

Blueprint Intergovernmental Agency Board of Directors Meeting Minutes

Date: April 8, 2021
To: Board of Directors
From: Benjamin H. Pingree, PLACE Director
Subject: Summary Minutes to Board of Directors Meeting of February 18, 2021

MEMBERS PRESENT

<u>COUNTY</u>	<u>CITY</u>
Commissioner Nick Maddox, Vice-Chair	Commissioner Dianne Williams-Cox, Chair
Commissioner Kristin Dozier	Mayor John Dailey
Commissioner Carolyn Cummings	Commissioner Curtis Richardson
Commissioner Brian Welch	Commissioner Jeremy Matlow
Commissioner Rick Minor	Commissioner Jacqueline Porter
Commissioner Bill Proctor	
Commissioner Jimbo Jackson*	

**Virtual Participant*

I. AGENDA MODIFICATIONS

Commissioner Porter pulled Item 3 for discussion.

Commissioner Dozier moved, seconded by Commissioner Matlow, to allow Commissioner Jackson to participate via Webex.

The motion passed 12-0 (weighted: 70-0).*

* Per the Blueprint Intergovernmental Agency Telephonic Policy, Commissioner Jackson's participation did not count towards a quorum but he was eligible to vote.

II. CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS

Public comments were received by email to Comments@BlueprintIA.org through 5:00 p.m. on February 17, 2021; all were provided to the IA Board. (Attached) Live comments were also taken in person and via WebEx during the meeting. Those comments are summarized below.

Citizen Comment

Dave Lang spoke on the Northeast Gateway Welaunee Boulevard project. He referenced a 1999 agreement between the City, County, School Board, and Centerville Rural Homes Association that allowed a road through the conservation area. However, he hoped that the Welaunee property owners would become a good neighbor and consider donating double the amount of land that was taken from the conservation easement. He suggested adding it to the proposed park and cited the benefits to the park, schools, and community.

Mary Alma Roberts Lang spoke on the Northeast Gateway Welaunee Boulevard project. She noted the impacts to their property from various project concepts and strongly objected to the IA Board taking more of their western boundary. She preferred the shorter access road for minimal impacts.

Steven Suber spoke on the Northeast Gateway Welaunee Boulevard project, specifically the impacts of the proposed roadway to his property and the value. He requested the IA Board consider a different plan.

Stanley Sims spoke on COVID-19 and the importance of vaccination.

Max Epstein spoke on stormwater modeling at Pond 3DB, requesting an increase to a 24-hour stormwater model instead of the current 8-hour for permitting. Regarding the Skateable Art project, he noted the design challenges of the site and circled back to the stormwater model for Pond 3DB. Lastly, he spoke on eminent domain and the issues with affordable housing and homelessness.

Scott Hannahs spoke on the Northeast Gateway project and stated that citizen comments seemed to be dismissed. He referenced a letter sent from Kathy Archibald and strongly encouraged the IA Board consider her list of concerns. He further requested that the Comprehensive Plan be modified to address these concerns also.

Chuck Lang spoke in opposition to the Northeast Gateway project based on impacts to the conservation easement and the shortage of community support due to impacts to quality of life.

III. INFORMATIONAL ITEMS/PRESENTATIONS

- **CAC Chair Report**
Written report provided to IA Board. A copy is on file at the Blueprint offices.
- **EVLC Chair Report**
Report provide to the IA Board at the February 18, 2021, IA Board Strategic Planning Workshop.
- **Blueprint Project Updates**
Autumn Calder provided a brief update on Blueprint projects including 15 active projects representing a \$250 million investment in infrastructure. Nine of those projects would move to construction in 2021-2022 including Magnolia Phases 1 and 4, Capital Cascades Trail Segment 3 Amenities, Capital Circle Southwest widening, Debbie Lightsey Nature Park and the Market District Park.
- **Tallahassee Community College Funding Request**
Dr. Jim Murdaugh, President of TCC, provided a brief presentation on the \$1 million funding request for athletic infrastructure to be matched by TCC through private fundraising. Chris Edwards spoke to the educational opportunities provided through athletic programs and the need for improvements to the 30-year old baseball and basketball facilities. Heather Mitchell spoke to the community use of the facilities at TCC and the community economic benefit of the investment.

Commissioner Proctor stated that he supported the modest request in part because of the representation of the school's name and identification with Tallahassee.

Commissioner Richardson moved, seconded by Commissioner Maddox, to bring back an agenda item analyzing Tallahassee Community College's \$1 million funding request to assist with athletic facility upgrades.

Commissioner Richardson stated that previously he served on the TCC Foundation Board of Directors. One example of TCC support of the community was in his one year as Chair, the Board established a two-year scholarship to TCC for Gadsden County students. The modest request, in light of support provided to other post-secondary institutions, would produce a return on investment that was also supported by Leon County Tourist Development Council.

Commissioner Maddox requested a summary of what the requested agenda item might contain. Ben Pingree stated that the item would be similar to what occurred with the presentation from President Robinson with FAMU for the \$10 million funding request for Bragg Stadium, or a prior request from President Thrasher with FSU. It would be a comprehensive analysis to identify any procedural steps, legal review, and funding opportunities within the Blueprint Intergovernmental Agency.

The motion passed 12-0 (weighted 70-0).

VI. CONSENT

ACTION TAKEN: Mayor Dailey moved, seconded by Commissioner Richardson to approve the Consent Agenda.

The motion passed 12-0 (weighted (70-0)).

1. Approval of the December 10, 2020, Blueprint Intergovernmental Agency Board of Directors Meeting Minutes

Option 1: Approve the December 10, 2020, Blueprint Intergovernmental Agency Board of Directors Meeting Minutes.

2. Acceptance of the Draft Blueprint Citizens Advisory Committee February 4, 2021, and Economic Vitality Leadership Committee February 2, 2021, Meeting Minutes

Option 1: Accept the Draft Blueprint Citizens Advisory Committee February 4, 2021, and Economic Vitality Leadership Committee February 2, 2021, Minutes.

4. Acceptance of a Status Update on the Bike Route System Implementation Process and Authorization to Procure Downtown-University Protected Bike Lane Project Design and Construction Services

Option 1: Accept the status update on the Bike Route System implementation process.

Option 2: Authorize procurement of Downtown-University Protected Bike Lane project design and construction services.

5. Amendment to VisionFirst Advisors Contract for an Update to the Economic Development Strategic Plan and Related Budget Amendment

Option 1: Authorize the Director of PLACE to execute an amendment to the Scope of Services of the contract with VisionFirst to update OEV's Strategic Plan, for an amount not to exceed \$100,000; and approve a Budget Amendment to fund the additional services from the FOLF.

