for existing users of Centerville and Miccosukee Road (two scenic roadways that are locally protected and designated as Canopy Roads; and to also help accommodate future growth within the Urban Services Area; and,

WHEREAS, it is in the public interest and for the public benefit to improve, expand and/or alter the flow of traffic on **WELAUNEE BOULEVARD a/k/a NORTHEAST GATEWAY PROJECT**; and,

WHEREAS, the Agency and its respective consultants have considered and weighed many factors, including but not limited to the availability of alternate routes, costs, environmental factors, long range planning and safety considerations; and,

WHEREAS, the implementation of the Project with the design concepts as recommended by the Agency and approved by its Board, after consideration of public participation at the public meetings, necessitated the acquisition of private properties for use in the construction of the Project.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT INTERGOVERNMENTAL AGENCY, that:

Section 1. That the construction of the Northeast Gateway Project improvements in Leon County, Florida, represents a valid public purpose.

Section 2. That the map of location and the survey identifying the property as necessary is hereby approved and that a copy is on file and available at the Blueprint Offices, currently located at 315 S. Calhoun St., Suite 450, Tallahassee, FL 32301, and determines that the privately owned property depicted and described as **Parcel 800** in Exhibit A attached hereto, is necessary for implementation of the Project. The property to be acquired is a permanent drainage easement interest necessary for the construction of the Project and is located within Leon County, State of Florida.

Section 3. The Board acknowledges that additional properties may be necessary for the completion of the Project, and that, upon the determination by engineers and surveyors of those additional properties, a resolution may be obtained to include identification of any such additional necessary properties, if voluntary purchase(s) is not possible.

Section 4. The Board, hereby authorizes, empowers and directs its officials, employees, designees or agents to institute eminent domain proceedings as necessary to complete the acquisition of the property identified in Exhibit A, as **Parcel 800**, by the earliest possible date, for the purposes set forth in this Resolution, which authority shall include signing of the Declaration of Taking and utilizing of any and all laws of the State of Florida applicable thereto, and to compensate the interested parties as required by law.

Section 5. This Resolution shall become effective immediately upon its adoption.

DONE, ADOPTED AND PASSED by the Board of Directors of Leon County – City of Tallahassee Blueprint Intergovernmental Agency of Leon County, Florida, this ____ day of November 2025.

ATTESTED BY:

BLUEPRINT INTERGOVERNMENTAL
AGENCY BOARD OF DIRECTORS

By: _____
Shelonda Meeks
Board Secretary

By: _____
Commissioner Brian Welch, Chair

APPROVED AS TO FORM:

By: _____
Susan Dawson, Esq.
Blueprint Attorney

GRAPHIC SCALE



1 inch = 200 ft.

