J.R. Alford Greenway

MANAGEMENT PLAN



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Tallahassee - Leon County Greenways Program

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GREENWAYS & TRAILS

LEON COUNTY PARKS & RECREATION

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Land Management Plan Compliance Checklist

Required for state-owned conservation lands over 160 acres. The below checklist is required by the State of Florida.

Section A: Acquisition Information Items

Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
1	The common name of the property.	18-2.018 & 18-2.021	Ex. Sum. Pg. 18
2	The land acquisition program, if any, under which the property was acquired.	18-2.018 & 18-2.021	Ex. Sum. Pg. 18
3	Degree of title interest held by the Board, including reservations and encumbrances such as leases.	18-2.021	Sum Pg. 26
4	The legal description and acreage of the property.	18-2.018 & 18-2.021	Sum. Pg. 23
5	A map showing the approximate location and boundaries of the property, and the location of any structures or improvements to the property.	18-2.018 & 18-2.021	Ex. Sum. Pg. 22
6	An assessment as to whether the property, or any portion, should be declared surplus. Provide Information regarding assessment and analysis in the plan, and provide corresponding map .	18-2.021	Pg. 29
7	Identification of other parcels of land within or immediately adjacent to the property that should be purchased because they are essential to management of the property. Please clearly indicate parcels on a map.	18-2.021	Pg. 29
8	Identification of adjacent land uses that conflict with the planned use of the property, if any.	18-2.021	Pg. 28-30
9	A statement of the purpose for which the lands were acquired, the projected use or uses as defined in section 253.034, Florida Statutes and the statutory authority for such use or uses.	259.032	Pg. 27-28
10	Proximity of property to other significant State, local or federal land or water resources.	18-2.021	Pg. 24

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Section B: Use Items

Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
11	The designated single use or multiple use management for the property, including use by other managing entities.	18-2.018 & 18-2.021	Ex. Sum. Pg. 18
12	A description of past and existing uses, including any unauthorized uses of the property.	18-2.018 & 18-2.021	Pg. 27-28
13	A description of alternative or multiple uses of the property considered by the lessee and a statement detailing why such uses were not adopted.	18-2.018	Pg. 27-28
14	A description of the management responsibilities of each entity involved in the property's management and how such responsibilities will be coordinated.	18-2.018	Pg. 29-30
15	Include a provision that requires that the managing agency consult with the Division of Historical Resources, Department of State before taking actions that may adversely affect archeological or historical resources.	18-2.021	Pg. 50-51
16	Analysis/description of other managing agencies and private land managers, if any, which could facilitate the restoration or management of the land.	18-2.021	Pg. 29-30
17	A determination of the public uses and public access that would be consistent with the purposes for which the lands were acquired.	259.032	Pg. 27-28
18	A finding regarding whether each planned use complies with the Letter of compliance from the local government stating that the LMP is in compliance with the Local Government Comprehensive Plan.	18-2.021	Pg. 26
19	Letter of compliance from the local government stating that the LMP is in compliance with the Local Government Comprehensive Plan.	BOT requirement	D. 2

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Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
20	An assessment of the impact of planned uses on the renewable and non-renewable resources of the property, including soil and water resources, and a detailed description of the specific actions that will be taken to protect, enhance and conserve these resources and to compensate/mitigate damage caused by such uses, including a description of how the manager plans to control and prevent soil erosion and soil or water contamination.	18-2.018 & 18-2.021	Pg. 39-47
21	*For managed areas larger than 1,000 acres, an analysis of the multiple-use potential of the property which shall include the potential of the property to generate revenues to enhance the management of the property provided that no lease, easement, or license for such revenue-generating use shall be entered into if the granting of such lease, easement or license would adversely affect the tax exemption of the interest on any revenue bonds issued to fund the acquisition of the affected lands from gross income for federal income tax purposes, pursuant to Internal Revenue Service regulations.	18-2.021 & 253.036	N/A
22	If the lead managing agency determines that timber resource management is not in conflict with the primary management objectives of the managed area, a component or section, prepared by a qualified professional forester, that assesses the feasibility of managing timber resources pursuant to section 253.036, F.S.	18-021	N/A
23	A statement regarding incompatible use in reference to Chapter 253.034(10).	253.034(10)	Pg. 27-28

*The following taken from 253.034(10) is not a land management plan requirement; however, it should be considered when developing a land management plan: The following additional uses of conservation lands acquired pursuant to the Florida Forever program and other state-funded conservation land purchase programs shall be authorized, upon a finding by the Board of Trustees, if they meet the criteria specified in paragraphs (a)-(e): water resource development projects, water supply development projects, storm-water management projects, linear facilities and sustainable agriculture and forestry. Such additional uses are authorized where: (a) Not inconsistent with the management plan for such lands; (b) Compatible with the natural ecosystem and resource values of such lands; (c) The proposed use is appropriately located on such lands and where due consideration is given to the use of other available lands; (d) The using entity reasonably compensates the titleholder for such use based upon an appropriate measure of value; and (e) The use is consistent with the public interest.

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Section C: Public Involvement Items

Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
24	A statement concerning the extent of public involvement and local government participation in the development of the plan, if any.	18-2.021	Pg. 18 and Appendix B
25	The management prospectus required pursuant to paragraph (9)(d) shall be available to the public for a period of 30 days prior to the public hearing.	259.032	Appendix B
26	LMPs and LMP updates for parcels over 160 acres shall be developed with input from an advisory group who must conduct at least one public hearing within the county in which the parcel or project is located. Include the advisory group members and their affiliations, as well as the date and location of the advisory group meeting.	259.032	Appendix B
27	Summary of comments and concerns expressed by the advisory group for parcels over 160 acres.	18-2.021	Appendix B
28	During plan development, at least one public hearing shall be held in each affected county. Notice of such public hearing shall be posted on the parcel or project designated for management, advertised in a paper of general circulation, and announced at a scheduled meeting of the local governing body before the actual public hearing. Include a copy of each County's advertisements and announcements (meeting minutes will suffice to indicate an announcement) in the management plan.	253.034 & 259.032	Appendix B
29	The manager shall consider the findings and recommendations of the land management review team in finalizing the required 10- year update of its management plan. Include manager's replies to the team's findings and recommendations.	259.036	Appendix B
30	Summary of comments and concerns expressed by the management review team, if required by Section 259.036, F.S.	18-2.021	Appendix B

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Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
31	If manager is not in agreement with the management review team's findings and recommendations in finalizing the required 10-year update of its management plan, the managing agency should explain why they disagree with the findings or recommendations.	259.036	N/A

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Section D: Natural Resources

Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
32	Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding soil types. Use brief descriptions and include USDA maps when available.	18-2.021	Pg. 41-42
33	Insert FNAI based natural community maps when available.	ARC consensus	Appendix A.4
34	Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding outstanding native landscapes containing relatively unaltered flora, fauna and geological conditions.	18-2.021	Pg. 42-44
35	Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding unique natural features and/or resources including but not limited to virgin timber stands, scenic vistas, natural rivers and streams, coral reefs, natural springs, caverns and large sinkholes.	18-2.018 & 18-2.021	Pg. 42-44
36	Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding beaches and dunes.	18-2.021	Pg. 44
37	Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding mineral resources, such as oil, gas and phosphate, etc.	18-2.018 & 18-2.021	Pg. 40-41
38	Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding fish and wildlife, both game and non-game, and their habitat.	18-2.018 & 18-2.021	Appendix A.4
39	Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding State and Federally listed endangered or threatened species and their habitat.	18-2.021	Pg. 44-45 / Appendix A.4
40	The identification or resources on the property that are listed in the Natural Areas Inventory. Include letter from FNAI or consultant where appropriate.	18-2.021	Pg. 48 / Appendix A.4

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Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
41	Specific description of how the managing agency plans to identify, locate, protect and preserve or otherwise use fragile, nonrenewable natural and cultural resources.	259.032	Pg. 47-48 / Appendix A.4
42	Habitat Restoration and Improvement.	259.032 & 253.034	Pg. 47-49
42-A	Describe management needs, problems and a desired outcome and the key management activities necessary to achieve the enhancement, protection and preservation of restored habitats and enhance the natural, historical and archeological resources and their values for which the lands were acquired.	259.032 & 253.034	Pg. 37-49
42-B	Provide a detailed description of both short (2-year planning period) and long-term (10-year planning period) management goals, and a priority schedule based on the purposes for which the lands were acquired and include a timeline for completion.	259.032 & 253.034	Appendix C.1
42-C	The associated measurable objectives to achieve the goals.	259.032 & 253.034	Pg. 47-49
42-D	The related activities that are to be performed to meet the land management objectives and their associated measures. Include fire management plans - they can be in plan body or an appendix.	259.032 & 253.034	Pg. 47-49
42-E	A detailed expense and manpower budget in order to provide a management tool that facilitates development of performance measures, including recommendations for cost-effective methods of accomplishing those activities.	259.032 & 253.034	Appendix Budget C.2
43	***Quantitative data description of the land regarding an inventory of forest and other natural resources and associated acreage. See footnote.	253.034	Appendix A.4
44	Sustainable Forest Management, including implementation of prescribed fire management.	18-2.021, 253.034 & 259.032	Pg. 46
44-A	Management needs, problems and a desired outcome (see requirement for #42-A).	18-2.021, 253.034 & 259.032	Pg. 47-49
44-B	Detailed description of both short and long-term management goals (see requirement for #42-B).	18-2.021, 253.034 & 259.032	Appendix C.1

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Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
44-C	Measurable objectives (see requirement for #42-C).	18-2.021, 253.034 & 259.032	Appendix C.1
44-D	Related activities (see requirement for #42-D).	18-2.021, 253.034 & 259.032	Appendix C.1
44-E	Budgets (see requirement for #42-E).	18-2.021, 253.034 & 259.032	Appendix C.2
45	Imperiled species, habitat maintenance, enhancement, restoration or population restoration.	259.032 & 253.034	Pg. 44-46
45-A	Management needs, problems and a desired outcome (see requirement for #42-A).	259.032 & 253.034	Appendix C.1
45-B	Detailed description of both short and long-term management goals (see requirement for #42-B).	259.032 & 253.034	Appendix C.1
45-C	Measurable objectives (see requirement for #42-C).	259.032 & 253.034	Appendix C.1
45-D	Related activities (see requirement for #42-D).	259.032 & 253.034	Appendix C.1
45-E	Budgets (see requirement for #42-E).	259.032 & 253.034	Appendix C.1
45-F	Assess the feasibility of managing the lands > 40 contiguous acres as a recipient site for gopher tortoises consistent with rules of the Fish and Wildlife Conservation Commission, as prepared by the agency or cooperatively with a Fish and Wildlife Conservation Commission wildlife biologist.	259.105	Pg. 46
45-G	Economic feasibility of establishing a gopher tortoise recipient site, including the initial cost, recurring management costs and the revenue projections.	259.105	Pg. 46
46	***Quantitative data description of the land regarding an inventory of exotic and invasive plants and associated acreage. See footnote.	253.034	Appendix A.4
47	Place the Arthropod Control Plan in an appendix. If one does not exist, provide a statement as to what arrangement exists between the local mosquito control district and the management unit.	BOT requirement via lease language	Pg. 47 / Appendix A.4
48	Exotic and invasive species maintenance and control..	259.032 & 253.034	Pg. 45
48-A	Management needs, problems and a desired outcome (see requirement for #42-A).	259.032 & 253.034	Pg. 47-49 & Appendix C.1

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Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
48-B	Detailed description of both short and long-term management goals (see requirement for #42-B).	259.032 & 253.034	Appendix C.1
48-C	Measurable objectives (see requirement for #42-C).	259.032 & 253.034	Appendix C.1
48-D	Related activities (see requirement for #42-D).	259.032 & 253.034	Appendix C.1
48-E	Budgets (see requirement for #42-E).	259.032 & 253.034	Appendix C.2

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Section E: Water Resources

Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
49	A statement as to whether the property is within and/or adjacent to an aquatic preserve or a designated area of critical state concern or an area under study for such designation. If yes, provide a list of the appropriate managing agencies that have been notified of the proposed plan.	18-2.018 & 18-2.021	Pg. 43-44
50	Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding water resources, including water classification for each water body and the identification of any such water body that is designated as an Outstanding Florida Water under Rule 62-302.700, F.A.C.	18-2.021	Pg. 43-44
51	Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding swamps, marshes and other wetlands.	18-2.021	Pg. 43-44
52	***Quantitative description of the land regarding an inventory of hydrological features and associated acreage. See footnote.	253.034	Appendix A.4
53	Hydrological Preservation and Restoration Management needs, problems and a desired outcome (see requirement for #42-A).	259.032 & 253.034	Appendix C.1
53-A	Management needs, problems and a desired outcome (see requirement for #42-A).	259.032 & 253.034	Pg. 47-49
53-B	Detailed description of both short and long-term management goals (see requirement for #42-B).	259.032 & 253.034	Appendix C.1
53-C	Measurable objectives (see requirement for #42-C).	259.032 & 253.034	Pg. 47-49
53-D	Related activities (see requirement for #42-D).	259.032 & 253.034	Pg. 47-49
53-E	Budgets (see requirement for #42-E).	259.032 & 253.034	Appendix C.2

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Section F: Historical, Archeological and Cultural Resources

Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
54	**Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding archeological and historical resources. Include maps of all cultural resources except Native American sites, unless such sites are major points of interest that are open to public visitation.	18-2.018, 18-2.021 & per DHR's request	Pg. 50-53 & Appendix A.5
55	***Quantitative data description of the land regarding an inventory of significant land, cultural or historical features and associated acreage.	253.034	Pg. 50-53 & Appendix A.5
56	A description of actions the agency plans to take to locate and identify unknown resources such as surveys of unknown archeological and historical resources.	18-2.021	Pg. 50-53
57	Cultural and Historical Resources.	259.032 & 253.034	Pg. 50-53
57-A	Management needs, problems and a desired outcome (see requirement for #42-A).	259.032 & 253.034	Pg. 50-53
57-B	Detailed description of both short and long-term management goals (see requirement for #42-B).	259.032 & 253.034	Appendix C.1
57-C	Measurable objectives (see requirement for #42-C).	259.032 & 253.034	Pg. 50-53
57-D	Related activities (see requirement for #42-D).	259.032 & 253.034	Pg. 50-53
57-E	Budgets (see requirement for #42-E).	259.032 & 253.034	Appendix C.2

**While maps of Native American sites should not be included in the body of the management plan, the DSL urges each managing agency to provide such information to the Division of Historical Resources for inclusion in their proprietary database. This information should be available for access to new managers to assist them in developing, implementing and coordinating their management activities.