ITEMS PULLED FOR DISCUSSION

3. Acceptance of the Status Update on Blueprint Infrastructure Projects

Commissioner Porter stated that Assistant City Manager Wayne Tedder indicated an update on the Capital Cascades Trail Pond 3DB would be provided. Autumn Calder provided a brief overview of the agenda material noting that since publication, Blueprint received the City Environmental Management Permit for the project. Essentially, that meant that all of the permitting requirements, at the City of Tallahassee level, had been met by Blueprint. The Capital Cascades project has been implemented in phases over many years. Franklin Boulevard improvements were the first to be completed in 2013. The Capital Cascades Trail system included many layers of stormwater planning and engineering including Cascades Park, which at its core was a stormwater facility that was cleverly disguised as a "world-class park."

Autumn Calder stated that since receiving IA Board approval at the September 5, 2019, meeting to move forward with the Segment 3 3DB Pond and improvements, Blueprint built a new stormwater model for the Saint Augustine Branch using the latest software; the model has been peer reviewed by Jones Edmonds, a leader in stormwater modeling in the Southeastern United States. The model was signed and sealed by the engineer of record at Kimley Horn and Associates and by the independent peer review firm. The design and permit application were based on the new stormwater model. Blueprint was currently working on a second permit from the Florida Department of Environmental Protection (FDEP), which was submitted in December 2020. FDEP replied with comments in January 2021, to which Blueprint has provided a response. FDEP noted that the responses by Blueprint were satisfactory. Once that FDEP permit was received, Blueprint would proceed to construction on Pond 3DB.

Commissioner Porter questioned if there would be two different stormwater models used for the project. Autumn Calder stated that multiple stormwater models were used over the years for Capital Cascades Trail. In the final segment, Segment 4, Blueprint would develop a "pre-Cascades" model to evaluate the conditions of the entirety of the Saint Augustine Branch, reflecting conditions prior to any of the infrastructure improvements at Franklin Boulevard, Cascades Park, etc. that would provide a holistic view of the Capital Cascades stormwater system.

Commissioner Porter questioned the benefit of constructing both projects with the same improved, resilient stormwater model. Autumn Calder stated that there was no benefit in delaying construction because stormwater moved through Saint Augustine Branch ahead of entering Segment 4. The improvements in Segment 4 would not affect the stormwater in Segment 3. Moving forward with the construction on Pond 3DB would provide water quality improvements by removing nutrients, including nitrogen and phosphorus, from stormwater passing through the Saint Augustine Branch before the confluence with the Central Drainage Ditch, which would make the Segment 4 improvements that much more efficient.

Commissioner Dozier stated that what stood out for her in the citizen comments and letter of agreement with FDEP was the concerns around the process of modeling. Autumn Calder confirmed that FDEP was considering the conditions only for Pond 3DB, not the pre or post conditions. Commissioner Dozier stated that she would like a better understanding of how the new studies could inform the IA Board moving forward.

Commissioner Matlow questioned the variance needed from City Growth Management. Autumn Calder introduced Karen Jummonville, Director of City Growth Management, to address the question. Ms. Jummonville stated that the variance was only necessary if Blueprint did not meet the conditions; however, the Agency was committed to prepare the pre-Cascades model therefore the variance was not needed because the project would meet the requirements of the code.

Commissioner Matlow quoted the agenda material stating that Blueprint would commit on Segment 4 to evaluating and recommending modifications to the existing and future Capital Cascades facility, subject to IA Board approval; and questioned the fiscal impact of the modifications. Autumn Calder stated that the pre-Cascades model would report the precise conditions of the Segment 4 area prior to any improvements from Segment 1 (Franklin Boulevard) through Segment 3. With that model, Blueprint would determine how all of the improvements made to-date, combined with the Segment 4 enhancements, would improve the pre-existing conditions.

Commissioner Matlow questioned how Blueprint did not know beforehand the existing conditions of Segments 3 and 4. Secondly, even though the work was subject to IA Board approval, the money was essentially committed in order for the project to continue. The anticipated policy decision could drive a future budget decision; he expressed concern that the information was not provided up front. It seemed as though skipping the variance decision because of a deal made through modifications as the project progressed forced a decision on the IA Board. He hoped that should Blueprint be in a similar situation in the future, that it be brought to the IA Board first.

Regarding Capital Circle Southwest widening, Commissioner Proctor stated that the project was a misnomer because the Crawfordville Road to Springhill Road was omitted. It would be tremendously bizarre to flow three lanes of traffic from the north or south, into a single lane roadway near the airport. Furthermore, he was concerned by the \$58 million price and requested clarification. Ben Pingree stated

that the collaborative of Blueprint, City, County, and Capital Regional Transportation Planning Agency, and Florida Department of Transportation District 3, were closely tracking both segments of Capital Circle Southwest, Crawfordville Road to Springhill Road and Springhill Road to Orange Avenue through the state's five-year workplan. The Springhill Road to Orange Avenue segment was further ahead in that process and therefore moving into construction sooner. Blueprint met regularly with FDOT District 3 staff and were closely monitoring the progress of design, right-of-way, and construction funding for Crawfordville Road to Springhill Road in the workplan. Mr. Pingree stated that it fell from the five-year work plan in light of COVID-19 and correlated lower sales tax revenues collected by the state. All parties sought to complete that final segment, as Capital Circle Southwest was the priority one project at Blueprint.

Commissioner Richardson appreciated the line of questioning but he read the agenda material, the referenced emails, letters, and staff responses, and was comfortable with answers provided. He reviewed the considerable study and analysis of the issue by staff and felt that the recommendations were sound. Furthermore, he held full faith and confidence that staff would have elevated any issues or potential issues to the IA Board for discussion and guidance prior to presenting the recommend course of action. He stated that in his experience Blueprint staff was forthright, professional, knowledgeable, and experienced. He expressed concern that anyone would doubt that or the material and recommendations provided. If Commissioners held those concerns, they deserved answers, however, he held full faith and confidence in staff.

Commissioner Williams-Cox cited COVID concerns, the time spent in Chambers, and noted the length of the discussion on a pulled consent item. She implored the IA Board to address technical questions in briefings in order to deal with the business of the IA Board in the meeting. Commissioner Williams-Cox further expressed her faith in the subject matter expertise of staff and encouraged Commissioners to quickly find answers to their questions and continue to general business.

Commissioner Porter stated that her questions did not undermine her faith in staff, but rather indicated the how seriously she took the process of understanding complex subjects in order to have full confidence in her vote. She requested future updates on the FDEP permit. Autumn Calder confirmed that future agenda items would include that information. Ben Pingree concurred and clarified that once the FDEP permit was received, the contractor was mobilized and prepared to begin work. The FDEP permit was imminent, and once received Blueprint would move forward with the project in accordance with standing IA Board direction.

Mayor Dailey moved, seconded by Commissioner Cummings to approve Option 1.

Option 1: Accept the February 2021 Status Update on Blueprint Infrastructure Projects.