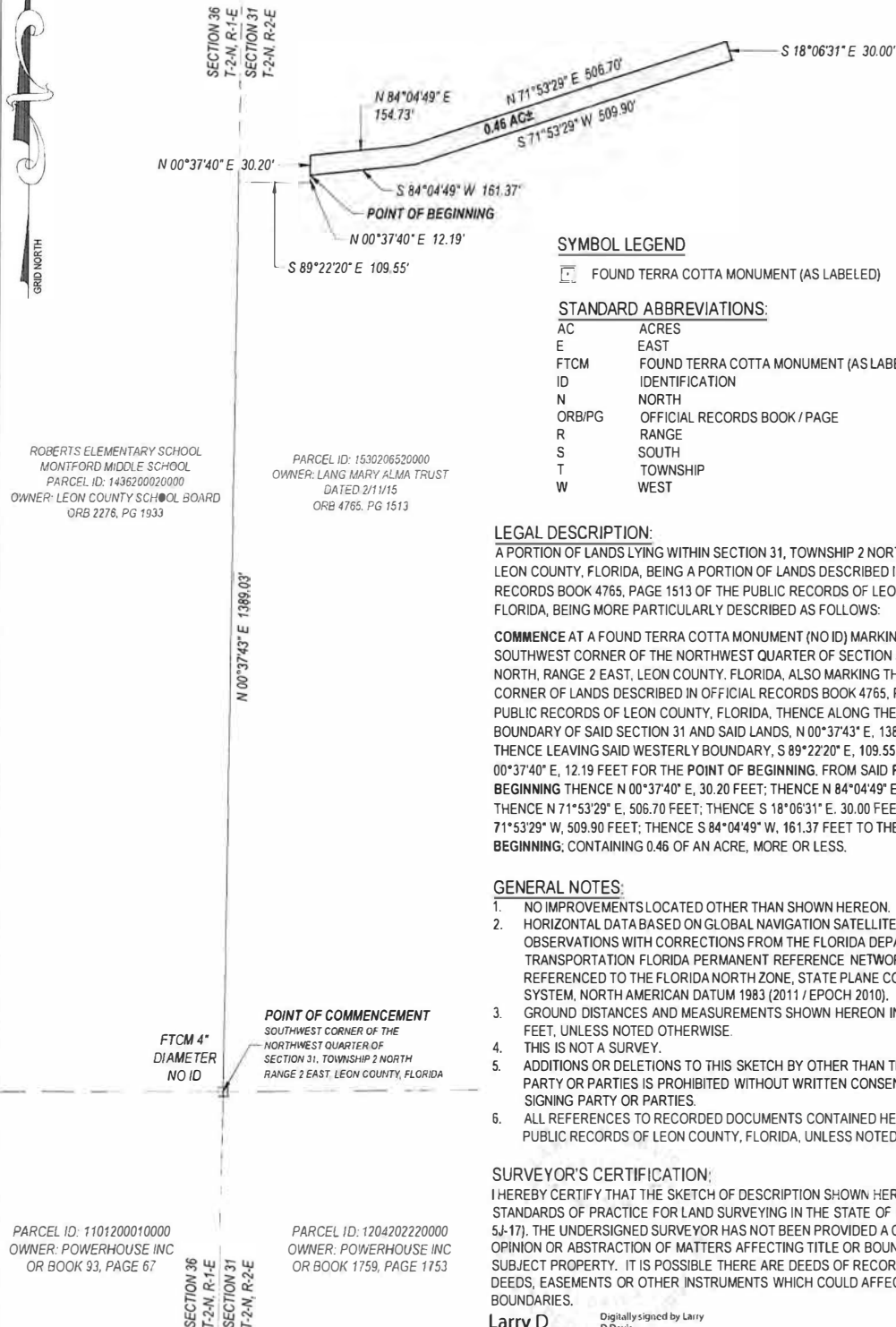
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- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

Exhibit "A" - Parcel 800

SKETCH OF DESCRIPTION

LYING IN SECTION 31, TOWNSHIP 2 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA



SYMBOL LEGEND

FOUND TERRA COTTA MONUMENT (AS LABELED)

STANDARD ABBREVIATIONS:

AC	ACRES
E	EAST
FTCM	FOUND TERRA COTTA MONUMENT (AS LABELED)
ID	IDENTIFICATION
N	NORTH
ORB/PG	OFFICIAL RECORDS BOOK / PAGE
R	RANGE
S	SOUTH
T	TOWNSHIP
W	WEST

LEGAL DESCRIPTION:

A PORTION OF LANDS LYING WITHIN SECTION 31, TOWNSHIP 2 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4765, PAGE 1513 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND TERRA COTTA MONUMENT (NO ID) MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA, ALSO MARKING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4765, PAGE 1513 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE ALONG THE WESTERLY BOUNDARY OF SAID SECTION 31 AND SAID LANDS, N 00°37'43" E, 1389.03 FEET; THENCE LEAVING SAID WESTERLY BOUNDARY, S 89°22'20" E, 109.55 FEET; THENCE N 00°37'40" E, 12.19 FEET FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING THENCE N 00°37'40" E, 30.20 FEET; THENCE N 84°04'49" E, 154.73 FEET; THENCE N 71°53'29" E, 506.70 FEET; THENCE S 18°06'31" E, 30.00 FEET; THENCE S 71°53'29" W, 509.90 FEET; THENCE S 84°04'49" W, 161.37 FEET TO THE POINT OF BEGINNING; CONTAINING 0.46 OF AN ACRE, MORE OR LESS.