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Section G: Facilities (Infrastructure, Access, Recreation)

Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
58	***Quantitative data description of the land regarding an inventory of infrastructure and associated acreage. See footnote.	253.034	Ex. Sum. Pg. 18
59	Capital Facilities and Infrastructure.	259.032 & 253.034	Pg. 34-38
59-A	Management needs, problems and a desired outcome (see requirement for #42-A).	259.032 & 253.034	Pg. 34-38
59-B	Detailed description of both short and long-term management goals (see requirement for #42-B).	259.032 & 253.034	Appendix C.1
59-C	Measurable objectives (see requirement for #42-C).	259.032 & 253.034	Appendix C.1
59-D	Related activities (see requirement for #42-D).	259.032 & 253.034	Appendix C.1
59-E	Budgets (see requirement for #42-E).	259.032 & 253.034	Appendix C.2
60	***Quantitative data description of the land regarding an inventory of recreational facilities and associated acreage.	253.034	Ex. Sum. Pg. 18
61	Public Access and Recreational Opportunities.	259.032 & 253.034	Pg. 34-38
61-A	Management needs, problems and a desired outcome (see requirement for #42-A).	259.032 & 253.034	Pg. 34-38
61-B	Detailed description of both short and long-term management goals (see requirement for #42-B).	259.032 & 253.034	Appendix C.1
61-C	Measurable objectives (see requirement for #42-C).	259.032 & 253.034	Appendix C.1
61-D	Related activities (see requirement for #42-D).	259.032 & 253.034	Appendix C.1
61-E	Budgets (see requirement for #42-E).	259.032 & 253.034	Appendix C.2

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Section H: Other/Managing Agency Tools

Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
62	Place this LMP Compliance Checklist at the front of the plan.	ARC and managing agency consensus	Pg. 4-16
63	Place the Executive Summary at the front of the LMP. Include a physical description of the land.	ARC and 253.034	Pg. 18
64	If LMP is a 10-year update, note the accomplishments since the drafting of the last LMP set forth in an organized (categories or bullets) format.	ARC consensus	Ex. Sum. Pg. 17-20
65	Key management activities necessary to achieve the desired outcomes regarding other appropriate resource management.	259.032	Pg. 32-53
66	Summary budget for the scheduled land management activities of the LMP including any potential fees anticipated from public or private entities for projects to offset adverse impacts to imperiled species or such habitat, which fees shall be used to restore, manage, enhance, repopulate, or acquire imperiled species habitat for lands that have or are anticipated to have imperiled species or such habitat onsite. The summary budget shall be prepared in such a manner that it facilitates computing an aggregate of land management costs for all state-managed lands using the categories described in section 259.037(3), F.S., which are resource management, administration, support, capital improvements, recreation visitor services, law enforcement activities.	253.034	Appendix C.2
67	Cost estimate for conducting other management activities which would enhance the natural resource value or public recreation value for which the lands were acquired, include recommendations for cost-effective methods in accomplishing those activities.	259.032	Appendix C.2
68	A statement of gross income generated, net income and expenses.	18-2.018	Appendix C.2

***The referenced inventories shall be of such detail that objective measures and benchmarks can be established for each tract of land and monitored during the lifetime of the plan. All quantitative data collected shall be aggregated, standardized, collected, and presented in an electronic format to allow for uniform management reporting and analysis. The information collected by the DEP pursuant to section 253.0325(2), F.S., shall be available to the land manager and his or her assignee.

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Introduction

The J.R. Alford Greenway is an 881 acre open-space park located in eastern Leon County that offers more than 21 miles of multi-use trails through a mix of open pasture, forested hammocks, and wetlands. The property supports a variety of passive recreational activities, including hiking, cycling, horseback riding, wildlife viewing, and dog walking. The Greenway provides ample parking at its main entrance just off Buck Lake Road via Pedrick Road, where visitors are greeted by expansive views of open grasslands that transition into shaded trails beneath mature tree canopies. A secondary access point connects directly to the Lafayette Heritage Trail System, including a wooden bridge that offers sweeping views of Piney-Z Lake.

Managed by Leon County Government, the J.R. Alford Greenway is home to a rich diversity of native wildlife and plant species and is one of the community's most popular recreational destinations.

To guide the protection, enhancement, maintenance, and public use of the Greenway, the J.R. Alford Greenway Management Plan was first adopted by Leon County in 2003 and updated in 2013. It has been updated in this current document to be adopted in 2026. This Management Plan outlines the County's responsibilities and is updated every 10 years pursuant to Section 253.034(5), Florida Statutes.

Featured Uses: Running, walking, horseback riding, bird watching and cycling. Leashed dogs are permitted.

Park Access: 2500 South Pedrick Road, (south end of Pedrick Road) Tallahassee, Fl. 32317

Amenities: Parking, portable restroom, horse trailer parking, water fountains, mister unit, bike skills course and park benches.

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Executive Summary

JRAG Greenway Quick Facts:

Lead Agency: Leon County, Division of Parks & Recreation through the Sublease from the Department of Environmental Protection (FDEP), Division of Recreation and Parks (DRP), Office of Greenways and Trails (OGT).

Property Name: J.R. Alford Greenway (JRAG or Greenway)

Common Name of Property: Alford Greenway

Location: Leon County

Total Acreage: 881.1

Trailheads: 1 main trailhead off Pedrick Rd. 3 pedestrian access only points, two near the northeastern corner of the Greenway and one near the southwest corner.

Mile of Trails Maintained: 17 multi-use and 4 miles of single-track trail.

Acreage/Land Cover Class:

Natural Community	Acreage
Upland Forest	159.6
Upland Hardwood Forest	227.2
Basin Marsh	9.4
Basin Swap	49.2
Pasture	233.8
Old Fields	106.1
Pond	1.0
Open Water	90.3
Parking and Roads	4.5

Lease Number: #4766J

Use: Multi-use

Management Responsibilities:

- Lessor: Board of Trustees of the Internal Improvement Trust Fund (Trustee) of the State of Florida
- Sublessor: Florida Department of Environmental Protection (FDEP) administers a land management lease on behalf of the Board of Trustees of the Internal Improvement Trust Fund (TIITF).
- Sublease: Leon County Government (all management responsibilities)

Designated Land Use: Recreation and Open Space

Contracts: None

Encumbrances: See Appendix D1

Type of Acquisition: The property was acquired in fee simple through the Florida Department of Environmental Protection, Division of Recreation and Parks, Office of Greenways and Trails (OGT) Land Acquisition Program. The purchase agreement was negotiated by the Division of State Lands under the Preservation 2000 Florida Greenways and Trails program. The five parcels comprising the subject property were approved for acquisition by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida on June 22, 1999 for $5,042,928 with Preservation 2000 funds.

Public Involvement: In accordance with Sec. 259.032(8)(b), F.S., the J.R Alford Greenway Citizens Committee was created by an enabling Resolution adopted October 8, 2024 by the Board of County Commissioners (BOCC) to serve as the Management Plan Advisory Group. For more detail on JRAG Citizen's Committee reference Appendix B.

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Management Plan



Through a land management lease with the Board of Trustees of the Internal Improvement Trust Fund (TIITF), Leon County is responsible for the stewardship and operation of the J.R. Alford Greenway through 2050 and intends to seek an extension of that lease at the appropriate time. A land management plan is required under the terms of the lease, pursuant to Section 253.034(5), Florida Statutes. The management plan addresses key aspects such as public access through designated parking areas and trail crossings, the maintenance of facilities, and the preservation and management of the site's natural resources, including vegetation and wildlife.

The first J.R. Alford Greenway Management Plan (the "Plan") was finalized in 2003, developed with input from a citizens committee as well as the statutorily required advisory group. These collaborative efforts helped establish a clear vision for the long-term success of the Greenway. The current Plan, updated for adoption in 2026, reflects continued community engagement and builds on the successes and lessons of previous years. A more detailed account of the history of the Management Plan is included in the General Overview & Background section on page 22. Since the approval of the last Plan, Leon County has achieved several significant milestones in the ongoing stewardship of the property.

Greenway Accomplishments

Past Accomplishments – The 2013 J.R. Alford Greenway Management Plan continued the foundational goals established in the original plan, emphasizing the protection and enhancement of natural resources, responsible recreational use, and improved public access. Over the past decade, Leon County has implemented many of the Plan's key objectives, including the expansion and maintenance of trail systems, restoration of native ecosystems, and enhancements to infrastructure and amenities. A detailed listing of accomplishments can be found in Chapters 1–3. Notable accomplishments include the following:

- Improved and maintained over 17 miles of multi-use trails, including installation of wayfinding signage and trail surface enhancements.
- Constructed and maintained the elevated boardwalk bridge connecting to Lafayette Heritage Trail, providing scenic views over Piney-Z Lake and safe passage across the active rail line.
- Enhanced trailhead amenities, including the installation of new interpretive signage, benches, picnic tables, and improved parking areas.

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- Completed extensive invasive plant species control, with ongoing maintenance and native vegetation restoration.
- Continued prescribed fire use and implementation of the Forest Stewardship Management Plan to enhance habitat quality and ecological resilience.



- Partnered with community volunteers and organizations for regular clean-up days, trail maintenance, and educational programming.
- Managed pasture mowing schedules and habitat restoration zones to balance open space use and wildlife conservation goals.
- Repaired and replaced fencing and other key infrastructure to improve safety and functionality throughout the Greenway.
- In partnership with TMBA installed the County's first bike skills course.

Looking ahead, the focus over the next 10 years will be to continue providing high-quality public access and recreational experiences while prioritizing the protection and management of the Greenway's natural and cultural resources. A heightened emphasis will be placed on educational outreach, ecological monitoring, and ensuring the Greenway remains resilient and relevant amid regional growth and development.

Future development in the surrounding area, particularly in the eastern portion of the county, is anticipated. Coordination with growth management efforts will be vital to ensuring continued protection of the Greenway's natural corridors and ecological value. For a detailed breakdown of the updated Goals and Objectives, reference Appendix C.1.

To support the development of this updated 2026 Management Plan, the J.R. Alford Greenway Citizens Committee was established by the Leon County Board of County Commissioners on October 8, 2024. The Committee provided essential feedback on emerging priorities, including recreation, connectivity, ecological health, and growth impacts. Their insights are reflected throughout the updated Plan and will help guide implementation over the coming decade.

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J.R. Alford Greenway Overview and Background

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LEON COUNTY PARKS & RECREATION

General Overview and Background:

The County manages over 2,000 acres of greenway property spanning four different greenways (J.R. Alford, Miccosukee, Fred George, and St. Marks Headwaters) each with unique features. Greenways are corridors of land serving as passive recreation while also providing vegetated buffers to protect natural habitats, improve water quality, and reduce the impacts of flooding in floodplain areas. J.R. Alford Greenway (JRAG) is a multi-use greenway with a diverse array of ecosystems and features passive recreational use through miles of maintained multi-use and single-track trails.

Geographic: The property, commonly known as the J.R. Alford Greenway (JRAG or Greenway), is located in Leon County, Florida (Map 1). The Greenway borders Lake Lafayette, of which significant portions are owned by local and state government. Roadway access to the Greenway is provided by Pedrick Road. There are three trail-only access points, two near the northeastern corner of the Greenway and one near the southwest corner.



NOTE: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom. Path: U:\Requests\campbellb\JRAlfordManagementPlan\JRAlfordManagementPlan3\JRAlfordManagementPlan3.aprx

Trailhead within J R Alford Greenway

Map 1

Acquisition and Ownership:

The five parcels comprising the JRAG were approved for acquisition by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida on June 22, 1999, for $5,042,928 using Preservation 2000 funds. In November 2000, the Trustees entered into a lease agreement with the Florida Department of Environmental Protection, Office of Greenways and Trails (OGT). Subsequently, in May 2001, Leon County, Florida (the "County") entered into a sublease agreement with OGT to manage the JRAG. In November 2015, the Trustees cancelled the lease with OGT and entered directly into a lease agreement with the County. Lease #4766 expires on February 23, 2050.

The Purchase Agreement, legal description, and other supporting documents are provided in Appendix D.1

Management Plan History:

The County, functioning as the land manager, is required by Section 253.034(5), Florida Statutes, to retain, follow, and update the land management plan every ten years for land owned by the State, including the JRAG. The JRAG Management Plan (the "Plan") provides guidelines and direction for managing the JRAG as a unit of the County's parks and greenways system. The Plan identifies the objectives, criteria, and standards used to guide all aspects of greenway administration and sets forth the specific measures that will be implemented to meet management objectives. By updating the Management Plan, the unique JRAG will continue to provide citizens with recreational opportunities while ensuring stewardship of the land.



This Management Plan serves as the basic statement of policy and direction for managing the JRAG as a unit of Leon County's parks and greenways system. It identifies the objectives, criteria, and standards used to guide all aspects of greenway administration and sets forth the specific measures that will be implemented to meet management objectives. This Management Plan (Plan) replaces the 2013 Plan in its entirety. All development and resource alteration encompassed in this Plan is subject to the granting of all appropriate permits, easements, licenses, available funding, and required legal instruments. Approval of this Plan does not constitute an exemption from complying with all applicable local, state, or federal guidelines.