The motion passed 12-0 (weighted: 70-0).

Commissioner Williams-Cox stated that she would entertain a motion instituting a three-minute rule on IA Board Directors; clarifying that staff response would not count against that time.

Mayor Dailey moved, seconded by Commissioner Maddox to institute a three-minute time limit on Directors.

Commissioner Dozier stated that the Board of County Commission utilized the three-minute rule and allowed for provisions to that time. She agreed with the health concerns of being in Chambers and in her experience, the provisional votes used more time than saved. She felt that IA Board Directors could commit to concise comments. Commissioner Williams-Cox stated that she gave that chance; however, it was not working.

Commissioner Matlow stated that under Sunshine Laws, IA Board Directors could only discuss items in the board meeting. The only way to change the trajectory of projects was through public discussion and decisions. He stated that it did not happen on the subject agenda item; however, there were cases of public discussion that resulted in IA Board action or direction diverting from the staff recommendation. Regarding the three-minute rule, he could not support it because he kept his comments brief.

The motion passed: 8-4 (weighted 46-24).

VII. GENERAL BUSINESS

6. Approval to Execute the Memorandum of Understanding with the Leon County Research and Development Authority (LCRDA) for the North Florida Incubator Matching Funds

Ben Pingree reminded that IA Board that the item had come before them numerous times both in the budget process and at policy meetings. The purpose of the item was to support the creation of an incubator to stimulate the economic development outcomes discussed in the earlier Strategic Plan Workshop. Furthermore, it represented a partnership with OEV, LCRDA, FSU, and the federal government and ratified the Memorandum of Understanding, the legally required document that provided the confidence and legal protection to the IA Board for the financial commitment.

Commissioner Dozier moved, seconded by Mayor Dailey to approve Option 1.

Option 1: Approve and authorize the Director of PLACE or his designee to execute the Memorandum of Understanding with the Leon County Research and Development Authority for the North Florida Incubator Matching Funds in the amount of \$2.5 million.

Commissioner Dozier noted that at the last Innovation Park Board of Directors meeting, she and Mayor Daily along with the rest of that Board received a

presentation that considered how the facility would align with other entrepreneurial and recruitment initiatives. She thought that the IA Board members would benefit from a similar presentation as businesses were attracted to communities that provided a pipeline for entrepreneurs. Innovation Park selected Lewis and Whitlock as the architect and engineering team for the project and anticipated breaking ground spring of 2022, with a projected opening by fall of 2023.

Commissioner Minor acknowledged the magnitude of the project and the benefit to Tallahassee-Leon County. He thanked staff and Commissioner Dozier for the years of involvement.

The motion passed 11-0 (weighted 63-0) with Mayor Dailey out of Chambers.

7. Approval of the Capital Cascades Trail Segment 3 Skateable Art Design Plan

Ben Pingree stated that the Skateable Art project was a best-in-class design concept for the facility that was developed in conjunction with the skate community. As a design-build project, the plans required IA Board approval. One item of note, Team Pain, the design firm, worked within numerous constraints and created what would be one of the longest, continuous snake runs in in the southeastern United States, which was an important feature in the skate community. It was anticipated to be iconic and to stimulate substantial social media and commercial traffic.

Mayor Dailey commended staff for the creative design collaboration with the skate community, the incorporation of FAMU with the Rattler Run, and converting a nuisance at Cascades Park with the war memorial to an inspired skateable art design. His only suggestion was to be mindful of the landscape and vegetation installed in the park in order to prevent hazardous debris that could be caught in the wheels.

Mayor Dailey moved, seconded by Commissioner Maddox to approve Option 1.

Option 1: Approve the Capital Cascades Trail Segment 3 Skateable Art Design Plan.

Commissioner Porter expressed excitement and questioned if seating would be installed. Autumn Calder confirmed that construction would include seat walls and seating with a shade structure near the entrance. Commissioner Porter suggested a potential opportunity to collaborate with KCCI on anti-graffiti efforts.

Commissioner Matlow stated that he participated in a community charrette for the project and commended staff on the process, public engagement, and the project.

Commissioner Dozier echoed the Mayor's comments and commended Blueprint and team for taking a past nuisance and creating a place of acceptance through the project.

Commissioner Welch commended staff on the project and stated that as a firmly mediocre skateboarder as a teenager it was fantastic. He predicted that #skatethesnake would take off across social media.

Commissioner Proctor spoke to the youthful spirit of the skate community and noted that it extended beyond teenagers to a broad range of ages across Tallahassee-Leon County.

To that point, Commissioner Williams-Cox questioned if safety signage would be included. Ben Pingree confirmed that the appropriate signage would be installed in the park.

The motion passed 12-0 (weighted 70-0).

8. Approval to Initiate the Substantial Amendment Process for the Northeast Park Project and Consideration of Advance Funding Options

Ben Pingree reminded the IA Board of comments made by Commissioner Welch at the December 10, 2020, board meeting regarding County Commission action to sell 100-acres, previously dedicated for the Northeast Park, and purchase 50-acres adjacent to the Northeast Gateway project, contingent upon IA Board approval to significantly amend the project description. Currently scheduled to be funded in 2035, staff recommended advancing the Northeast Park into the upcoming bonding cycle. If approved, a full analysis would be brought to the IA Board at the May 27, 2021, Budget Workshop. Lastly, Mr. Pingree stated that conversations regarding amenities, operations, and maintenance would be included in later agenda items dependent on IA Board direction to advance the project.

Commissioner Welch thanked staff for the excellent analyses for a much needed park project in the northeast. He reiterated the recent actions of the County Commission and noted that IA Board support would provide for expedited construction in a location better suited to serve the most people, and potentially with cost savings from the synergy with the Northeast Gateway project.

Commissioner Welch moved, seconded by Commissioner Maddox to approve Options 1 and 2.

Option 1: Initiate the process to significantly amend the Northeast Park project consistent with the new location planned for purchase by Leon County. Direct staff to schedule the first public hearing for the Blueprint Citizens Advisory Committee (CAC) meeting on March 31, 2021 and the second and final public hearing for the Blueprint IA Board meeting on April 8, 2021, at which time a supermajority vote is needed to modify the project.

Option 2: Advance Northeast Park with bond funding: Direct Blueprint to bring back through the annual budget workshop the full funding of the Northeast Park through planned bond issuance(s) at \$10 million within the FY 2022 – 2026 Capital Improvement Plan.

Commissioner Dozier expressed her support for the relocation of the Northeast Park, processes to get there, and greater understanding of the fiscal impact through the budget workshop and ahead of voting to approve bonding \$10 million. The Sales Tax Committee identified twenty-seven projects for funding through Blueprint that both City and County Commissions approved before the referendum in 2014. She was not surprised that constituents pushed for advanced funding of projects; however, the IA Board advanced funded 15 of the 27 projects through 2026, bonding a good number of them. She spoke to the incredible effort by staff, from procurement teams through construction.