GENERAL NOTES:

1. NO IMPROVEMENTS LOCATED OTHER THAN SHOWN HEREON.
2. HORIZONTAL DATA BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM OBSERVATIONS WITH CORRECTIONS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK AND REFERENCED TO THE FLORIDA NORTH ZONE, STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (2011 / EPOCH 2010).
3. GROUND DISTANCES AND MEASUREMENTS SHOWN HEREON IN US SURVEY FEET, UNLESS NOTED OTHERWISE.
4. THIS IS NOT A SURVEY.
5. ADDITIONS OR DELETIONS TO THIS SKETCH BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. ALL REFERENCES TO RECORDED DOCUMENTS CONTAINED HEREIN ARE TO THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, UNLESS NOTED OTHERWISE.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH OF DESCRIPTION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA (F.A.C. 5J-17). THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACTION OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.

Larry D

Digitally signed by Larry D

Davis

Date: 2025.09.25

LARRY D. DAVIS

REGISTERED FLORIDA LAND SURVEYOR NO. 5254

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UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SURVEY MAP OR REPORT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

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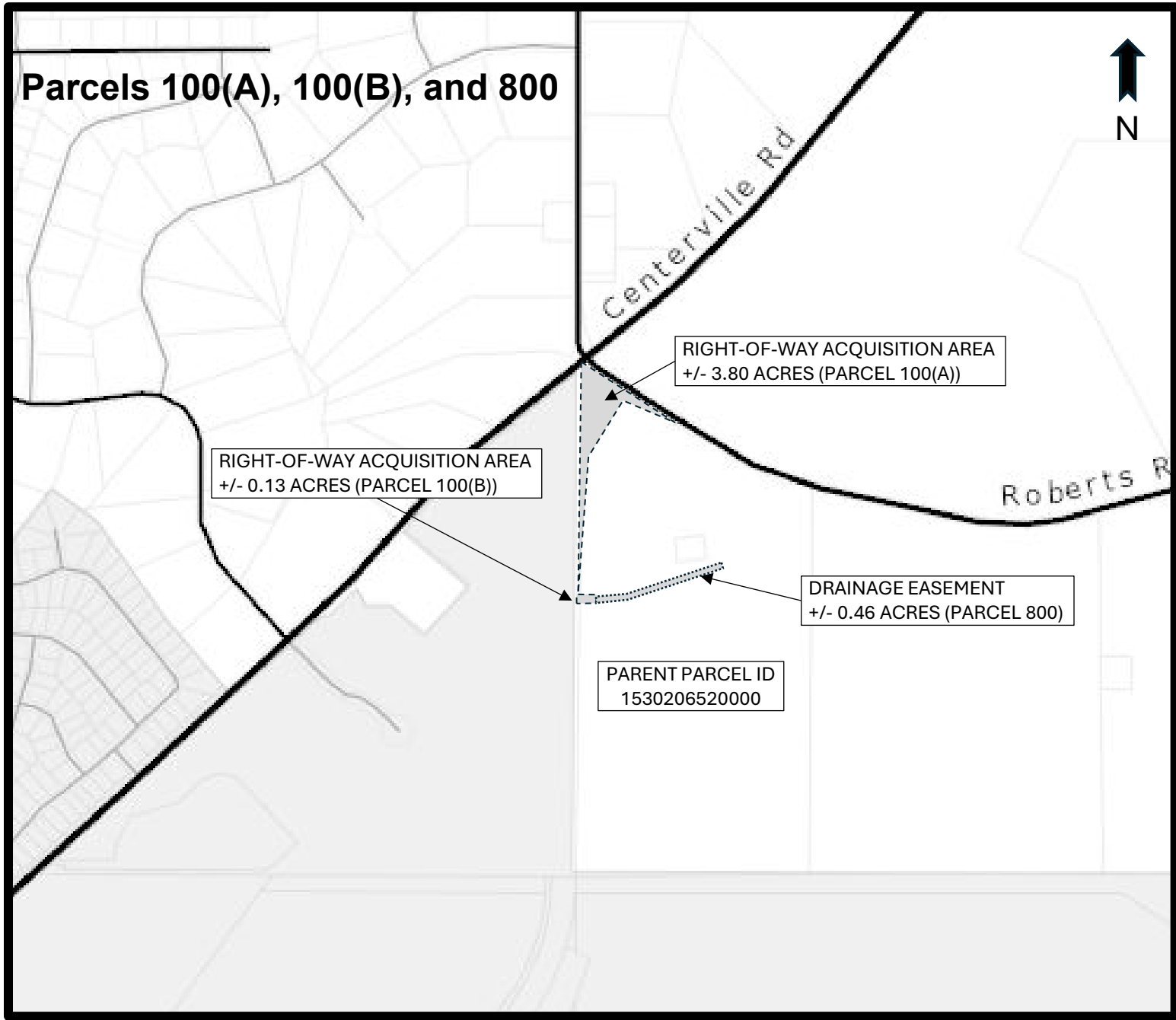
MOORE BASS CONSULTING, INC.
805 N. GADSDEN STREET
TALLAHASSEE, FL 32303 (850) 222-6678CLIENT NAME
KINLEY HORN AND ASSOCIATES, INC.PROJECT NAME
NORTHEAST GATEWAYSHEET TITLE
SKETCH OF DESCRIPTION