In accordance with statutory and lease requirements, the ten-year JRAG Management Plan update necessitates establishment of a citizen's committee, serving as the statutorily required advisory group, to

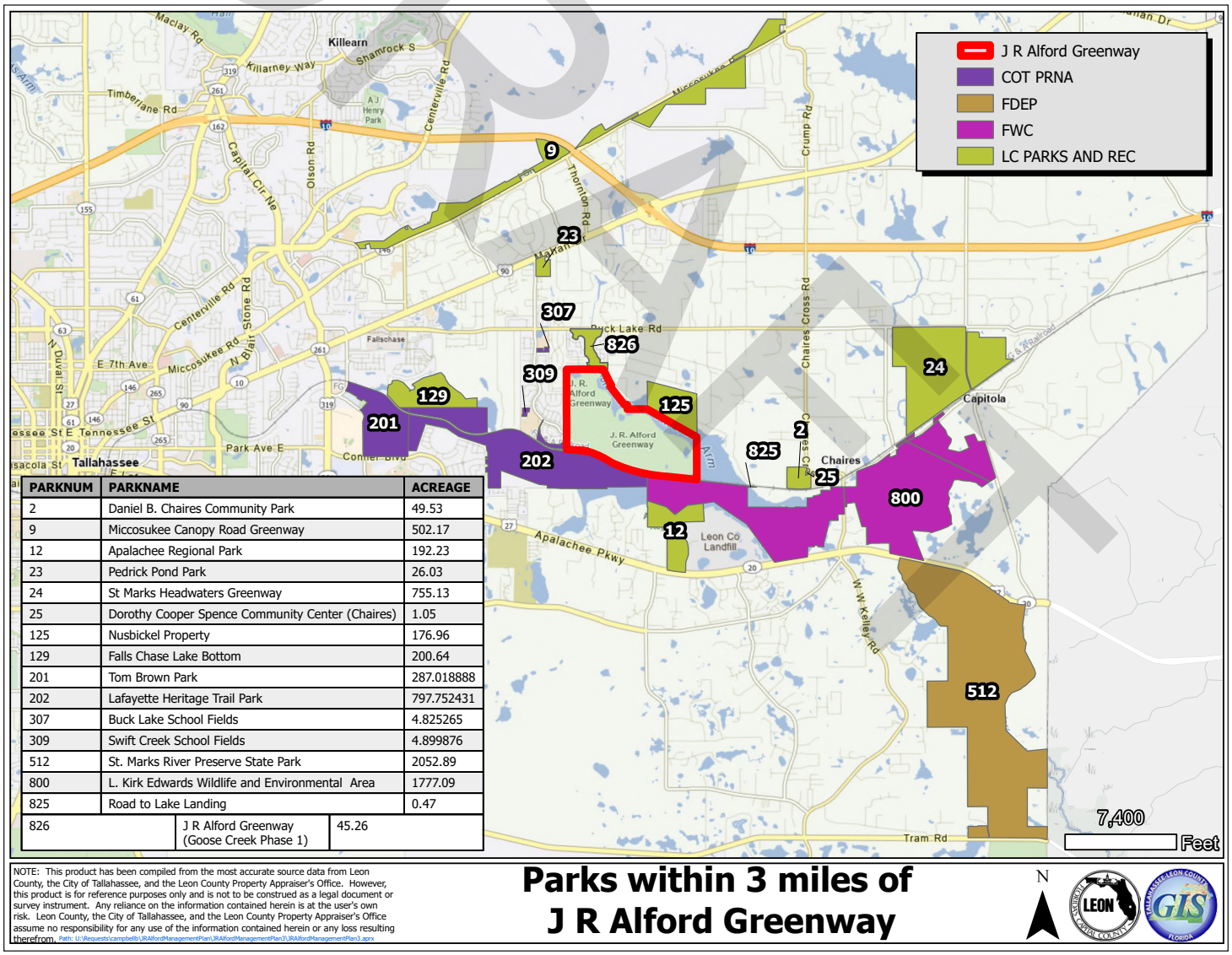
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provide input for Plan updates, with the Plan then approved by the Board and the State. Details of the J.R. Alford Greenway Citizens Committee are featured in Appendix B.

Regional Connectivity:

J.R. Alford Greenway plays a vital regional significance in connectivity to Northeast and Southeast Leon County, especially as the population continues to grow. From a population of 292,000 in 2020, it is predicted that by 2030 the County will grow to more than 314,284. (Florida Legislature-Office of Economic and Demographic Research, April 2024).

Nearby Public Lands: There are ten parks and greenways within three miles of the Greenway. (See Map 2) below, including several publicly-owned parcels of land adjacent to the JRAG. The Tallahassee-Leon County Greenways Master Plan, adopted in 2004, recognizes these parks and greenways and identifies proposed trails intended to connect these areas to the maximum extent possible.



PARKNUM	PARKNAME	ACREAGE
2	Daniel B. Chaires Community Park	49.53
9	Miccosukee Canopy Road Greenway	502.17
12	Apalachee Regional Park	192.23
23	Pedrick Pond Park	26.03
24	St Marks Headwaters Greenway	755.13
25	Dorothy Cooper Spence Community Center (Chaires)	1.05
125	Nusbickel Property	176.96
129	Falls Chase Lake Bottom	200.64
201	Tom Brown Park	287.018888
202	Lafayette Heritage Trail Park	797.752431
307	Buck Lake School Fields	4.825265
309	Swift Creek School Fields	4.899876
512	St. Marks River Preserve State Park	2052.89
800	L. Kirk Edwards Wildlife and Environmental Area	1777.09
825	Road to Lake Landing	0.47
826	J R Alford Greenway (Goose Creek Phase 1)	45.26

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Parks within 3 miles of J R Alford Greenway

Map 2

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As noted by the Florida Natural Areas Inventory (Appendix B), the JRAG is located on the north side of the CSX Railroad tracks from both the Lake Lafayette Trail Park (LLTP), managed by the City of Tallahassee (COT) and the L. Kirk Edwards Wildlife Environmental Area (WEA), managed by the Florida Fish and Wildlife Conservation Commission. Both the LLTP and the WEA connect to the Lake Lafayette Paddling Trail. The southwest corner of the Greenway is adjacent to land owned by the COT. The COT built a grade-separated, multi-use trail bridge over the CSX railroad to connect to the LLTP at Piney-Z. The boundary and existing trails at LLTP connect to the boundary and existing trails at Tom Brown Park. The COT's trail connection could extend to the Greenway and implement the larger Buck Lake Greenway.

On the northern boundary, the Greenway is adjacent to a neighborhood known as Observation Pointe. There is a non-motorized, natural surface trail extending from JRAG through the neighborhood, connecting to the Goose Creek Conservation Area. These northern trail connections are owned and managed by Leon County.

The Greenway does not cross any Outstanding Florida Waters, classified pursuant to Chapter 62-302 Florida Administrative Code. The Greenway is not located in or near an Aquatic Preserve, nor is it designated under Florida Aquatic Preserve Act of 1975 (Section 258.35, F.S.). The Greenway is also not within an Area of Critical State Concern.

JRAG is part of the Tallahassee-Leon County Greenway Master Plan, and the Florida Statewide Greenways and Trails Program.

TALLAHASSEE- LEON COUNTY GREENWAY MASTER PLAN

The Tallahassee-Leon County Greenways Master Plan (Master Plan), initially adopted in 2004, seeks to create a community-wide system of connected natural areas and trails for the public across Tallahassee and Leon County. The Master Plan is made up of 32 greenway trail projects totaling approximately 158 miles. The Master Plan identifies J.R. Alford Greenway as a major existing destination greenway or park. The updated 2015 Master Plan identifies the JRAG as a critical conservation area for the protection of the Lake Lafayette system. This connection is proposed as the larger Buck Lake Greenway connecting several large existing residential areas to the JRAG, the Lafayette Heritage Greenway, and the Miccosukee Greenway.

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FLORIDA STATEWIDE GREENWAYS AND TRAILS PROGRAM

The 2013-2017 Florida Greenways and Trails System Plan is a state policy with the vision of expanding the greenway and trail statewide system. Various key goals of the plan include: identifying and prioritizing greenways and trails, directing resources and programs to establish and connect greenways, promoting trails, informing the public about trails, linking programs, and planning and partnerships for the trail system. Several existing and proposed local greenways and trails are part of this system, including the JRAG.

Greenway Property Features:

Property Overview: The J.R. Alford Greenway spans approximately 881 acres of protected green space, offering more than 17 miles of multi-use trails for hiking, biking, and equestrian use. A bike skills course provides new riders a safe experience to build further skills for trail riding. The Greenway's diverse landscapes include rolling hills, open fields, pine forests, hardwood hammocks, and wetland areas, providing habitat for deer, wild turkey, birds of prey, and seasonal migratory birds. Visitors can enjoy scenic vistas from elevated points, open areas perfect for picnicking, and designated equestrian amenities such as a horse trailer parking area and rider-friendly trail surfaces. The greenway also connects to nearby neighborhoods and greenway corridors, serving as a peaceful retreat for conservation, passive recreation, and environmental education.

Property Usage: As an established greenway, the JRAG has protections that go beyond those outlined in State Statutes and this Management Plan.

- **Land Use Designation:** The Greenway is designated as Recreation/Open Space on the Future Land Use Map within the Tallahassee-Leon County Comprehensive Plan. The current land use of the Greenway is consistent with this document. More detail found in Appendix D.1.
- **Defending Title:** The sublease compels the County to defend the Trustees' property against any potential liens or encumbrances. At the time of the acquisition, multiple encumbrances were known to the Trustees. None of the encumbrances, noted in the Deed (Appendix D.3), were deemed as an impediment to the establishment and use of the property as a greenway with a recreational trail system. Encumbrances since the acquisition have been reviewed by the FDEP's Division of State Lands, the Acquisition and Restoration Council and approved by the Trustees.

  There are currently no known encroachments on the JRAG. Portions of the Greenway boundary are fenced and further identified through signage and protected from encroachment by use of vegetation, natural barriers or additional fencing if necessary. If any encroachment problems arise in the future, a letter will be sent to the violator to resolve the encroachment problem. If the encroachment problem is not resolved by the violator, the appropriate enforcement entity will be

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notified to initiate enforcement, which may include issuing fines to the violator.

- Protections: Protections for the JRAG are included in the following document:
  - » Tallahassee-Leon County Comprehensive Plan – Recreation/Open Space Land Use.
  - » Florida Department of Environmental Protection's adopted 2002 Verified List of Impaired Water.



Allowable Recreational Usage:

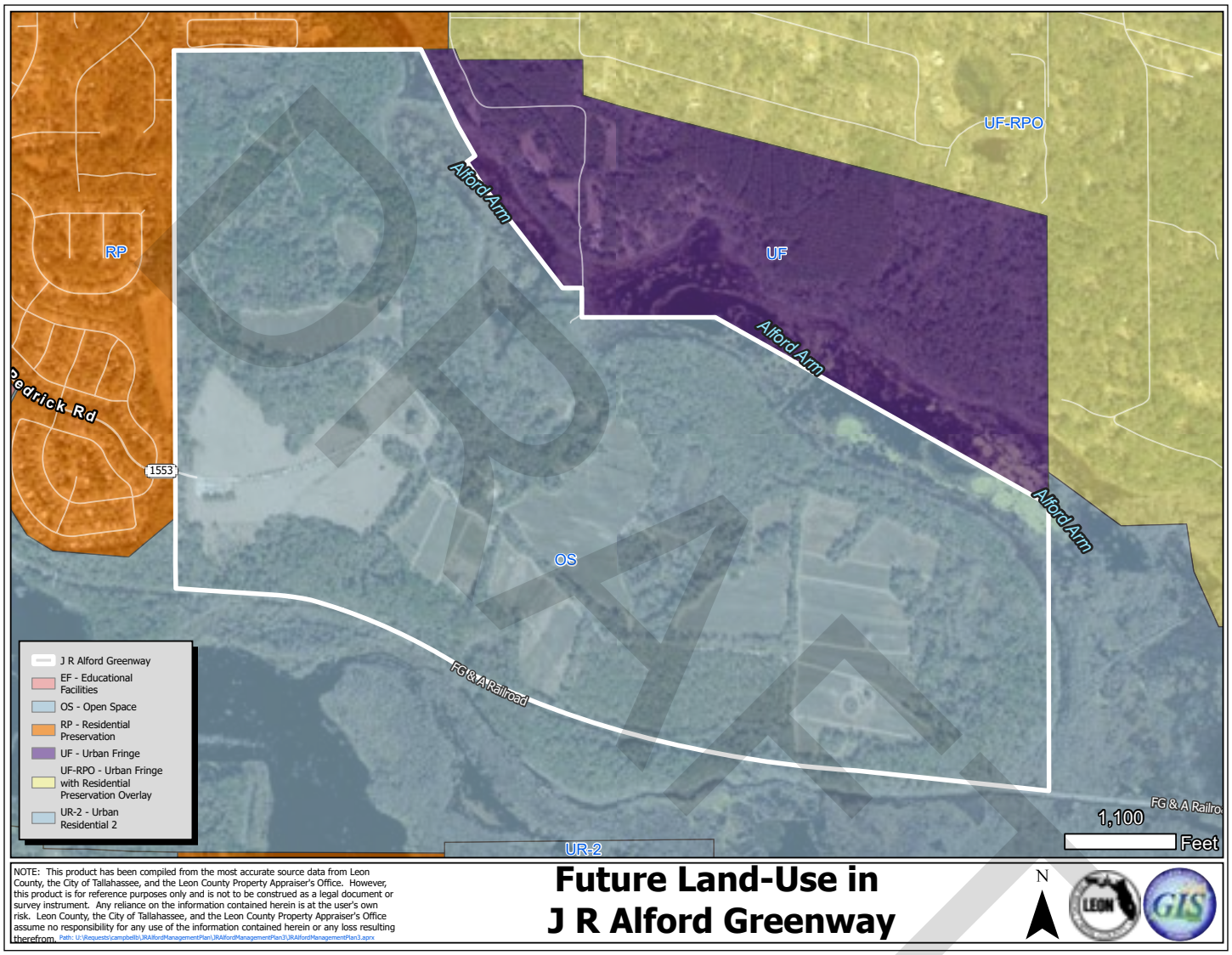
The intent of the acquisition of the JRAG was to preserve its environmental and historical resources, including historic landscapes, and to provide recreational, educational, and transportation uses and opportunities for citizens and visitors of Leon County. The Greenway is, therefore, intended to be a passive or resource-based park and multi-use greenway. Public use of JRAG is reliant on the diverse recreational opportunities the Greenway offers and public access to the property. The most common types of recreation on the Greenway are horseback riding, and biking. Other popular forms of recreation include hiking, running, birding, and exploring. Recreation is the sole economic contributor to the Greenway. Currently there are no commercial operations involving the harvest of natural resources. A complete list of usage which is allowed and activities that are prohibited is included in Appendix A.2.

Pets are allowed but must be kept on a maximum six-foot leash to protect humans and other animals, including wildlife. Owners must pick up excrement and dispose of it in proper waste facilities. Domestic animals that are noisy, vicious, dangerous, disturbing or act threatening to persons or other animals are considered nuisances and will not be permitted to remain on the Greenway.

Due to the rapid pace of technological change and the continual emergence of new recreational activities,

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it is not feasible to anticipate and address every potential use of the property. Therefore, management reserves the right to prohibit any activity that may: (1) compromise public safety or the enjoyment of other visitors; (2) threaten or damage the property's natural resources; or (3) interfere with the privacy of neighboring landowners.



Map 3

Surrounding Lands: As this Management Plan focuses specifically on the 881 acres of the JRAG, it is acknowledged that surrounding lands and the usage and development of those lands have an impact on the Greenway. Impacts can be both direct and indirect. The following is an overview of surrounding lands and features which impact the JRAG.

The current land uses north and west of the Greenway is a mix of low-density, single-family residential developments (Map 3). The area on the other side of Alford Arm is a mix of vacant and very low density residential. The area south of the Greenway includes Lower Lake Lafayette, protected by the City of Tallahassee and the State of Florida.



Map 4

Opportunity to Expand: There are two parcels (1230204100000 and 1230204310000) that, if offered for sale, would be worth considering for purchase. Acquiring these parcels would enhance connectivity across the property and support continuity in land management practices.