Commissioner Dozier further stated that the Tallahassee-Leon County community celebrated the quality delivered by Blueprint, and acknowledged there was a ceiling to what could be layered on staff and encouraged cognizance by the IA Board. Even more concerning to her was the impact bonding \$10 million would have on the remaining projects. She supported acquisition of the new parcel, however, and did not want to choose between construction of the park and Alternative Sewer Solutions or the Animal Shelter projects. If one project dropped off the list because the IA Board bonded so many projects, the IA Board needed a complete understanding of the opportunity cost of advancing these projects. She reiterated her support of the Northeast Park project, and noted in the budget process, she hoped for a frank and in-depth discussion about the long-term impacts.

Commissioner Dozier stated that the Animal Shelter project had been a tremendous need for a long time. Bonding another project could jeopardize its funding and potentially other projects too. She requested that staff help the IA Board see the implications of advance funding, and, if it negatively impacted the Animal Shelter, to identify other funding options. Ben Pingree confirmed that staff would be prepared to cover those subjects at the Budget Workshop.

Commissioner Porter expressed her support for the Northeast Park project and shared Commissioner Dozier's concerns for impact on other projects.

Commissioner Cummings thanked staff for the expeditious nature of the agenda item and acknowledged the issues Commissioner Dozier raised that the IA Board would need to address with the full analysis. She also shared Commissioner Welch's concern for the need for recreational area in the northeast. The Northeast Park was a priority and furthermore, the IA Board would make an educated decision about the overall budget and impacts to other projects at the Budget Workshop.

Commissioner Maddox questioned amenities, operations, and maintenance. Ben Pingree stated that it was too early in the process to discuss that level of detail. Option 1 required two public hearings, the second and final of which would be at the IA Board meeting on April 8, 2021. A deeper dive into the issues Commissioners Dozier and Porter raised would take place at the IA Board budget workshop on May 27, 2021. Planning for the park would begin in earnest as staff moved toward the bonding process. That would be the time for public engagement, amenities discussions, etc. Mr. Pingree further stated that it seemed reasonable to anticipate that operations and maintenance discussions would occur in tandem. Commissioner Maddox questioned if those discussions would happen at the IA

Board meeting. Mr. Pingree stated that discussions of park features and amenities would absolutely happen with the IA Board. He felt it likely that operations and maintenance discussions would too. However, if not, those discussions would occur at the City and County Commissions respectively.

Commissioner Welch stated that he understood the concerns and thanked staff, Tall Timbers, Neil Fleckenstein, and the property owner for their efforts in getting the IA Board to the point of good public policy to relocate the Northeast Park. Lastly, Commissioner Welch thanked Commissioner Proctor for championing the relocation through the years.

Commissioner Proctor requested clarification on what was meant by a supermajority vote in the substantial amendment process. Blueprint Attorney Susan Dawson stated that the IA Board Bylaws outlined the process and required a supermajority vote to amend a project description from what the voters approved. A supermajority requires five affirmative votes by the County, four from the City. The supermajority vote was the only exception to weighted voting permitted in the bylaws.

The motion passed 12-0 (weighted 70-0).

9. Consideration of Blueprint Informational Meetings

Ben Pingree stated that the item for consideration of Informational Meetings sought to amend the agenda policy to include an “Items from Members of the Board” section at the end of the agenda in order to provide space for the introduction or sharing of concepts and ideas by the Directors. Secondly, it sought to increase efficiency of IA Board meetings with the side effect of more public engagement. The proposed, virtual, staff led presentations would be held in accordance with Sunshine Law requirements, but they would not require a quorum as there would be no discussions, votes, nor would staff take public comment. It was intended to provide a deeper dive into items and issues.

Mayor Dailey moved, seconded by Commissioner Minor to approve Options 1 and 2.

Option 1: Direct staff to schedule the informational meetings for 2021.

Option 2: Direct staff to bring back an agenda item with a draft amendment to the Blueprint Meeting Schedule and Agenda Development Policy to add a ‘Comments/Discussion’ section at the end of the IA Board meeting agenda.

Commissioner Maddox questioned the motion would prohibit separating infrastructure and economic development to individual meetings. Ben Pingree stated that it would not prohibit that course of action.

Commissioner Dozier confirmed that the information meetings would be virtual and that they would be open to the public. Ben Pingree confirmed and provided a

relative example, of the Market District Park update that the IA Board received in December 2020, which was timely, relative, and lengthy. That would be the type of presentation provided at the informational meeting. There would also a more concise presentation for the IA Board meeting. The public would be allowed to participate in either. Commissioner Dozier noted that attendance at the Monday informational meeting would be optional for Directors. However to be sure, all were fully informed and on the same page by the Thursday board meeting, she questioned if the informational meeting presentation could be distributed to IA Board members who could not attend. Ben Pingree concurred. Commissioner Dozier also requested a conversation to explore separating Blueprint and OEV meetings.

Commissioner Porter stated that initially she supported the idea, however, with additional consideration she wanted to take public comment on the item. She was concerned about informational disparities among Directors and supported exploring separating Blueprint and OEV meetings. Furthermore, if the concern was COVID based, it made sense. If however, the concern was the time spent on the items, she stated that the issues were time consuming. The public deserved the time and attention of the IA Board on these issues. From her experience, the public did not want more meetings or opportunities to speak but rather for Commissioners to listen and take action in support of public sentiment. For those reasons, she would not support the motion.

Commissioner Maddox offered a substitute motion, seconded by Commissioner Matlow, to approve Option 2 and direct staff to bring back and agenda item that analyzed separating Infrastructure and OEV to separate meetings (on different days) with the option for a one-year review.

Option 2: Direct staff to bring back an agenda item with a draft amendment to the Blueprint Meeting Schedule and Agenda Development Policy to add a 'Comments/Discussion' section at the end of the IA Board meeting agenda.

Commissioner Proctor stated that the motion was compelling. He noted that elements of support to the IA Board include staff expertise, a Citizens Advisory Committee, the Economic Vitality Leadership Committee, etc. and stated that informational meetings seemed to create a third, distinct component. He felt sufficiently informed by the leadership and advisory boards. Lastly, veteran Directors were knowledgeable on the ongoing projects and issues therefore, he was less empathetic for the request, but he supported the motion on the floor.

Commissioner Matlow expressed his full support of the motion stating that, in spirit, the informational meetings were a good idea. He wanted to be respectful of the IA Board and staff time. He referenced thirteen project charrettes provided by Blueprint as example of the public engagement efforts. He felt that the issues with the public came from their feeling that the course of action would not be modified by their input. Providing citizen engagement through an informational meeting three days prior to a vote gave the illusion of the potential for change but everyone around the table knew that to be a longer process. He suggested sharing

information with the public through pre-recorded videos posted to social media prior to IA Board meetings. He appreciated the idea but it fell short of the goal.