1/1

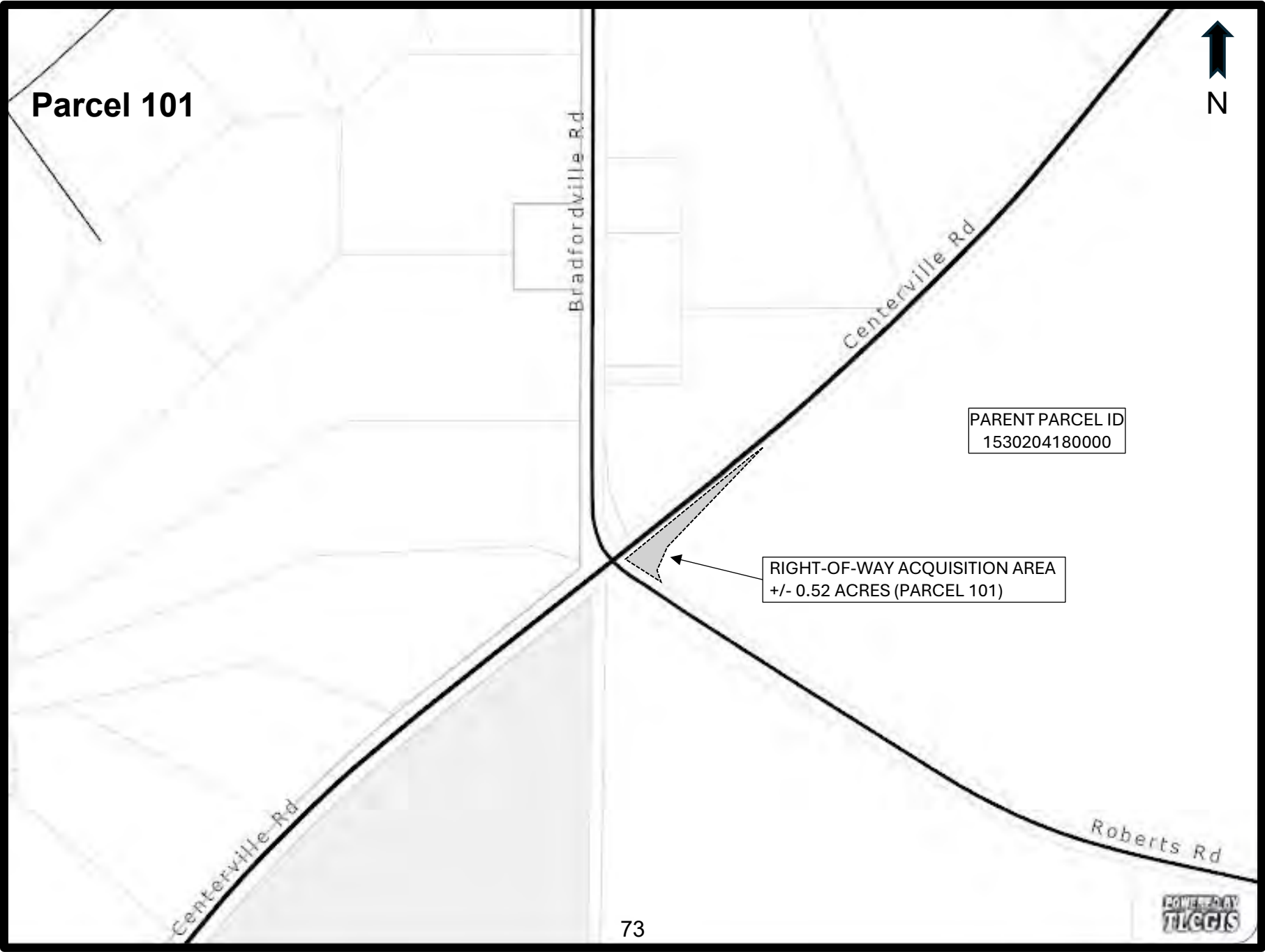
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**Blueprint Intergovernmental Agency
Board of Directors
Agenda Item #5
November 6, 2025**