Additionally, there are no potential surplus lands associated with the Greenway.

Easements: Several easements previously encumbered this land acquisition. Additionally, when the City of Tallahassee constructed a bicycle/pedestrian bridge across the CSX railroad line along the southern boundary of the JRAG, near its southwest corner, a temporary construction easement was issued by the Division of State Lands. This easement allowed use of a portion of the JRAG for site access and material staging during bridge construction. However, all such easements have since been extinguished and are no longer in effect.

Management Oversight: By virtue of the 50-year (2001-2050) lease agreement (#4766), between TIIFT and Leon County, the Leon County Division of Parks and Recreation (LCPR) is responsible for management

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and maintenance of the Greenway. LCPR recognizes the need for partnerships with community user groups and citizens in order to successfully maintain the Greenway. As LCPR is made up of 35 full time staff members, citizens and users play a vital role in helping maintain the greenway and notifying staff of issues or concerns that they see. Volunteer assistance is provided by the serval user groups such as, Tallahassee Mountain Bike Association and Southern Trail Riders Association. Additionally, the County works with FDEP and other federal, state and local partners to assure that management is in compliance with the approved Management Plan.

Furthermore, Florida Statutes and the lease agreement require a citizens advisory group provide input for the updated Plan. This advisory group, referred to as the J.R. Alford Greenway Citizens Committee (the "Committee") was established by the Leon County Board of County Commissioners on October 8, 2024, expressly for the purpose of giving input to staff on the future goals and objectives for the updated ten-year Management Plan. Although the Committee does not have management oversight, their service and contributions to the review of the Plan's goals and objectives are important. The Committee's work helps to ensure the Plan and related management and operations of the Greenway remain relevant and reflect the evolving needs of the land and users. These partnerships help ensure that management decisions and efforts reflect the interests of the community while accomplishing the shared goals of this Plan.

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2026-2036 J.R. Alford Greenway Goals & Objectives

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LEON COUNTY PARKS & RECREATION

2026-2036 JRAG Goals & Objectives

This section outlines the management strategies, previous accomplishments, and future goals associated with the three core focus areas of the updated JRAG Greenway Management Plan. These priorities were shaped by the input of the JRAG Greenway Citizen's Committee ("the Committee"), industry professionals, parks staff, and the residents of Leon County.

The Committee was established by the Leon County Board of County Commissioners specifically to provide guidance on the future goals, objectives, and activities that will shape this ten-year Management Plan. Informed by the Committee's efforts, expert input, and community feedback, the plan's goals and objectives have been significantly revised and restructured into three primary pillars:

Chapter 1 – Public Access & Recreational Enjoyment

Chapter 2 – Natural Resource Stewardship

Chapter 3 – Public Awareness and Preservation of Cultural and Historic Features

At the heart of the J.R. Alford Greenway's acquisition was a commitment to preserving its historic landscape and ensuring open space and recreational opportunities in a part of the county that is becoming increasingly urbanized. This mission continues to guide its management today. The overarching goal is to work collaboratively with partners to enhance recreational, educational, and cultural experiences; protect and restore natural and cultural resources; promote healthy, sustainable transportation alternatives; and strengthen community connections while contributing to regional economic development. While the management themes may be consistent across Florida's greenways, the specific goals, objectives, and implementation strategies must be tailored to the unique ecological and socioeconomic conditions of each site. In accordance with Section 253.034(5)(b), Florida Statutes, this plan details both short-term (two-year) and long-term (ten-year) goals, along with measurable objectives and specific activities designed to achieve them. These are outlined in the chapters that follow.

Progress toward goals will be evaluated biennially by comparing target benchmarks with actual accomplishments, as documented in the Biennial Land Management Operational Report submitted to the Land Management Uniform Accounting Council. Per Section 253.034(5)(c)4 and 5, Florida Statutes, the plan also includes a summary of the land management budget categorized by goals, objectives, and associated activities (Appendix C.2.).

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The Role of Partnerships and Sustainable Stewardship

Community partnerships are essential to the success of this Plan. With limited Greenway funding, finite staff, and constrained resources, collaboration becomes a necessity. By bringing issues into broader public awareness, individuals and organizations with shared interests are encouraged to engage and contribute. Involving partners in the management ensures that an issue receives attention from angles that the greenway may not normally address.

It is essential for staff to analyze existing public uses and define management strategies that balance these activities, where compatible, in a manner that protects natural, cultural and aesthetic resources. This requires gathering existing information on use, needs, and opportunities, as well as thorough consideration of the existing and potential impacts to critical upland and wetland habitats. One of the critical management challenges during the next 10 years is balancing anticipated increases in public use with the need to ensure preservation of site resources. A delicate balance between recreation and preservation was considered throughout the updated Goals & Objectives.

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Chapter 1 - Public Access & Recreational Enjoyment

Public Access & Recreational Enjoyment: Provide a welcoming, accessible, and safe recreation experience for all visitors.



Background: The recreational viability of the J.R. Alford Greenway is centered around the opportunities to use the property for hiking, running, horseback riding, biking, and other outdoor activities. Significant investments toward the establishment and maintenance of the Greenway's recreational features have contributed to its ongoing success.

Trailheads: The J.R. Alford Greenway features one main trailhead located off Pedrick Road, providing primary vehicular access and amenities for visitors. In addition, there are three pedestrian-only access points: two situated near the northeastern corner of the Greenway and one located near the southwestern corner. These access points offer convenient entry for walkers, runners, and cyclists coming from surrounding neighborhoods while helping to disperse usage across the property. (Map 5)



Map 5



Trails: The J.R. Alford Greenway offers over 17 miles of a diverse network of trails designed to accommodate a variety of recreational activities, including hiking, running, horseback riding, and cycling. The trails traverse scenic wooded areas, open fields, and wetlands, providing visitors with a mix of natural landscapes and wildlife viewing opportunities. Trail surfaces vary from packed dirt and gravel to natural terrain, offering options for both casual users and more experienced outdoor enthusiasts. The trail system is well-marked, with directional signage and distance markers to help visitors navigate and plan their routes. These trails connect the main trailhead and pedestrian access points, ensuring easy access from multiple entry locations while distributing foot and equestrian traffic throughout the Greenway.

Accomplishments:

LCPR is continually maintaining and investing in public access and infrastructure at the Greenway. Below are some of the highlights of the significant infrastructure projects from the past ten years;

- New double-sided kiosk which contains a map of JRAG along with information on prescribed burning, history of the area, and other information about JRAG. These signs help users to navigate the trail system and to learn some of the uses, history, and maintenance of the JRAG.



- Installation of wayfinding / safety trail markers which correspond with large kiosk map.
- Stabilized / Reconfigured the parking lot to allow for horse trailer parking to be separate from car parking.
- Replacement of post-and-rail fencing throughout the greenway.
- Continued upkeep of the main trail and erosion problems with the installation of multiple water bars.
- Created and maintained 4 miles of new single-track trails.
- In partnership with TMBA, installed the County's first bike skills course.
- A permanent restroom facility is designed and under permitting, with anticipated construction in the coming year.



Future Goal/Objectives:

Goal 1: Public Access & Recreational Enjoyment: Provide a welcoming, accessible, and safe recreation experience for all visitors.

Objective 1A: Enhance trail and facility access for all users.

- Maintain and improve the existing trail network by keeping the 17-mile multi-use system graded, well-drained, and clearly marked so walkers, cyclists, and equestrians share space with minimal conflict.
- Evaluate and expand the trail network through strategic connectors and new trails, consider single-use opportunities targeting appropriate trail features and amenities.
- Enhance trailhead access by evaluating additional trailhead locations, further refining equine trailer parking, providing additional shade trees, permanent restrooms, and shelters.
- Strive to provide universal access: ensure routes, signs, and amenities meet or exceed current ADA standards and best practices for visitors of all abilities including accessible restrooms.

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- Evaluate standards to guide usage of electric cycles in a manner that accommodates the safety of visitors and increases accessibility.
- Facilitate partnership among user groups to identify needs and collaborative solutions through a minimum of biennial meetings with greenway stakeholders to share operational updates and explore opportunities for new initiatives.
- Formalize trail partnerships to support routine trail maintenance, coordinate volunteer efforts, and monitor trail conditions for ongoing improvement (ie: recreational membership groups and neighboring schools).

Objective 1B: Prioritize user safety across all Greenway oriented recreational activities.

- Post clear safety guidance at all entries; include rules for shared-use trails, trail etiquette, and right-of-way guidance to reduce user conflict.
- Strengthen wayfinding and safety through installation of “you-are-here” maps, trail-difficulty ratings, to improve navigation and visitor etiquette.
- Continue to evaluate speed-related conflicts to manage electric cycles and fast-moving users with design elements, outreach and possible restrictions in sensitive areas.
- Expand public education campaigns focused on user and animal safety, responsible trail use, and user awareness, supported by consistent signage and outreach.

Objective 1C: Ensure appropriate recreational usage of the Greenway.



- Reinforce designated access points by improving visibility of official entrances.
- Discourage unauthorized uses such as off-leash pets, unauthorized vehicles, and other violations through better signage, user education, and enforcement partnerships.
- Monitor recreational trends and user needs (including emerging technologies) to guide future improvements through an adaptive management approach.

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Chapter 2 – Natural Resource Stewardship

Natural Resource Stewardship: Protect, maintain restore, and expand ecological function across the diverse natural communities within the Greenway.



Background:

Ecological services provided by healthy ecosystems include aesthetic value, clean water, food, carbon storage, flood protection, and pollution abatement—essential functions that sustain human life and support social and economic well-being

Climate: Leon County has a mild, moist climate with four distinct seasons, including subtropical summers with frequent thunderstorms and 90 days with above 90-degree temperatures annually. Winters are often rainy with less sunshine than in summer and occasional below freezing days. High winds occur most frequently in late winter and early spring. The average high temperatures in the Tallahassee

area, which the JRAG is located within, include 66° F in January and 93° F in July. The Average Annual Precipitation is 60.02 inches.

Area Physiography: A review of the area's topography, geomorphology, geology, and soils is as follows.

- **Topography & Geomorphology:** The JRAG is located within the Red Hills Region of Florida, a unique 300,000-acre (515.6 sq. mi) area of the southeastern United States overlapping parts of southwestern Georgia and north Florida.

  The Red Hills extend from just east of the Aucilla River to the west of the Ochlockonee River, and from the farmlands near Coolidge, Georgia down to Tallahassee, Florida, where the land drops at the Cody Scarp from heights of nearly 300 feet down to 50 to 80 feet above sea level, to the Woodville Karst Plain.

  The Red Hills are characterized by rolling hills, ravines, and gullies covered by forests and the large lakes of Lake Jackson, Lake Iamonia, Lake Miccosukee, Lake Lafayette, and Lake Talquin. The highest point in the Red Hills is 280 feet (85.3m), 10 miles north of Tallahassee. The soils primarily consist of fine sandy loam and red clays deposited during the last ice age from the Appalachian Mountains. Rivers running through the Red Hills Region include the Aucilla River, Ochlockonee River, and Telogia Creek. The St. Marks River is subterranean until it meets the surface in the Woodville Karst Plain.

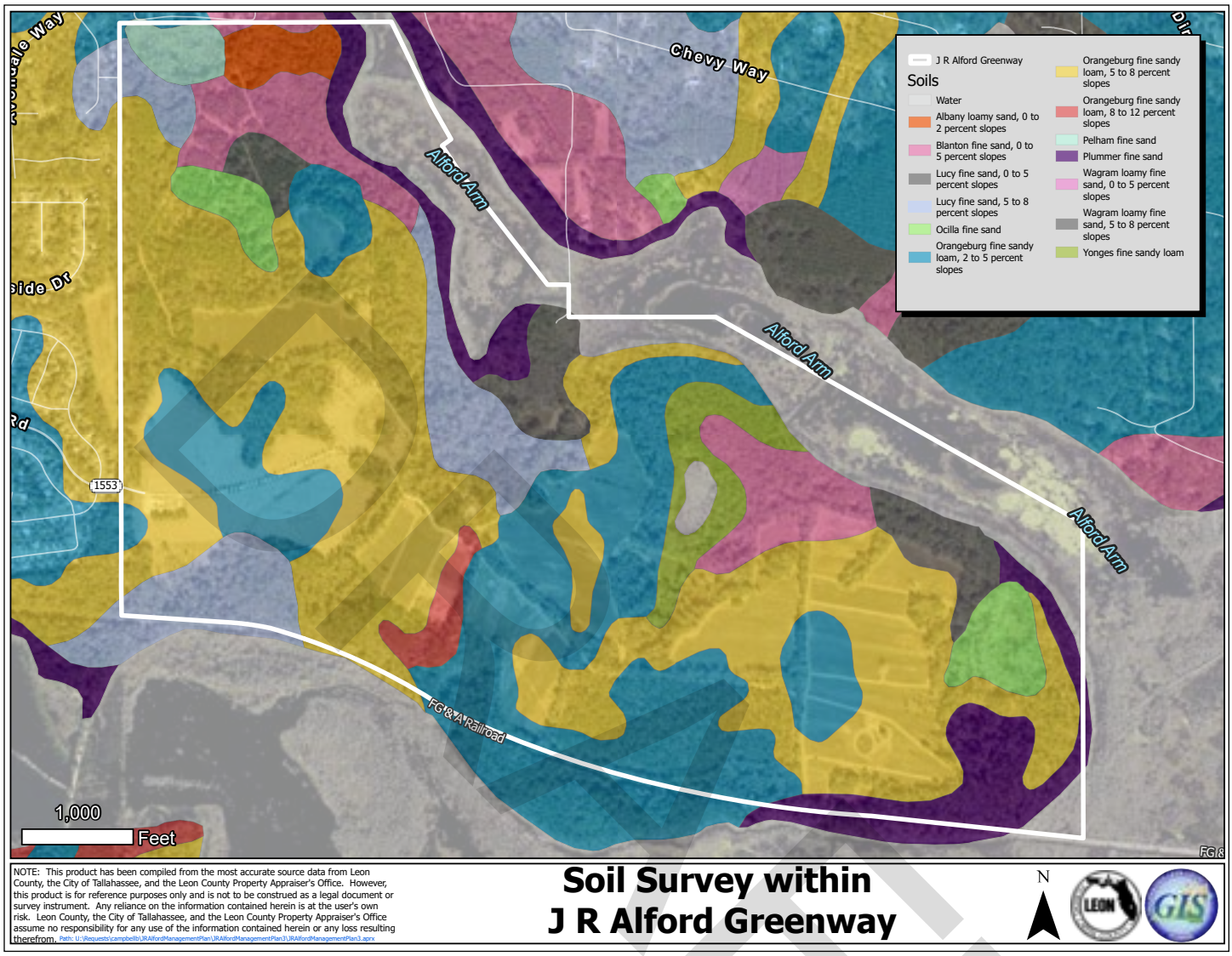
- **Geology:** Leon County sits atop basement rock composed of basalts of the Triassic and Jurassic from ~251–145 million years ago interlayered with Mesozoic sedimentary rocks. The layers above the basement are carbonate rock created from dying foraminifera, bryozoa, mollusks, and corals from as early as the Paleocene, a period of ~65.5–55.8 Ma.