Commissioner Dozier noted the consistent public feedback received regarding economic development. The combined meeting model often cut short presentations and discussion on OEV updates because of the complexity of Infrastructure projects. Separating the two would provide the IA Board with opportunity to hear directly from business partners and communities specifically on their issues. She stated that as OEV embarked on a new Strategic Plan and spends money to implement projects, it was critical to have dedicated economic development discussions to address the questions raised in the strategic planning. Lastly, she supported virtual presentations for review or download by citizens that would accomplish the public engagement and transparency goals. She looked forward to the analysis of that or other ideas in the agenda item, should the motion pass.

Commissioner Williams-Cox stated that she supported the informational meetings if it made the IA Board meeting more efficient. She referenced the Leon County School Board's Agenda Development meetings where issues were discussed, with decisions made and actions taken at the Board meeting. The deep dive into issues happened ahead of the Board meeting. She supported separating OEV meetings from Infrastructure and questioned the amount of time necessary for both. She stated that she loved her part-time, City Commission job, and was willing to do what was necessary and it would require additional time. While the informational meetings might not be mandatory, she questioned who would want to miss the opportunity for greater clarification and understanding of the issues. She was not in favor of creating two additional meetings, on top of those scheduled through other board and committee commitments.

Commissioner Minor stated that initially he was excited for the informational meetings to the point of comparing his calendar to the proposed dates. He saw them as an extended-joint briefing where Directors could ask questions and learn together, along with the public. Should that be the trajectory of the IA Board, he was concerned that the board meeting conversations could be cannibalized by the informational meeting. Furthermore, those who did not or could not attend would be at a disadvantage in the IA Board meeting. However, he would support the substitute motion because he thought that splitting OEV and Infrastructure meetings would provide greater efficiencies.

Commissioner Cummings expressed her support of the substitute motion and her willingness to try informational meetings on a temporary basis.

Commissioner Richardson stated that he originally liked the informational meetings; however, he would support the substitute motion as it shed new light on the options. He supported separating Infrastructure and OEV because adding the informational meeting would require more staff time to prepare and could be confusing to the public as to what would be accomplished.

Ben Pingree stated that the IA Board, one year earlier, added two meetings and two workshops, moving from four meetings annually to six with the two workshops as

extended days. He clarified that the substitute motion maintained that quantity, essentially, splitting it with three Blueprint and three OEV. Commissioner Maddox stated that the analysis of options should be discussed in the future agenda item. He fully anticipated discussion on whether or not meetings were added during that item; however, he preferred to have the staff analysis of the options to inform that conversation.

The motion passed 12-0 (weighted 70-0).

VIII. CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS

There were no additional speakers in person or online.

IX. ADJOURN

The meeting adjourned at 5:36 p.m.

*The next Blueprint Intergovernmental Agency Board of Directors Meeting
is scheduled for
April 8, 2021, at 3:00 p.m.*

February 17, 2021

Blueprint Intergovernmental Agency Board of Directors

Dear Board members and community,

My name is Chuck Lang. I am a lifelong resident of Tallahassee and Leon County, and I am writing on behalf of my family regarding the proposed North East Gateway.

Our farm is located at 6025 Roberts Road, on the corner of Roberts and Centerville Roads. It is a historic, Century Pioneer Farm. My parents, Dave and Mary Alma Roberts Lang, built their current home on our farm in the 1980's and live there today. It is an important homeplace for our family. We are very concerned about the proposed NE Gateway and the lack of regard for the community it affects.

Our family has a history of being a good neighbor through the years. For example, Roberts Elementary was named after our family (mother's maiden name) after learning our family built a school for children who had fewer resources than most and donated the 5 acres in 1893 and again in the mid 1960's on the corner of Roberts Road and Centerville. Currently the land is owned by the historically Black church, Saint Phillip AME, which began in the schoolhouse.

The family discovered when the matriarch died in the mid 1960's that the farm had been paying taxes for many years on over a mile of the right of way used by Roberts Road; they then donated the land to Leon County. We were able to be good partners with our community because of good friendships and good communication.

We are concerned about the NE Gateway because of the lack of communication between the officials who will be making the ultimate decisions and the community that will be affected. It should be noted that Daniel Scheer, Design & Construction Manager for Blueprint Intergovernmental Agency, and his coworkers have met with us and others, but they clearly stated that they are not the decision makers. As a result, practically every design freely cuts through large portions of our property greatly affecting the quality of life of my parents.

They have shared numerous designs with us, and we want to be very clear that none of them are acceptable to us or to the community we have spoken to, including CRCA. Dan and his team have been very courteous, and we appreciate their efforts. However, our meetings have not resulted in any plan designs that are reasonable or acceptable. All the plans seem to be designed to meet the goals of the single, large developer and the government officials they are communicating with.

We have one request. For the government officials who will be making the ultimate design decisions to meet with the local community to work out a design that is reasonable and

acceptable. A reasonable design will not unfairly impact our farm and will preserve our community as a whole.

Thank you on behalf of our family and community.

Chuck Lang

Chuck Lang

ChuckLang45@gmail.com

850.264.3377

cc:

Susan Lang

Sandra Lang DeAngelis

Dave and Mary Alma Roberts Lang

<><

From: chucklang45@gmail.com
To: [IA Comments](#)
Cc: susan_lang@verizon.net; "[DaveMary Lang](#)"
Subject: Blueprint IA Board Meeting Public Comments
Date: Wednesday, February 17, 2021 4:19:16 PM
Attachments: [NE Parkway letter4.docx](#)

Dear board members and community,

Pease see the attached letter which is also pasted below.

Thank you.

Chuck Lang
850.264.3377
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February 17, 2021

Blueprint Intergovernmental Agency Board of Directors

Dear Board members and community,

My name is Chuck Lang. I am a lifelong resident of Tallahassee and Leon County, and I am writing on behalf of my family regarding the proposed North East Gateway.

Our farm is located at 6025 Roberts Road, on the corner of Roberts and Centerville Roads. It is a historic, Century Pioneer Farm. My parents, Dave and Mary Alma Roberts Lang, built their current home on our farm in the 1980's and live there today. It is an important homeplace for our family. We are very concerned about the proposed NE Gateway and the lack of regard for the community if affects.

Our family has a history of being a good neighbor through the years. For example, Roberts Elementary was named after our family (mother's maiden name) after learning our family built a school for children who had fewer resources than most and donated the 5 acres in 1893 and again in the mid 1960's on the corner of Roberts Road and Centerville. Currently the land is owned by the historically Black church, Saint Phillip AME, which began in the schoolhouse.