Title: Analysis of the Use of Infrastructure Surtax Revenues for Funding Fire Stations #15 and #17

Category: General Business

Intergovernmental Management Committee: Vincent S. Long, Leon County Administrator
Reese Goad, City of Tallahassee Manager

Lead Staff / Project Team: Artie White, Director, PLACE
Autumn Calder, Director, Blueprint Infrastructure
Susan Dawson, Blueprint Attorney

STATEMENT OF ISSUE:

As directed by the Blueprint Intergovernmental Agency Board of Directors (IA Board) at their September 11, 2025, meeting, this item presents an analysis to determine whether Blueprint Infrastructure Sales Surtax funds are available to support the expansion of Fire Station #15 and the construction of new Fire Station #17 (collectively referred to herein as “Fire Stations”).

FISCAL IMPACT:

This item does not have a fiscal impact at this time. The analysis concludes that no surplus or unallocated Blueprint Infrastructure Sales Surtax funds are available to support Fire Station #15 (minimum of \$10 million for constructing the expansion) and Fire Station #17 (minimum \$34 million for construction and equipment).

RECOMMENDED ACTION:

Option 1: Accept the analysis, which indicates that no surplus exists within the Blueprint Infrastructure surtax that could support the expansion of Fire Station #15 and the construction of new Fire Station #17.

SUPPLEMENTAL INFORMATION:

At the September 11, 2025, meeting, the IA Board directed Blueprint to bring back an analysis to determine whether a funding surplus exists within the Blueprint Infrastructure surtax that could support the expansion of Fire Station #15, located on Bannerman Road in North Leon County, and construction of a new Fire Station #17 on Lake Bradford Road.

As directed, this item provides a budgetary analysis of the Blueprint Infrastructure program, included as Attachment #1, detailing existing project commitments and projected surtax revenues, and information on the substantial amendment process should the IA Board add the Fire Stations project to the list of Blueprint Infrastructure projects.

INFRASTRUCTURE FUNDING OVERVIEW AND PROGRAM COMMITMENTS

All available Blueprint Infrastructure Sales Surtax revenues are fully committed to existing project obligations through the end of the current Blueprint program, leaving no surplus funds, as detailed in the Fiscal Year 2027 – 2040 Summary of Projected Funding Needs (Attachment #1). The annual approval of the Blueprint capital budget, most recently approved at the September 11, 2025, Budget Public Hearing, provides funding for Blueprint to ensure timely progress and completion of approved projects to the scope and standards directed by the IA Board.

Infrastructure Sales Surtax revenues are fully committed to existing project obligations through the end of the current Blueprint program, leaving no surplus funds. To date, the IA Board has authorized work or directed leveraging partnerships on 25 of the 27 Blueprint 2020 projects. Current plans, developed through a series of IA Board–approved documents—including the Project Prioritization Plan (2017), the Infrastructure Implementation Plan (2018), and the Long-Term Funding Plan (2021)—reflect this strategy.

By FY 2026, 16 Blueprint projects are scheduled to be under construction, including four new parks. These projects will collectively deliver approximately 26 miles of roadway improvements, 119 miles of bicycle and pedestrian facilities, 52 miles of greenways, and 337 acres of parks and public spaces.