  During the Eocene (~55.8–33.9 Ma) and Oligocene (~33.9–23 Ma), the Appalachian Mountains began to uplift and the erosion rate increased enough to fill the Gulf Trough with quartz sands, silts, and clays via rivers and streams. The first sedimentation layer in Leon County is the Oligocene Suwannee Limestone in the southeastern part of the County as stated by the United States Geological Survey and Florida Geological Survey.

  The Early Miocene (~23.03–15.7 Ma) sedimentation in Leon County is Hawthorn Group, Torreya Formation and St. Marks Formation, found in the northern two-thirds of the County. The Pliocene (~5.332–2.588 Ma) is represented by the Miccosukee Formation scattered within the Torreya Formation.

  Sediments were laid down from the Pleistocene epoch (~2.588 million–12,000 years ago) through Holocene epoch (~12,000–present) and are designated Beach ridge and dune undifferentiated sediments.

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Map 6

During the Pleistocene, what would be Leon County emerged and submerged with each glacial and interglacial period. Interglacially created the topography of Leon County as it is known now.

- **Soils:** J.R. Alford Greenway has a variety of resources such a soil and surface water. Soil types occurring on the property include Lucy, Orangeburg, Plummer, Ocilla, Albany, Blanton, Yonges and Pelham. Details of soil types & map included in Appendix A.5. In addition, there are no known minerals of commercial importance nor knowledge that J.R. Alford Greenway does not have any renewable or non-renewable resources of the property regarding resources, such as oil, gas, phosphate, or any other resources.

Erosion control of trails is a significant portion of soil management. Leon County Parks & Recreation has worked to install different kinds of water bars to divert water from the trail into manmade swales. Management activities follow generally accepted best practices to prevent soil erosion and conserve soil and water resources on site, and all development and/or improvement projects will be permitted. Prior to future construction projects, erosion and sedimentation control features will be installed, as required,

by Leon County's development ordinances, to prevent sediments from moving beyond the project limits. These measures will include, at a minimum the installation and use of silt fence and/or hay bales where necessary. These controls will be monitored and remain in place until permanent vegetative cover is established. All severe and significant grades will be protected from intensive development by placement of these features into conservation easements as required by Leon County's development ordinances.

- Lucy fine sand is a well-drained soil on upland ridges and hillsides. Slopes vary from 0-8%. Natural fertility is low.
- Ocilla fine sand is a somewhat poorly drained, nearly level soil on moderately low uplands. Ocilla soil has a water table within a depth of 15 to 30 inches for 2 to 6 months. Slopes range from 0-2% and are slightly convex. Natural fertility is low.
- Orangeburg fine sandy loam is a well-drained, gently to strongly sloping soil on uplands. The slopes of Orangeburg fine sandy loam vary between 2-5%, 5-8%, and 8-12%. Natural fertility is moderate.
- Pelham fine sand is a poorly drained nearly level soil on broad flatwoods, in depressional areas and in some drainage ways on uplands. Slopes range from 0-2%. The water table is within 15 inches of the soil surface for 3-6 months in most years. Natural fertility is low.
- The Plummer fine sand is a poorly drained nearly level soil that is in low areas and poorly defined drainage ways. The water table is within 15 inches of the soil surface for 3-6 months in most years. Natural fertility is low.
- The Yonges series consists of very deep, poorly drained, moderately slowly permeable soils that formed in thick loamy sediments on the lower Coastal Plain. Slopes are less than 2 percent.

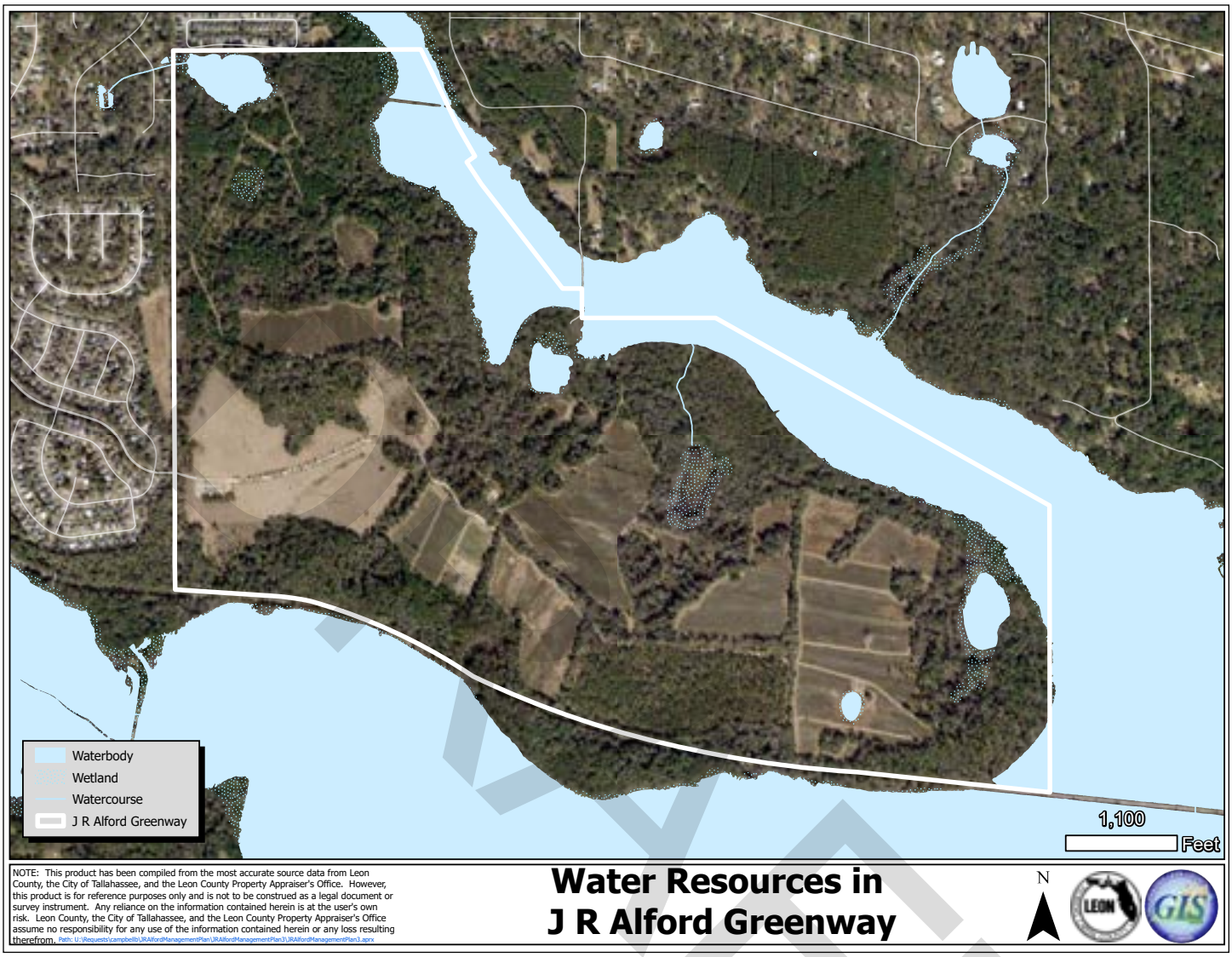
Water Resources: A review of the area's hydrology and water management is as follows;

The J.R. Alford Greenway is bordered by single-family homes to the west and north, Lake Lafayette to the east and south, and an active CSX railroad along the southern edge. The northern portion of the Greenway lies within the Alford Arm watershed, and the southern portion within the Lower Lake Lafayette watershed; both drain into Lower Lake Lafayette, which ultimately flows to either the St. Marks River or Upper Lake Lafayette depending on water levels. Lake Lafayette, a 2.85-square-mile prairie lake in eastern Tallahassee, is a remnant of a Pleistocene river delta, receiving drainage from an 8,925-acre urbanized basin. The area around the lake is archaeologically significant, with nearly 40 identified Native American mounds.

The Greenway includes approximately 90 acres of the Alford Arm, a eutrophic marsh-like waterbody cut off from Lower Lake Lafayette by a railroad berm, with drainage provided via two 48-inch pipes and several historic earthen dikes. The property also contains a small one-acre solution depression lake and at least five basin marshes or swamps that likely drain into Alford Arm during flooding.

While not within an Aquatic Preserve or Area of Critical State Concern, Lower Lake Lafayette and

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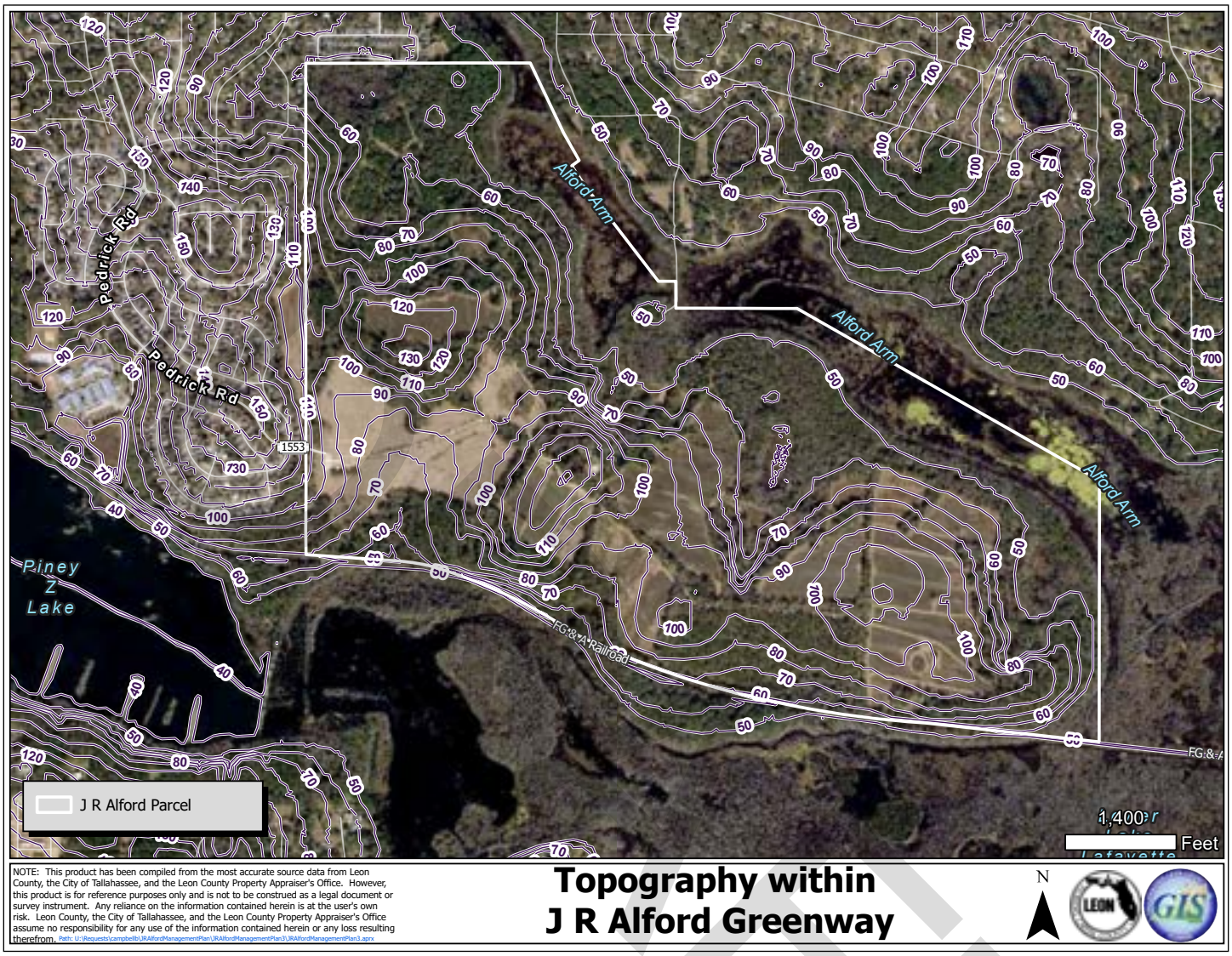


Map 7

Alford Arm have been added to Florida DEP's Verified List of Impaired Waters due to low water levels and elevated nutrients from urban runoff. This designation will eventually lead to the development of Total Maximum Daily Load (TMDL) limits and a Basin Management Action Plan (BMAP), which will guide restoration activities. The Greenway Management Plan will be updated as needed to remain consistent with these efforts.

Natural Communities: The J.R. Alford Greenway (JRAG) is situated in an urban area, bordered by low-density residential housing to the west and north. Historically, the property was predominantly used for agriculture throughout the 20th century, resulting in a landscape of mixed woodland patches interspersed with pastures used for row-cropping, hunting, or cattle grazing. A 2003 Florida Fish and Wildlife Conservation Commission (FFWCC) report classifies most of the Greenway as Improved Pasture and Mixed Pinewood Forest.

The report also identifies dominant plant habitats and species across the Greenway, including basin



Map 8

swamps (swamp tupelo), bottomland and floodplain forests (red maple, sweetgum, water oak, Catalina willow, river birch, titi), marsh lakes (cattail, pickerelweed, spatterdock, sugarcane plume grass), mesic hammocks (live oak, laurel oak, sweetgum), upland mixed forests (black cherry, flowering dogwood, laurel oak, live oak, loblolly pine, southern magnolia, sweetgum), and upland pine forests (loblolly pine, mockernut hickory, post oak, shortleaf pine, southern red oak). No other unique natural features, such as coral reefs, natural springs, caverns, large sinkholes, virgin timber stands are known to exist on the property.

Listed Species: There are a number of listed plant and animal species that occur within Leon County. A complete list of rare species and natural communities, including their global and state rank, and federal, state, and occurrence status, is included in the NFI.

Neither the Florida Natural Areas Inventory element occurrence report nor the Florida Fish and Wildlife Conservation Commission report included any listed plant and animal species within the Greenway boundary. The URS ecological assessment of this property indicated several observed listed species on

the greenway, including the American alligator (Alligator mississippiensis) and the Southern lady fern (Athyrium filix-femina). Several additional listed species are expected to occur on this property, based on existing and potential habitat. These are likely to include:

- American alligator (*Alligator mississippiensis*)
- Bald eagle (*Haliaeetus leucocephalus*)
- Little blue heron (*Egretta caerulea*)
- Snowy egret (*Egretta thula*)
- Osprey (*pandion haliaetus*)
- White ibis (*Eudocimus albus*)
- Wood stork (*Mycteria americana*).