The family discovered when the matriarch died in the mid 1960's that the farm had been paying taxes for many years on over a mile of the right of way used by Roberts Road; they then donated the land to Leon County. We were able to be good partners with our community because of good friendships and good communication.

We are concerned about the NE Gateway because of the lack of communication between the officials who will be making the ultimate decisions and the community that will be affected. It should be noted that Daniel Scheer, Design & Construction Manager for Blueprint Intergovernmental Agency, and his coworkers have met with us and others, but they clearly stated that they are not the decision makers. As a result, practically every design freely cuts through large portions of our property greatly affecting the quality of life of my parents.

They have shared numerous designs with us, and we want to be very clear that none of them are acceptable to us or to the community we have spoken to, including CRCA. Dan and his team have been very courteous, and we appreciate their efforts. However, our meetings have not resulted in any plan designs that are reasonable or acceptable. All the plans seem to be designed to meet the goals of the single, large developer and the government officials they are communicating with.

We have one request. For the government officials who will be making the ultimate design decisions to meet with the local community to work out a design that is reasonable and acceptable. A reasonable design will not unfairly impact our farm and will preserve our community as a whole.

Thank you on behalf of our family and community.

Chuck Lang

Chuck Lang

ChuckLang45@gmail.com

850.264.3377

cc:

Susan Lang

Sandra Lang DeAngelis

Dave and Mary Alma Roberts Lang

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Blueprint Intergovernmental Agency
RE: Feb. 18, BPIA meeting; Agenda item #3

Dear Commissioners,

I would like to provide comments concerning the update on the NE Gateway/Welaunee Blvd. PDE included in Agenda item #3 of your February 18, 2021 meeting.

I am scheduled to receive my second vaccination the same time as the meeting and will be unable to attend in person so am providing my written comments.

As you know, I was one of the signatories to the 1996 Settlement Agreement with my neighbors, the City of Tallahassee, and the Leon County School Board. We had a very good case against the City for seeking to adopt a Comp Plan amendment concerning the siting of the two schools on Centerville Rd. Our case was very strong and we only entered into the settlement agreement because, as good citizens, we also valued the need for the two schools, though the location was with complete disregard for many elements in the Comp Plan. One of the stipulations in the settlement agreement was the designation of about 45 acres in the northern portion of the property to be set-aside as a *perpetual* conservation easement. We acted in good faith executing that agreement and the conservation easement was the primary reason for our agreeing to the settlement. Centerville Rural Community Association (CeRCA) was responsible for the maintenance of the property as part of the agreement. CeRCA members also spearheaded the establishment of the outdoor classroom held within the easement and educational programs utilizing the woods to teach the elementary school children about the area ecology. Many hands-on science projects were conducted with the children. This program continued for several years until the constraints of the FCAT program reduced the opportunities for field work. Now it feels as though we neighbors and CeRCA were the only parties to the agreement acting in good faith. It seems the City has developed a reputation for securing conservation easements until such time as they want the property for a different use. Conservation Easements are *not* land banks for local government. What precedent are you setting when you so willfully violate contractual settlement agreements with your citizens? What precedent are you setting when you cavalierly seek to negate a legal Conservation Easement?

Since Welaunee signed its first agreement with the City for the future development of the whole property, the location of Welaunee Blvd. has been shown on every map at a point about one mile east of the Centerville Rd. intersection on the northernmost boundary of Welaunee at Roberts Rd. Originally, phase I of Welaunee Blvd was supposed to be built to tie into Shamrock Rd. It wasn't until the Killlearn Homeowners Association organized a major effort to extend the roadway all the way to Roberts Rd. as part of phase I, hoping to reduce impacts to Killlearn, that other intersection options started being discussed. Now we have a road that those of us in adjacent rural areas saw ending one place for *decades* suddenly take on legs and move to the Centerville Rd. intersection. This effort is entirely about moving traffic in the most expeditious way from Bannerman Rd. and Thomasville Rd. to Welaunee Blvd. Never mind that all these options violate a *legal* Conservation

Easement. Never mind that its goal is to shuttle suburban traffic as quickly as possible through a significantly rural area. Never mind that adjacent properties on the National Historical Register are impacted. Never mind that a Historical black church will have new access points making it difficult for its members to easily enter and exit and visit loved ones in their historic cemetery. Never mind that a treasured Historic, canopy road is likely going to be dissected and chopped up, unnaturally destroying its character. The most important thing is to move that traffic! We have known for years that change was coming. We have cooperated for years with reasonable growth changes to our area. We care about our lands. We worked tirelessly to get significantly improved stormwater standards adopted to protect our lakes from the development that came in Bradfordville. We worked tirelessly to get design standards adopted in Bradfordville to create a community instead of a collection of strip malls. We sought the reduction of the Urban Services Area boundary (about 1600 acres worth) along Bradvordville Rd. as a testament to our desire to preserve our rural lands. In short we have fought to keep this area the rural treasure that it is today. So I ask, "Why can't you stand up for us as well?" We beseech you to direct your staff to rate the needs and concerns of your rural constituents at least as much as they rate the needs and efficiencies of traffic models. The three intersection choices presented to you are ALL about moving traffic. We have a choice of violating a legal easement in two of the three choices; or of foisting most of the misery on a single property owner who has many Historical sites on their property and immediately adjacent to a road alignment, and would have their property chopped up and likely have to leave their home; or the choice to chop up a historic road and deprive at least three property owners of valuable property fronting that historic road. Seems like other alternatives have all been discarded because you, the commissioners, have directed staff to find an alternative that moves the traffic the most efficiently. Please reconsider these as the only alternatives!

Thank you,
Kathy Archibald
7100 Roberts Rd.
Tallahassee, FL 3309

From: [Max Epstein](#)
To: [IA Comments](#)
Subject: Comments for the record
Date: Wednesday, February 17, 2021 6:05:17 PM
Attachments: [st_augustine_sab.png](#)
[missing_compensation.png](#)
[TEM200103 - Model Agreement.pdf](#)

Please include this on tomorrow's official record. Thank you.