As recognized by the City and County Commissions and the citizen led Sales Tax Extension Committee in April 2014, the estimated cost of projects under the Blueprint 2020 sales tax extension exceeded the projected revenues by approximately \$163 million. These projects were approved with the understanding that Blueprint would pursue additional funding through grants, agency partnerships, and coordination with regional and state transportation partners such as the CRTPA and FDOT.

Infrastructure funding gaps are not uncommon and reflect broader statewide and national conditions. Consistent with the funding strategy approved by the IA Board in 2017, Blueprint prioritizes local funding for non–state roadway projects and seeks federal and state funding for projects located on state roadways. This approach has reduced the

projected funding gap for the Blueprint 2020 projects by \$70 million to approximately \$93 million.

Blueprint continues to apply for federal and state funding and follows required processes—such as those used in the Tharpe Street project implementation—to maintain eligibility for future grant opportunities. This approach aligns with standard public-sector practices, as infrastructure needs typically exceed available local revenues. Leveraging multiple funding sources is a necessary and established strategy to complete long-term capital programs. In fact, leveraging was a critical component of the strategy to implement the Blueprint 2000 program. Since 2004, Blueprint has leveraged over \$463 million in outside funding to complete the Blueprint 2000 and Blueprint 2020 projects.

The additional costs of funding the construction of Fire Station #17 on Lake Bradford Road and the expansion of Fire Station #15 on Bannerman Road exceed the projected funding capacity of the Blueprint Infrastructure program and would result in a shortfall impacting the approved Infrastructure projects. The estimated cost in 2025 to construct Fire Station #17, including all necessary equipment, is \$34 million, and the estimated cost in 2023 of expansion of Fire Station #15 was \$10 million. Any changes to the existing IA Board approved priorities will also require a substantial amendment.

STATUTORILY ALLOWABLE USE OF INFRASTRUCTURE SURTAX DOLLARS

In 2014, Leon County voters approved the extension of the Penny Sales Surtax to fund community infrastructure projects such as transportation improvements, flood prevention, water quality protection, parks, and economic development. Under Section 212.055(2), Florida Statutes, these funds may also be used for other eligible public facilities necessary to carry out governmental purposes—including fire stations, government buildings, and animal shelters—making improvements to Fire Station #15 and construction of Fire Station #17 permissible uses under state law.

However, a Fire Stations project is not included in the list of all approved Blueprint 2020 Infrastructure projects adopted by the IA Board and supported by voters in the Interlocal Agreement. The Interlocal Agreement governs how surtax revenues are programmed and allocated, and any project not listed in the Agreement must be added through a formal substantial amendment. Accordingly, while funding Fire Stations with surtax revenues is permissible under Florida law, doing so would require a substantial amendment to add a Fire Stations project as a new Blueprint Infrastructure project.

SUBSTANTIAL AMENDMENT PROCESS

A substantial amendment, as defined in Section 10 of the Blueprint Interlocal Agreement, included as Attachment #2, is the formal process by which the IA Board may make major changes to the Blueprint 2020 Infrastructure Program. Such amendments would include the addition, removal, or significant modification of projects or programs listed in the Agreement. In this case, a proposed amendment would be required to add a new infrastructure project to fund the expansion of Fire Station #15 and the construction of Fire Station #17.

This process would require a supermajority vote of the IA Board after consideration of recommendations from the Citizens Advisory Committee (CAC), the Technical Coordinating Committee (TCC), and the Intergovernmental Management Committee (IMC). Before any vote is taken, two publicly noticed hearings must also be held to ensure public input. To add the Fire Stations project to the Blueprint Infrastructure project list, the Interlocal Agreement would need to be amended through this process.

CONCLUSION:

This analysis responds to the IA Board's September 11, 2025, direction to evaluate whether Blueprint Infrastructure Sales Surtax funds could support the expansion of Fire Station #15 and the construction of Fire Station #17. While such projects are permissible uses under Florida Statutes, the analysis confirms that all existing Blueprint Infrastructure revenues are fully committed to currently approved projects. Redirecting existing Infrastructure Sales Surtax revenues to fund the Fire Stations would require significant reprioritization and result in insufficient funding to complete approved projects.