In addition, suitable habitat exists for gopher tortoises (*Gopherus polyphemus*) and gopher frogs (*Lithobates capito*).

Invasive Species: J.R. Alford Greenway, like most LCPR properties, does have invasive species. Once invasive plants become established in native habitats, eradication is difficult, if not impossible, to achieve; therefore, continuous maintenance of invasive plants is needed to sustain wildlife habitat and recreational opportunities while preserving native plant communities within the Greenway. As LCPR is responsible for surveying and treating invasive species, staff has partnered with the Bureau of Invasive Plant Management (BIPM) on their Florida Upland Invasive Exotic Plant Management Plant Program, which conducts invasive plant removal on public conservation lands throughout the state, as required by Florida Statute (F.S. 369.252). Invasive Species list found in Appendix A.4.

Invasive plant removal projects are recommended by a network of eleven Florida Regional Invasive Plant Working Groups, comprised of local land managers who are interested in or responsible for maintaining and restoring federal, state, and local government conservation land. The program hires private vegetation management contractors to do the work. This program allows for further and consistent treatment at JRAG.

Plants: Non-native invasive plant species identified on the JRAG by the Leon County Division of Parks and Recreation and Agricultural Extension Service staff, include the following:

- Camphor tree (*Cinnamomum camphora*)
- Chinaberry tree (*Melia azederach*)
- Chinese privet shrub/tree (*Ligustrum sinense*)
- Chinese tallow tree (*Sapium sebiferum*)
- Coral Ardesia shrub (*Ardisia crenata*)
- Japanese climbing fern (Lygodium japonicum)
- Japanese honeysuckle vine (Lonicera japonica)

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- Kudzu vine (*Pueraria montana*)
- Lantana shrub (*Lantana camara*)
- Mimosa shrub (*Mimosa pigra*)
- Nandina shrub (*Nandina domestica*)
- Soda/Sodom Apple herbaceous perennial (*Solanum viarum*)



Animals: *Solenopsis invicta*, known in the United States as the red imported fire ant (or RIFA), is an invasive pest in many areas of the world, notably the United States, Australia, the Philippines, China, and Taiwan. The RIFA was accidentally introduced into the United States aboard a South American cargo ship that docked at the port of Mobile, Alabama, in the 1930s, but now infests the majority of the Southeastern and Southwestern United States. Fire ants have been reported on the Greenway in various locations, mostly open fields. There are no other known instances of invasive animal species habituated to the Greenway.

Fire Management: Fire has played an essential role in maintaining the vitality of this greenspace for thousands of years. Like other large tracts of land in the State, the J.R. Alford Greenway benefits from regular prescribed burns, which improve wildlife habitat, bolster native plant species, and help maintain the aesthetic value of the Greenway's sweeping landscapes. Prescribed burns mimic the process of lightning ignited wildfires, which naturally kept Florida's forests healthy for thousands of years. Regular prescribed burns help prevent devastating wildfires by reducing the buildup of dangerous fuels from overgrown brush and forest litter on the property. Prescribed burns also slow the growth of shrubs and small trees that shade out native grasses and wildflowers, thus supporting the delicate balance among species that call the JRAG home. Native species that benefit from prescribed burns include the Southern Lady fern, Catalina willow, sugarcane plume grass, loblolly and longleaf pines, gopher tortoises, wild turkeys, and deer. These species rely on periodic burns to promote nutritious new growth.

Gopher Tortoise Program: Understanding the importance of preserving the Gopher Tortoise population, LCPR has worked with the FWC's Gopher Tortoise Program since the spring of 2023 to discuss opportunities for several County greenways, including JRAG, to potentially serve as gopher tortoise recipient or waif sites.

Parks staff met with FWC's Gopher Tortoise Program staff to evaluate the site and discuss the potential for the Greenway to serve as a recipient location. During these discussions, factors such as habitat conditions, park usage, and operational considerations were reviewed. At this time, JRAG has been determined not to be an ideal location for the program due to the large public presence and high recreational use, which could create conflicts with the management needs of a recipient site.

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LCPR continues to coordinate with FWC regarding gopher tortoise conservation efforts and remains open to evaluating other potential locations that may be better suited for recipient site feasibility. This coordination reflects the County's continued commitment to supporting gopher tortoise conservation while balancing the recreational use of public lands.

Accomplishments:

Over the past ten years LCPR has made great strides in Natural Resource Stewardship from treating for invasive species, fire management, and habitat restoration. Below are some of these accomplishments from the past ten years:

- Invested $378,560 in invasive plant treatment to over 400 acres within the Greenway. The investment was made possible, in part, by FWC IPMS grant funding in the amount of $158,859.
- Optimized field management to support a more diverse habitat within the Greenway by strategically decreasing mowing of large fields to increase native wildflower and grass species facilitating the increase of pollinator and wildlife.
- In collaboration with several citizens seasonal purple martin gourds were placed out and monitored.
- Worked with FWC to explore whether the JRAG would be a viable gopher tortoise recipient site.
- Fire Management to over 1,800 acres county-wide.

Future Goal/Objectives:

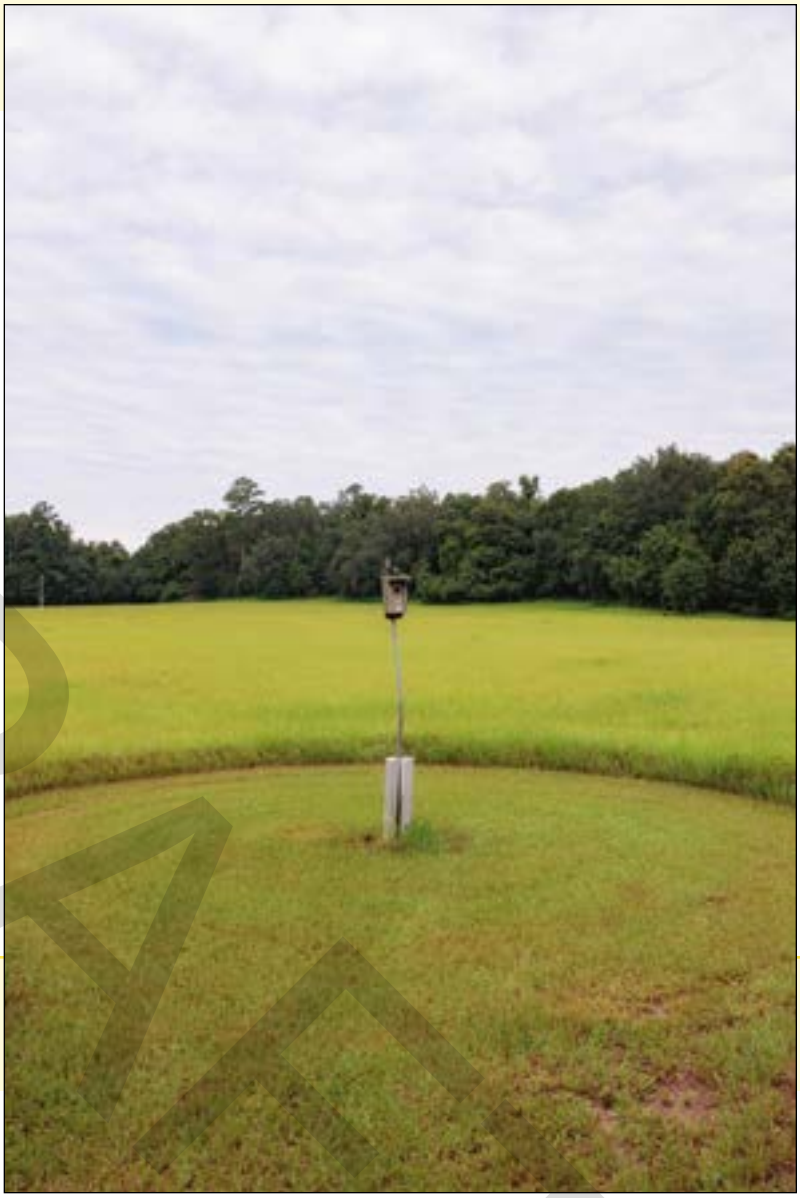
Goal 2: Natural Resource Stewardship: Protect, maintain restore, and expand ecological function across the diverse natural communities within the Greenway.

Objective 2A: Restore and maintain natural habitat communities.

- Update and implement a habitat management plan in consultation with natural resource professionals.
- Promote low-impact land care through selective thinning, mowing, and mulching, especially along upland/wetland edge, to maintain ecological diversity.
- Convert fragmented areas by transitioning select pasture edges into native forest or meadow to reduce mowing and enhance habitat continuity.
- Use wildlife-friendly mowing practices such as timed maintenance to protect pollinators, ground nesting birds, and other sensitive species.
- Monitor restoration outcomes by regularly assessing habitat conditions to guide adaptive, responsive land management.

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Objective 2B: Protect and maintain water resources.



- Map and monitor hydrological features to identify wetlands, streams, and drainage areas across the Greenway.
- Stabilize erosion-prone zones with native vegetation buffers and other natural measures to reduce runoff and protect soils.
- Track flood patterns over time by monitoring seasonal water flow to assess the effectiveness of flood mitigation strategies.
- Apply water data to guide future stormwater improvements and ecological restoration efforts.

Objective 2C: Promote sustainable forest and grassland management.

- Maintain a habitat inventory with GIS mapping to track forest types, grasslands, and priority habitat patches.
- Apply ecologically beneficial practices such as prescribed fire, thinning, mowing, and replanting to sustain healthy plant communities.
- Consult with the Florida Forest Service and other experts to ensure all management activities follow best practices and update the Forest Management Plan.
- Support long-term restoration measures to enhance areas for reforestation or pollinator meadow creation.
- Limit timber harvests to ecological need: allow removal only to improve forest health, reduce hazards, or address pest infestations.

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Objective 2D: Manage and prevent invasive species.

- Remove invasive plants strategically by targeting upland and wetland infestations using mechanical removal, prescribed fire, selective thinning, or chemical control methods.
- Restore native cover post-removal by replanting cleared areas with appropriate native species to support long-term ecosystem recovery.
- Track progress and adapt approaches by monitoring treated areas annually and refine management techniques based on observed outcomes.

Objective 2E: Protect imperiled or protected species.

- Maintain an up-to-date species inventory and coordinate with Florida Natural Areas Inventory (FNAI), Florida Fish and Wildlife Conservation Commission (FWC), and other experts to track imperiled flora and fauna.
- Protect priority habitats by monitoring sensitive areas such as nesting sites for wood storks, herons, and egrets, and limit disturbances.
- Educate staff, volunteers, and the public on imperiled species and best management practices to support long-term conservation.

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Chapter 3 – Public Awareness and Preservation of Cultural and Historic Features

Public Awareness and Preservation of Cultural and Historic Features: Preserve cultural and historical features of the Greenway while building community engagement and education around its resources.



Background: Raising public awareness about the valuable ecological, cultural, and historical services provided by the J.R. Alford Greenway is a key objective in building stakeholder support for its conservation and restoration. This is especially important for both long-term and new residents, as well as Greenway users. A successful approach requires integrating all aspects of management—including resource stewardship, education, and outreach. Public use must be accompanied by meaningful education to ensure long-term protection of this natural and cultural asset. This is critical for existing residents, new residents, and especially users of the Greenway. Supporting a program that integrates all aspects of management—including resource management, education, and outreach—is essential. Public use must be combined with education and outreach to ensure the protection of the Greenway.

The primary method of outreach and education at J.R. Alford Greenway has been through educational displays. Kiosks are located at each access point, providing maps of the Greenway as well as information about prescribed burning, the area's history, and other relevant topics. These signs help visitors navigate the trail system while learning about the Greenway's uses, history, and maintenance practices.

All archaeological, historical, or cultural resources on the Greenway will be preserved in situ. Staff will participate in Archaeological Resources Monitoring Training for state land managers to gain knowledge

of best management practices for these resources. Signage will be posted to indicate that ground-disturbing activities and the removal of artifacts are prohibited without prior authorization from the Division of Historical Resources. These signs will note that disturbing sites is a criminal offense and include a telephone number to report vandalism. Any ground-disturbing activities will follow Chapter 267, F.S., and Leon County Parks & Recreation will consult with the Division of Historical Resources, Department of State, before taking actions that may adversely affect archaeological or historical resources.





Accomplishments:

- In partnership with Tallahassee Historic Society two historic markers will be installed to recognize the two prehistoric burial mounds within the Greenway identified as the Block-Stearns site, and another site identified as the site of the raid on Chaires Plantation.
- New double-sided kiosk which contains a map of JRAG along with information on prescribed burning, history of the area, and other information about JRAG. These signs help users to navigate the trail system and to learn some of the uses, history, and maintenance of the JRAG.
- Installation of wayfinding / safety trail markers which correspond with large kiosk map.

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Future Goal/Objectives:

Goal 3: Public Awareness and Preservation of Cultural and Historic Features: Preserve cultural and historical features of the Greenway while building community engagement and education around its resources.

Objective 3A: Increase public awareness of the Greenway's value and history.

- Increase educational events and community activities to connect people to the land.
- Build partnerships for outreach through collaboration with schools, nonprofits, and civic groups to deepen community engagement and increase visitation.
- Highlight heritage and ecology through interpretive signs that share the Greenway's natural and cultural history, including historic cemeteries and homesteads.

Objective 3B: Monitor and preserve cultural and historical features.

- Maintain an updated inventory of historic and cultural resources.
- Ensure proper preservation practices by coordinating with local and state agencies to follow established protocols and safeguard significant resources.

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Objective 3C: Continue to pursue additional grants to enhance Greenway recreation and engagement.

- Collaborate with County legal and real estate teams to expand the timeframe of current State land lease, enabling eligibility for targeted grant opportunities.

Conclusion



The J.R. Alford Greenway is a treasured resource within Leon County, offering a unique combination of open space, ecological diversity, and recreational opportunity. This Management Plan provides a strategic framework to guide the protection, enhancement, and responsible use of the Greenway's natural and cultural assets. By emphasizing public access, recreational enjoyment, environmental stewardship, and community engagement, the Plan seeks to ensure the Greenway remains a vibrant and sustainable destination for current and future generations.

The successful implementation of this Plan will depend on continued collaboration among Leon County Parks & Recreation, dedicated community partners, and an engaged public. Ongoing monitoring, adaptive management practices, and educational outreach will be critical to balancing recreational use with conservation goals. By fostering a culture of stewardship and awareness, the Greenway can serve not only as a recreational hub but also as a living classroom, supporting environmental education, cultural preservation, and community well-being for decades to come.