Commissioners,

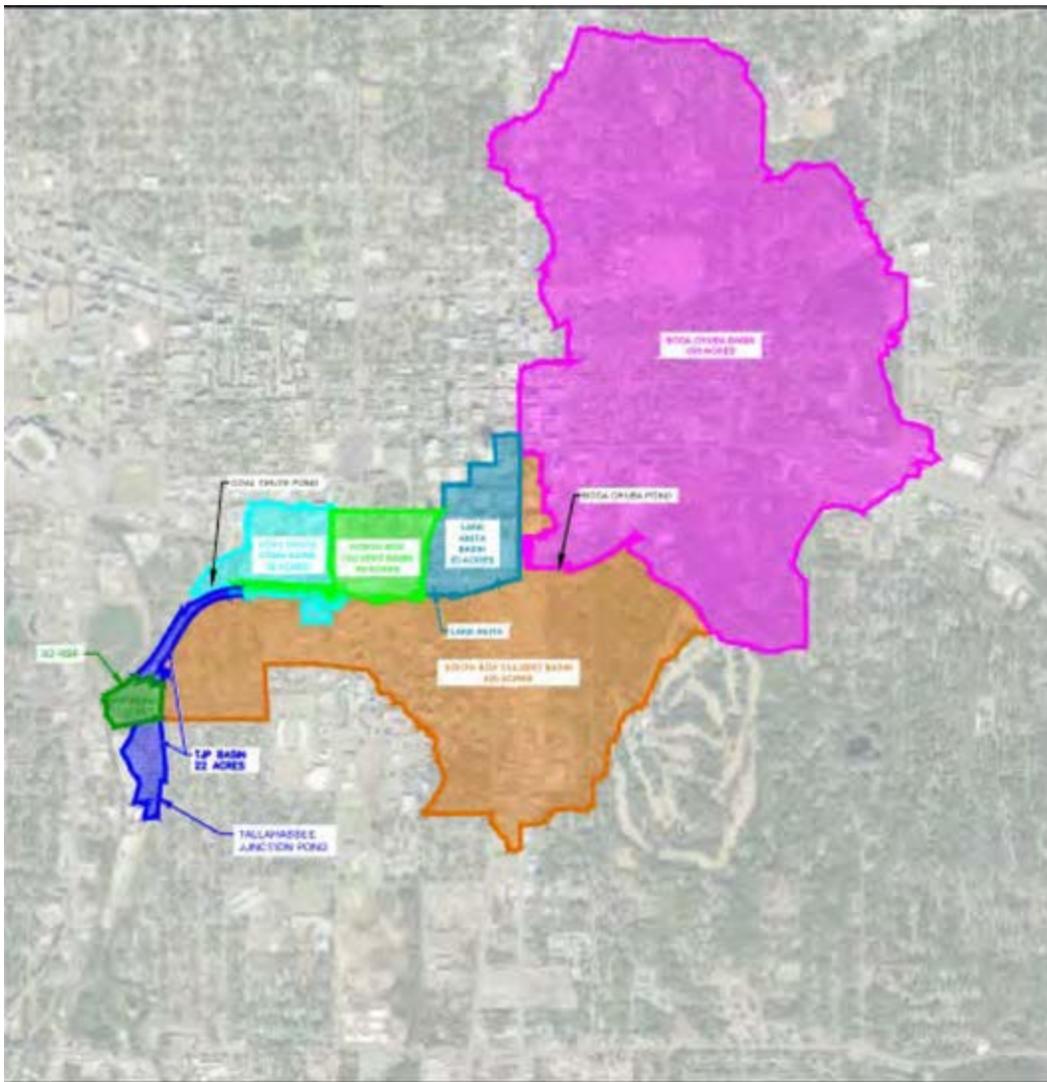
Please consider the following information, and review Blueprint's memorandum of understanding. An agreement between Blueprint and Growth Management is included as an attachment. The current model developed for permitting the 3D-B pond is not sufficient. A new model is already being developed. No project should proceed through permitting or construction until this is completed, and everything else in this email is addressed.

Asks are simple:

- 1) Expand the CC4 RFP/RFQ to include a watershed management plan for both the SAB and the Central Drainage Ditch (CDD), which feeds into CC4. (Blueprint has already agreed to half of this request, as mentioned below. The CDD must also be required).
- 2) Expand the CC4 RFP/RFQ to include designing and permitting 3D-B and CC4 together, using the new stormwater model already underway for the SAB.
- 3) Expand the CC4 RFP/RFQ to include the Elberta Empire "Expansion of Lakes SWMF" project. Decisions now will help prevent displacement and wasting taxpayer dollars.

The gist of the conversation is, **Blueprint will probably not be able to permit and construct the 3D-B pond through either the City or DEP.** Growth Management has the same concerns I voiced 18 months ago about the design and outdated stormwater model being used. DEP is also fully aware of the situation.

Blueprint has already agreed (attached) to develop a brand new, state-of-art stormwater model for the St. Augustine Branch (SAB), before designing and permitting CC4. That's the 1500 acres that drain into the 3D-B pond. Wouldn't that be a useful thing to have to design and permit the CC3D-B Regional Stormwater Facility that serves that 1500 acres? (I also question the legality of a bilateral agreement "in lieu" of an environmental variance, which is law, and that such an agreement can be made without IA Board approval).



St. Augustine Basin (SAB)

Instead, Blueprint is continuing to beat the 12-25 year old, antiquated stormwater model with a hammer to make it work to permit the 3D-B pond, while simultaneously advertising an RFP/RFQ to develop an entirely new model. To get the current pond past City permitting, much more analysis and data collection will be required. They're not having any of it. Waste of time and taxpayer \$\$\$ when a better model is already being developed.

What Growth Management requires for CC4 for is exactly what we have been asking for, a watershed management plan for the SAB. They will also be requiring updates to current Capital Cascades and Cascades Park infrastructure if needed to fit the new model before designing and permitting CC4.

This goes further, with the planned Elberta Empire pond that threatens 80 homes and businesses. We need an updated watershed management plan and stormwater model for the CDD before designing CC4. **Watershed management!** It all drains into CC4!



Central Drainage Ditch (CDD) conceptual permit (City of Tallahassee).

Any design or construction of these 3 separate projects without having a holistic plan can and will have disastrous unintended consequences. Planning decisions now will certainly prevent or reduce displacement and eminent domain takings of the neighborhoods. We are talking \$25+ million dollars in investment here between the 3 projects. Probably much more than that for the Elberta pond if the taxpayers have to buy 80 homes and businesses (at least \$20+ million in eminent domain takings alone, more now that the Federal standard will be required when displacing people, plus construction costs).

For transparency, I'm heading up a research project with the DeVoe Moore Center to analyze the eminent domain takings on FAMU Way. The report will be independently and peer reviewed before release. You may contact Dr. Sam Staley for more information, staley@fsu.edu. Below is an example of what is being examined.

BASED UPON CURRENT RENTAL PRICE INCLUDING UTILITIES OF:

COMPARABLE ANALYSIS FINDING (Rent + Utilities)	\$ 1,098.37
LESS: SUBJECT PROPERTY FINDING (Rent + Utilities)	\$ 635.74
EQUALS: RENT DIFFERENTIAL	\$ 462.63
	X
	<input type="checkbox"/> 21 months
	<input checked="" type="checkbox"/> 42 months
	= \$19,430.46

EQUALS: AMOUNT OF RENTAL ASSISTANCE PAYMENT \$ 5,250.00 (Maximum Program Limit)

SUBMITTED: JDR Jan Rybak 4/19/18
 REVIEWED: Eli Eli Matalon 4/19/18
 APPROVED: /s/ Debra W. Schiro, Esq. 5/16/18

3D-B tenant displacement: federal standard vs. what was provided.