Accordingly, staff recommends Option #1 — that the IA Board accept the analysis, which indicates that no surplus exists within the Blueprint Infrastructure Sales Surtax that could support improvements to Fire Station #15 and the construction of new Fire Station #17.

OPTIONS:

- Option 1: Accept the analysis, which indicates that no surplus exists within the Blueprint Infrastructure surtax that could support improvements to Fire Station #15 and the construction of new Fire Station #17.
- Option 2: IA Board Direction

RECOMMENDED ACTION:

- Option 1: Accept the analysis, which indicates that no surplus exists within the Blueprint Infrastructure surtax that could support to the expansion of Fire Station #15 and the construction of new Fire Station #17.

Attachments:

1. Fiscal Year 2027 – 2040 Summary of Projected Funding Needs
2. [Second Amended and Restated Interlocal Agreement \(2015\)](#)

Summary of Projected Funding Needs

Projected Net Sales Tax Revenues (FY 27 - 40)	\$ 250,572,050
Projected Funding Needs (FY 27 - 40)*	\$ 343,768,880
Projected Leveraging Funds Needed*	\$ (93,196,830)

Projects	Total Projected Funding Needs	Funding Allocated thru FY 2026	Projected Funding Needs FY 27 - 40
Blueprint 2020 Program, Total			582,399,227
Annual Allocations, Total			129,924,404
Blueprint: Greenways Master Plan	15,800,000	6,592,481	9,207,519
Blueprint: Bike Route System	15,000,000	5,086,240	9,913,760
City of Tallahassee: StarMetro Enhancements	12,250,000	4,134,375	8,115,625
City of Tallahassee: Water Quality and Stormwater Improvements	42,500,000	14,343,750	28,156,250
City of Tallahassee: Sidewalks Improvements	25,000,000	8,437,500	16,562,500
City of Tallahassee: Operating Costs of Blueprint Funded Parks	10,000,000	3,375,000	6,625,000
Leon County: Water Quality and Stormwater Improvements	42,500,000	14,343,750	28,156,250
Leon County: Sidewalks Improvements	25,000,000	8,437,500	16,562,500
Leon County: Operating Costs of Blueprint Funded Parks	10,000,000	3,375,000	6,625,000
BPIA Priority Regional Mobility and Gateway Projects, Total			180,074,106
1 Northeast Gateway: Welaunee Boulevard	198,400,000	182,691,181	15,708,819
2 Airport Gateway	133,600,000	71,834,713	61,765,287
3 Northeast Corridor Connector: Bannerman Road	159,700,000	109,900,000	49,800,000
4 Northwest Connector: Tharpe Street**	62,300,000	9,500,000	52,800,000
Blueprint Projects on State Roadways, Total*			238,630,347
Capital Circle Southwest Orange to Crawfordville	500,000	500,000	-
North Monroe Gateway	4,568,098	4,568,098	-
Southside Gateway: Woodville Highway	61,040,000	-	61,040,000
Orange Avenue: Adams to Springhill	94,360,000	350,000	94,010,000
Westside Student Gateway: Pensacola Street	39,500,972	-	39,500,972
Lake Lafayette and St. Marks Regional Park	15,800,000	-	15,800,000
Midtown Placemaking	29,028,534	749,159	28,279,375
BPIA Priority CCQ Projects, Total			33,770,370
1 Orange Avenue/Meridian Placemaking	8,709,611	8,709,611	
2 Market District Placemaking	16,758,547	16,758,547	
3 Monroe-Adams Corridor Placemaking	8,532,961	8,532,961	
4 Fairgrounds Beautification and Improvement	30,000,000	10,000,000	20,000,000
5 Northeast Park	12,000,000	12,000,000	-
6 College Avenue Placemaking	9,236,351	-	9,236,351
7 Florida A&M Entry Points	1,979,218	-	1,979,218
8 Alternative Sewer Solutions	3,054,801	500,000	2,554,801
Total	1,087,119,093	504,219,866	582,399,227
Projected Leveraging Funds Needed*			(93,196,830)

*Blueprint projects on state roadways are anticipated to be funded through FDOT. As such, projected funding needs only include non-state road projects. Blueprint may fund items that are above and beyond those funded by FDOT.

**The Northwest Connector: Tharpe Street project is following the federal process to ensure eligibility for federal funds.