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Appendix A
Resource Data

A.1 / Glossary of Terms

A.2 / Allowable Usage Table

A.3 / Easement Table

A.4/ Florida Natural Areas Inventory

A.5 / Historical and Archaeological Descriptions

A.6 / Soil Survey Map

A.7 / Arthropod Control Plan

J.R. Alford Greenway Management Plan

LEON COUNTY PARKS & RECREATION

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A.1
Glossary of Terms

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J.R. Alford Greenway Management Plan

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Glossary of Terms

diversity – a measure of the number of species and their relative abundance in a community (Lincoln et al., 2003).

easement – a right that one may have in another's land (Neufeldt & Sparks, 1990).

ecosystem – a community of organisms and their physical environment interacting as an ecological unit (Lincoln et al., 2003).

endangered species – an animal or plant species in danger of extinction throughout all or a significant portion of its range (U.S. Fish and Wildlife Service [USFWS], 2015).

geographic information system (GIS) – computer system supporting the collection, storage, manipulation and query of spatially referred data, typically including an interface for displaying geographical maps (Lincoln et al., 2003).

invasive species – introduced species that has spread well beyond its arrival point and that perpetuates itself without human assistance (Simberloff, 2013).

listed species – a species, subspecies, or distinct population segment that has been added to the Federal list of endangered and threatened wildlife and plants (USFWS, 2015) and/or Florida's Official Endangered and Threatened Species List (FWC, 2022).

species – a group of organisms, minerals or other entities formally recognized as distinct from other groups; the basic unit of biological classification (Lincoln et al., 2003).

vegetation – plant life or cover in an area; also used as a general term for plant life (Lincoln et al., 2003).

watercourse – a stream of water such as a river or canal, or the channel along which it flows. (Cambridge, 2024).

wetland – an area of low lying land, submerged or inundated periodically by fresh or saline water (Lincoln et al., 2003).

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A.2
Allowable Usage Table

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J.R. Alford Greenway Management Plan

LEON COUNTY PARKS & RECREATION

Allowable Usage Table

Allowable and prohibited uses of the Greenway.

Use	Allowable	Prohibited
Archery		✓
Birdwatching	✓	
Bicycling	✓	
Camping		✓
Fishing	✓	
Geocaching	✓	
Golfing and Golf-related Activities		✓
Hiking	✓	
Horseback Riding	✓	
Hot Air Ballooning		✓
Hunting		✓
Kite flying	✓	
Model Rocket Flying / Ultralight Aircraft		✓
Motorized Recreational Vehicles		✓
Nature study	✓	
Off-road or Aerial Vehicle Use		✓
Approved Special / Sporting Events (limited)	✓	
Orienteering	✓	
Picnicking	✓	
Remote Controlled Vehicles (Includes Drones) (ground or air)		✓
Running	✓	
Target Practice		✓
Stargazing (must be approved)	✓	
Wildlife Observation	✓	

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A.3
Easement Table

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J.R. Alford Greenway Management Plan

LEON COUNTY PARKS & RECREATION

Easement Table

Known Intersecting or Adjacent Easements.

No.	Easement Type1	Easement No.	Book	Page	Grantee
1.	Access*		264	361	Private
2.	Conservation*		3554	1983	City of Tallahassee
3.	Conservation*		3654	725	City of Tallahassee
4.	Drainage*		10	23A	Leon County
5.	Drainage*	5709	2409	1844	City of Tallahassee
6.	Drainage*	5510	1868	1803	City of Tallahassee
7.	Electric*	5616	1916	356	City of Tallahassee
8.	Electric		5219	313	City of Tallahassee
9.	Utility*		18	61	City of Tallahassee

1. Easements adjacent to the Greenway are marked with an asterisk(*).

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A.4
Florida Natural Areas Inventory

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J.R. Alford Greenway Management Plan

LEON COUNTY PARKS & RECREATION

Florida
Natural Areas
Inventory

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
fax 850-681-9364
www.fnai.org

April 23, 2025

Christopher Wilson
Leon County
1907 S. Monroe St.
Tallahassee, FL 32301

Dear Mr. Wilson,

Thank you for requesting information from the Florida Natural Areas Inventory (FNAI). At your request we have produced the following report for your project area.

The purpose of this Standard Data Report is to provide objective scientific information on natural resources located in the vicinity of a site of interest, in order to inform those involved in project planning and evaluation. This Report makes no determination of the suitability of a proposed project for this location, or the potential impacts of the project on natural resources in the area.

Project: JR Alford Greenway

Date Received: 4/21/2025

Location: Leon County

Element Occurrences

A search of our maps and database indicates that we currently have several element occurrences mapped in the vicinity of the study area (see enclosed map and element occurrence table). Please be advised that a lack of element occurrences in the FNAI database is not a sufficient indication of the absence of rare or endangered species on a site.

The element occurrences data layer includes occurrences of rare species and natural communities. The map legend indicates that some element occurrences occur in the general vicinity of the label point. This may be due to lack of precision of the source data, or an element that occurs over an extended area (such as a wide ranging species or large natural community). For animals and plants, element occurrences generally refer to more than a casual sighting; they usually indicate a viable population of the species. Note that some element occurrences represent historically documented observations which may no longer be extant. Extirpated element occurrences will be marked with an 'X' following the occurrence label on the enclosed map.

*Several of the species and natural communities tracked by the Inventory are considered **data sensitive**. Occurrence records for these elements contain information that we consider sensitive due to collection pressures, extreme rarity, or at the request of the source of the information. The Element Occurrence Record has been labeled "Data Sensitive." We request that you not publish or release specific locational data about these species or communities without consent from the Inventory. If you have any questions concerning this please do not hesitate to call.*

Likely and Potential Rare Species

In addition to documented occurrences, other rare species and natural communities may be identified on or near the site based on habitat models and species range models (see enclosed Biodiversity

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Analysis Center

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and Public Affairs

The Florida State University

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Matrix Report). These species should be taken into consideration in field surveys, land management, and impact avoidance and mitigation.

FNAI habitat models indicate areas, which based on land cover type, offer suitable habitat for one or more rare species that is known to occur in the vicinity. Habitat models have been developed for approximately 300 of the rarest species tracked by the Inventory, including all federally listed species.

FNAI species range models indicate areas that are within the known or predicted range of a species, based on climate variables, soils, vegetation, and/or slope. Species range models have been developed for approximately 340 species, including all federally listed species.

The FNAI Biodiversity Matrix Geodatabase compiles Documented, Likely, and Potential species and natural communities for each square mile Matrix Unit statewide.

CLIP

The enclosed map shows natural resource conservation priorities based on the Critical Lands and Waters Identification Project. CLIP is based on many of the same natural resource data developed for the Florida Forever Conservation Needs Assessment, but provides an overall picture of conservation priorities across different resource categories, including biodiversity, landscapes, surface waters, and aggregated CLIP priorities (that combine the individual resource categories). CLIP is also based primarily on remote sensed data and is not intended to be the definitive authority on natural resources on a site.

For more information on CLIP, visit https://www.fnai.org/services/clip.

Managed Areas

Portions of the site appear to be located within the J. R. Alford Greenway, managed by Leon County.

The Managed Areas data layer shows public and privately managed conservation lands throughout the state. Federal, state, local, and privately managed conservation lands are included.

The Inventory always recommends that professionals familiar with Florida's flora and fauna conduct a site-specific survey to determine the current presence or absence of rare, threatened, or endangered species.

Please visit www.fnai.org/species-communities/tracking-main for county or statewide element occurrence distributions and links to more element information.

The database maintained by the Florida Natural Areas Inventory is the single most comprehensive source of information available on the locations of rare species and other significant ecological resources. However, the data are not always based on comprehensive or site-specific field surveys. Therefore this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. Inventory data are designed for the purposes of conservation planning and scientific research, and are not intended for use as the primary criteria for regulatory decisions.

Information provided by this database may not be published without prior written notification to the Florida Natural Areas Inventory, and the Inventory must be credited as an information source in these publications. **The maps contain sensitive environmental information, please do not distribute or publish without prior consent from FNAI.** FNAI data may not be resold for profit.

Thank you for your use of FNAI services. If I can be of further assistance, please contact me at (850) 224-8207 or at kbrinegar@fnai.fsu.edu.

Sincerely,

DRAFT

Kerri Brinegar

Kerri Brinegar
GIS / Data Services

Encl

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Tallahassee, FL 32303
(850) 224-8207
www.fnai.org

Florida Natural Areas Inventory

JR Alford Greenway

Site boundaries are approximate.

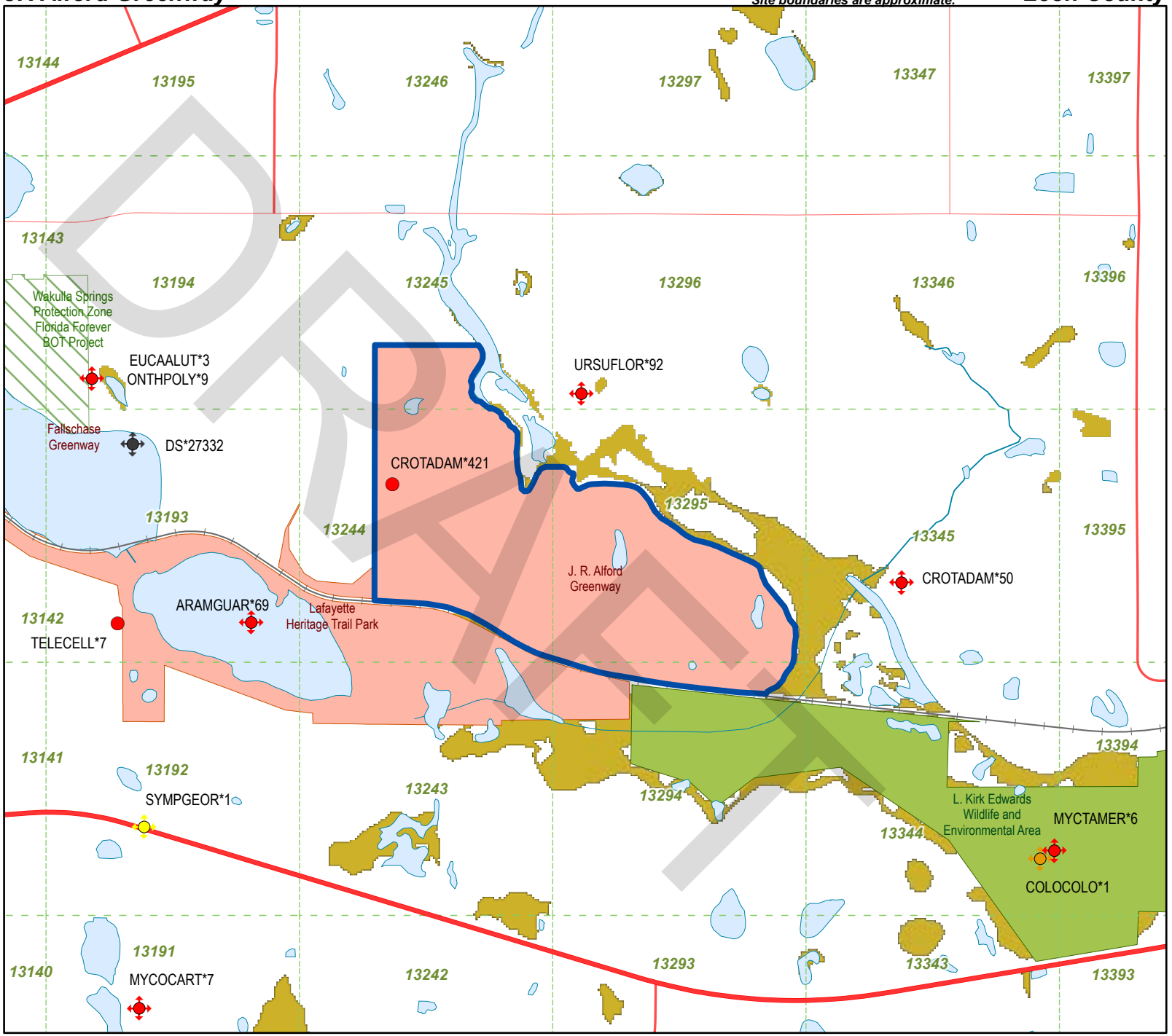
Leon County

Element Occurrences
- Animals
- Plants
- Communities
- Other
- Data Sensitive
- Point Indicates General Vicinity of Element

Conservation Lands
- Federal
- State
- Local
- Private
- State Aquatic Preserves

Land Acquisition Projects
- Florida Forever Board of Trustees Projects

- FNAI Rare Species Habitat
- FNAI Biodiversity Matrix Square Mile Units
- County Boundary
- Roads
- Water



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NOTE
This map contains environmentally sensitive information. Please do not distribute or publish without prior consent from FNAI. Map should not be interpreted without accompanying documents.

Map produced by KAB
4/23/2025

JR Alford Greenway

Site boundaries are approximate.