This is TWICE now that Blueprint has bought land for the 3D-B pond, used eminent domain, displaced some of the most vulnerable people in Tallahassee, without completed design, engineering or stormwater modeling to even support the project! (My words, not the report).

CC4 could very well be just as big or bigger than Cascades Park for tourists. That would have a massive impact on the economy. 1 in 3 visitors to Gainesville visit the Sweetwater Wetland treatment facility. By my calculations, that's about **\$30 million** in tourist dollars per year here in Tallahassee. Julie Harrington of the FSU Economic Forecasting office is currently working on some actual numbers for the IA Board.

Please feel free to email me with any questions, or I am available to chat over the phone or Zoom before tomorrow's meeting.

Sincerely,
 Max Epstein

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MEMORANDUM

To: Craig Barkve, City of Tallahassee Program Engineer

Via: Benjamin Harrison Pingree, Director of PLACE

From: Autumn Calder, Blueprint Director *ASC*

CC: Susan Dawson, Blueprint Attorney
Daniel Scheer, Design and Construction Manager

Date: January 20, 2021

Re: CCT Segment 3D Permit Comment Response

MEMORANDUM FOR THE RECORD:

This document serves as a response to the following comment from the City of Tallahassee Growth Management Department regarding the CCT Segment 3D Pond Permit application:

The stormwater modeling effort uses a current conditions model as the starting point for the pre and post development conditions. Using the current conditions model will require approval from the Environmental Variance Board and agreement to develop the pre Cascades model for design and permitting of Segment 4.

To address this comment and in lieu of the Environmental Variance Board approval, City of Tallahassee Growth Management and Blueprint have mutually agreed to the following commitments:

- 1) Blueprint will direct a Consultant to develop an acceptable stormwater model for the St. Augustine Branch that represents the conditions prior to the Capital Cascades Trail, Phases 1 to 3 (Pre-Cascade Model).
- 2) Blueprint will use the Pre-Cascade Model to design and permit the final improved conditions of the Capital Cascade Trail Segment 4 project and will commit to evaluating and recommending modifications to the existing and future Capital Cascade Trail facilities, subject to IA Board approval per policy, to meet or exceed the Pre-Cascade condition. It is acknowledged that the permit for Segment 4 will not be issued until compliance with the Pre-Cascade condition can be met.

From: [Autumn Calder](#)
To: [Danielle Irwin](#)
Cc: [Ben Pingree](#); [Megan Doherty](#); [Angela Ivy](#); [Susan Emmanuel](#)
Subject: RE: BPIA Agenda Item 3 - KHA comments
Date: Friday, February 19, 2021 3:29:21 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)

Good Afternoon,

Thank you for making us aware of the issue you encountered when registering to speak at yesterday's IA Board meeting. Before we get into the weekend, I wanted provide some feedback to you while it's still fresh.

Consistent with current City and County practices for virtual speakers at public meetings, those who register after the stated deadline for public comment are not included in the list of registered speakers. This practice has been consistently applied since the virtual speaking option was integrated into the Blueprint meetings.

Thank you for bringing forth the issue with the registration system. Moving forward, we will be adjusting our registration system to remove the automatically generated registration email to avoid any confusion.

Lastly, we want to assure you that your comments will be included in the official meeting record, which is Blueprint's practice for all written comments submitted after the 5pm deadline the day prior to the meeting.

Please do not hesitate to let us know if you have any questions. We appreciate working with you on Blueprint projects and look forward to continuing this collaboration.

Have a good weekend,

Autumn

From: Danielle Irwin <dirwin@cumminscederberg.com>
Sent: Thursday, February 18, 2021 4:09 PM
To: Ben Pingree <Ben.Pingree@Tlcplace.org>
Cc: Autumn Calder <autumn.calder@Blueprintia.org>; mayor@talgov.com; jeremy.matlow@talgov.com; dianne.Williams-Cox@talgov.com; curtis.richardson@talgov.com; Christopher Goad <Reese.Goad@talgov.com>; jacksonj@leoncountyfl.gov; Vince Long <LongV@leoncountyfl.gov>; MinorR@leoncountyfl.gov; Nick Maddox <MaddoxN@leoncountyfl.gov>; welchB@leoncountyfl.gov; Bill Proctor <PROCTORB@leoncountyfl.gov>; cummingsC@leoncountyfl.gov; Kristin Dozier <DozierK@leoncountyfl.gov>; Porter, Jack <Jacqueline.Porter@talgov.com>

Subject: BPIA Agenda Item 3 - KHA comments

Apparently my request to speak at today's IA meeting was not acknowledged DESPITE receiving an email at 5:23 PM yesterday [approving my registration request](#) submitted a few minutes before that. As I understand it, staff has strictly interpreted the 5 PM registration deadline which was why I was not allowed to speak today. This does a disservice to the citizens who want to be engaged in the public part of the process, while still virtually, especially when the City's cutoff for registration is 9 pm the night before. So why does BP have a different and more restrictive registration deadline with the strict enforcement to go with it? If you are going to be strict about enforcing your internal deadline, then don't send an email confirming registration to speak. This was very disappointing.

For what it is worth, here are my prepared comments, which I am circulating to the IA Board by way of this email since I could not express them personally in today's meeting.

Item # 3. As a representative of the Killlearn Homes Association (KHA), I'd like to share with the IA Board that we are coordinating with BP on traffic concerns that are attributable to the NE Gateway project in relation to our neighborhood roads. We have relayed to BP that we believe a proposed roundabout at the intersection of Shamrock and Centerville where the Shamrock Extension comes in is the safest and preferred option for the project rather than a signalized intersection. We have also provided a comprehensive traffic mitigation request to address both current traffic issues and the proposed increase of traffic on KHA neighborhood roads modeled by BP for their 2025 through 2045 years. Throughout this coordination effort, we have been concurrently working to address the existing traffic concerns with the City. Interestingly, we have been clearly told existing traffic concerns are a City issues while future traffic from the NE Gateway is a BP issue yet BP told us just last week that the only traffic mitigation they could address with the NE Gateway would be for Project Year 2025 and not years further off in time despite them having been modeled. This creates significant overlap between our requests of the City and BP yet leaves our future conditions unaddressed. KHA remains concerned that our existing neighborhood will be negatively affected with traffic and related pedestrian safety concerns associated with the NE Gateway over the next 20 years. However, we remain hopeful that the continued meaningful coordination with both BP and the City will yield results that protect our existing neighborhood while accommodating current and future growth stressing our existing traffic corridors. I'd like to thank the staff and leadership of both the City and BP, as well as our traffic engineer Dantin Consulting, for their continued efforts to work through KHA's concerns.

Danielle H. Irwin, Director
CFM, PWS, LEED AP, WEDG Associate

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