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Florida Natural Areas Inventory

CLIP v4.0 Resource Priorities

Biodiversity Resource Category

- Priority 1 - highest
- Priority 2
- Priority 3
- Priority 4
- Priority 5

Landscape Resource Category

- Priority 1 - highest
- Priority 2
- Priority 3
- Priority 4
- Priority 5

Surface Water Resource Category

- Priority 1 - highest
- Priority 2
- Priority 3
- Priority 4
- Priority 5

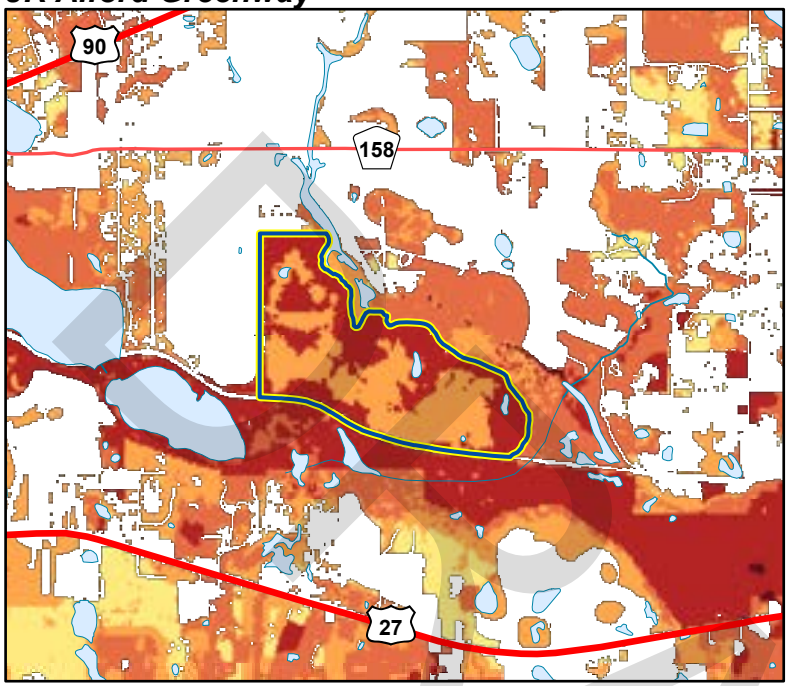
Aggregated CLIP Priorities

- Priority 1 - highest
- Priority 2
- Priority 3
- Priority 4
- Priority 5

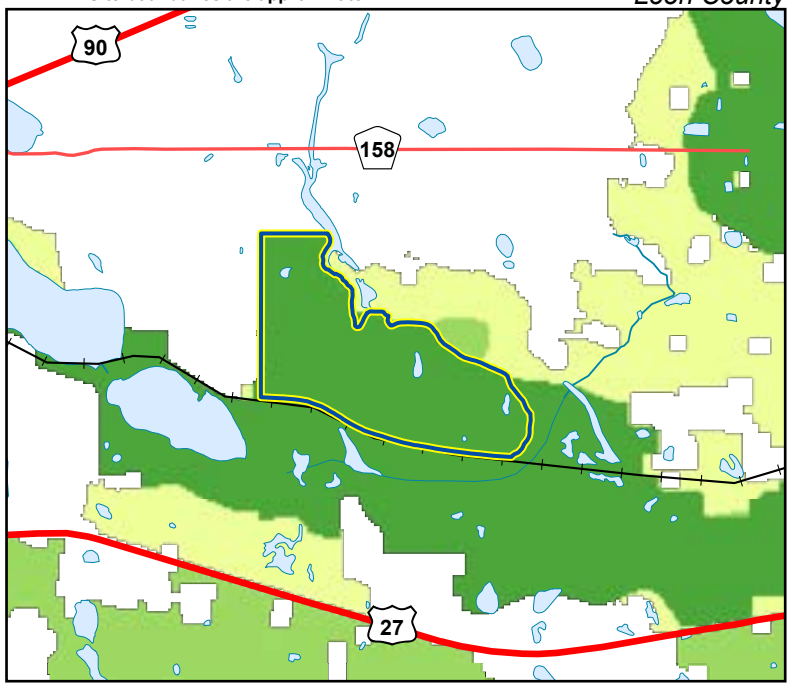
Site Boundary

Map should not be interpreted without accompanying documents.

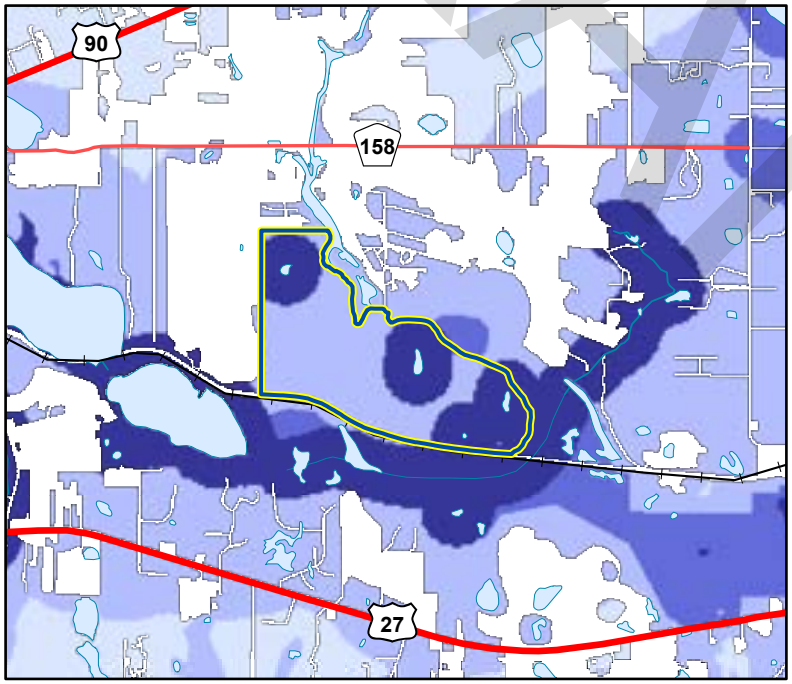
Critical Lands and Waters Identification Project (CLIP) is a cooperative effort between the FSU Florida Natural Areas Inventory, UF Center for Landscape Conservation Planning, and FL Fish & Wildlife Conservation Commission, with additional funding from FL Dept of Environmental Protection and US Fish & Wildlife Service.



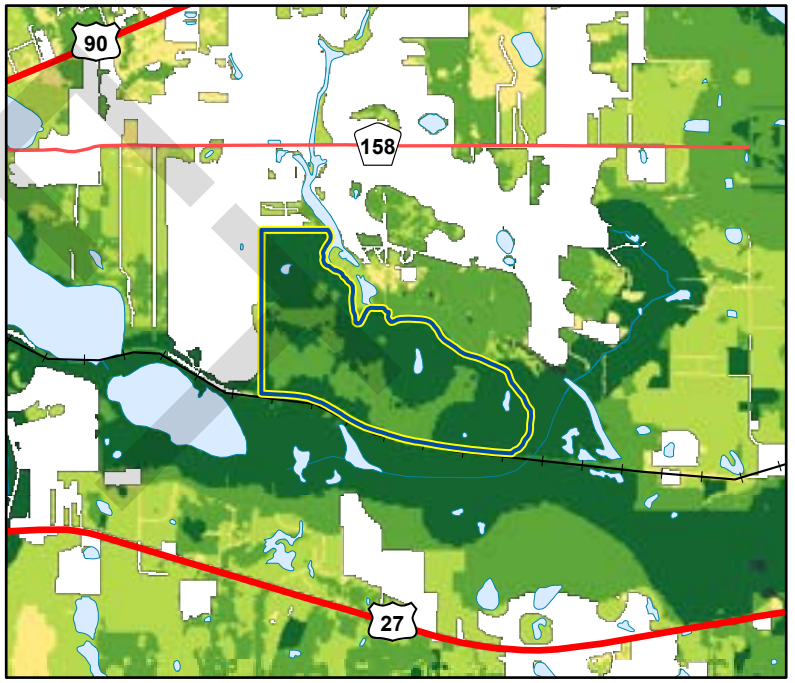
CLIP Biodiversity Resource Priorities



CLIP Landscape Resource Priorities



CLIP Surface Water Resource Priorities



CLIP Aggregated Resource Priorities

0 0.5 1 2 3 4 Miles

Map produced by KAB
4/23/2025

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FNAI ELEMENT OCCURRENCE REPORT on or near

JR Alford Greenway

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Map Label	Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Listing	Observation Date	Description	EO Comments
ARAMGUAR*69	*Aramus guarauna*	Limpkin	G5	S3	N	N	2020-03	Open water lake within Lake Lafayette system; vegetated/forested shoreline and some islands.	2020-03: several birds observed and heard on Lake Piney Z; unknown whether species nests in lake system.
COLOCOLO*1	Colonial Wading Bird Colony		G5	SNRB	N	N	1978-08	CYPRESS IN A WATER IMPOUNDMENT/CYPRESS SWAMP, NEST IN CYPRESS OVER WATER; HOUSES ON LAKE. ROOKERY SIZE VARIES ANNUALLY.	SPECIES COMPOSITION: WOOD STORK (350-400 NESTING PAIRS 1977-07; 100 PRS. 1978-04; 6-10 PRS 1978-08); CATTLE EGRET (500 PRS 1977-07; 100 PRS 1978-04; 350 PRS 1977-08); GREAT EGRET (25-50 PRS 1978-04; 50 PRS 1978-08); GREAT BLUE HERON (5-10 PRS 1978-04).
CROTADAM*421	*Crotalus adamanteus*	Eastern Diamondback Rattlesnake	G3	S3	UR	N	2020-03-22	Public greenway with secondary hardwood and mixed forest interspersed with large former agricultural fields, some mown and some ruderal.	Based on 1 observed immature snake in 2020, though undoubtedly others present on property. For specific data, see Additional Topics.
CROTADAM*50	*Crotalus adamanteus*	Eastern Diamondback Rattlesnake	G3	S3	UR	N	1988 pre	1980s: lake margin and associated uplands; land uses included residential and agricultural (U94APT01FLUS).	Mid-1970s to mid-1980s: four snakes (all over four feet) observed in general vicinity (U94APT01FLUS).
DS*27332	*Data Sensitive Element*	Data Sensitive	G5	S3	N	N	1992-05	Data Sensitive	Data Sensitive
EUCAALUT*3	*Eucanthus alutaceus*	Mat Red Globe Scarab Beetle	G2G3	S2	N	N	1959-11-01	1959-11-01: No description given (B73WOO01FLUS).	1959-11-01: One specimen was collected by G.W. Dekle (B73WOO01FLUS).
MYCTAMER*6	*Mycteria americana*	Wood Stork	G4	S2	T, PDL	FT	2010	CYPRESS IN A WATER IMPOUNDMENT/CYPRESS SWAMP, NEST IN CYPRESS OVER WATER; HOUSES ON LAKE. ROOKERY SIZE VARIES ANNUALLY.	Long-lived colony; species present intermittently from 1977 to 2010 with maximum number of nests at 400 in 1985 and mostly in the hundreds in the years it is active; 135 nests in 2010 (U11TSA01FLUS). Spreadsheet in U11TSA01FLUS gives number of nests by year.
ONTHPOLY*9	*Onthophagus polyphemi polyphemi*	Punctate Gopher Tortoise Onthophagus Beetle	G2G3T2T3	S2	N	N	1968-02-24	1968-02-24: from a gopher tortoise burrow (B73WOO01FLUS).	1968-02-24: Eight specimens were collected from a gopher tortoise burrow by R.E. Woodruff (B73WOO01FLUS).
SYMPGEOR*1	*Symphyotrichum georgianum*	Georgia aster	G3	SU	N	N	1956-11-03	1956-11-03: Along edge of cultivated field in clay soils (S56WILFSFLUS).	1956-11-03: Specimen collected on site (S56WILFSFLUS).

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FNAI ELEMENT OCCURRENCE REPORT on or near

JR Alford Greenway

Map Label	Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Listing	Observation Date	Description	EO Comments
TELECELL*7	*Telegonus cellus*	Golden-banded Skipper	G5	S1	N	N	2019-04-27	The area is generally upland hardwood forest surrounding lakes and other wetlands (PNDGUN02FLUS).	One adult butterfly was photographed at Lafayette Heritage Trail in Tallahassee (U23INA08FLUS).
URSUFLOR*92	*Ursus americanus floridanus*	Florida Black Bear	G5T4	S4	N	N	2022-07-06	Part of range consists of a military installation (Eglin AFB) where segments have been cleared of vegetation for military use; large areas of sandhill and scattered swamps and linear seepage drainages (U05SIM01FLUS). Nokuse Plantation includes mosaic of habitats, including former sandhill heavily impacted by past timbering, now at least partly undegoing restoration, in addition to stream corridors, flatwoods, and potentially river floodplain (PNDARE01FLUS).	Overall this is a large, and possibly increasing, population. Within it are more localized breeding populations. Florida Fish and Wildlife Conservation Commission considers bears to be common or Abundant in much of area (U12FWC02FLUS, U05SIM01FLUS).

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Florida Natural Areas Inventory

Biodiversity Matrix Report

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Listing
Matrix Unit ID: 13244					
Documented					
Crotalus adamanteus	Eastern Diamondback Rattlesnake	G3	S3	UR	N
Ursus americanus floridanus	Florida Black Bear	G5T4	S4	N	N
Likely					
Aramus guarauna	Limpkin	G5	S3	N	N
Mycteria americana	Wood Stork	G4	S2	T, PDL	FT
Upland hardwood forest		G5	S3	N	N
Potential					
Agrimonia incisa	incised groove-bur	G3	S2	N	T
Amphiuma pholeter	One-toed Amphiuma	G3	S3	N	N
Andropogon arctatus	pinewoods bluestem	G3	S3	N	T
Asplenium heteroresiliens	Morzenti's spleenwort	G2	S1	N	N
Brickellia cordifolia	Flyr's brickell-bush	G3	S2	N	E
Clinopodium dentatum	toothed savory	G3	S3	N	T
Drymarchon couperi	Eastern Indigo Snake	G3	S2?	T	FT
Dryobates borealis	Red-cockaded Woodpecker	G3	S2	E, PT	FE
Eucanthus alutaceus	Mat Red Globe Scarab Beetle	G2G3	S2	N	N
Gopherus polyphemus	Gopher Tortoise	G3	S3	N	ST
Lithobates capito	Gopher Frog	G2G3	S3	UR	N
Litsea aestivalis	pondspice	G3?	S2	N	E
Magnolia ashei	Ashe's magnolia	G3	S3	N	E
Matelea alabamensis	Alabama spiny-pod	G2	S2	N	E
Matelea floridana	Florida spiny-pod	G2	S2	N	E
Myotis austroriparius	Southeastern Myotis	G4	S3	N	N
Neofiber alleni	Round-tailed Muskrat	G2	S2	N	N
Onthophagus polyphemi polyphemi	Punctate Gopher Tortoise Onthophagu	G2G3T2T3	S2	N	N
Pinguicula primuliflora	primrose-flowered butterwort	G3G4	S3	N	E
Pityopsis flexuosa	zigzag silkgrass	G3	S3	N	E
Platanthera integra	yellow fringeless orchid	G3G4	S2	N	E
Pycnanthemum floridanum	Florida mountain-mint	G3	S3	N	T
Rhexia parviflora	small-flowered meadowbeauty	G2G3	S2	UR	E
Rhododendron austrinum	Florida flame azalea	G3	S3	N	E
Ruellia noctiflora	nightflowering wild petunia	G3?	S2	N	E
Symphyotrichum georgianum	Georgia aster	G3	SU	N	N
Tiedemannia filiformis ssp. greenmanii	giant water cowbane	G3	S3	N	E
Uvularia floridana	Florida merrybells	G3	S2	N	E
Xyris longisepala	karst pond xyris	G2	S2	UR	E
Xyris scabrifolia	Harper's yellow-eyed grass	G3	S3S4	N	T
Matrix Unit ID: 13245					
Documented					
Ursus americanus floridanus	Florida Black Bear	G5T4	S4	N	N
Likely					
Mycteria americana	Wood Stork	G4	S2	T, PDL	FT

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Florida Natural Areas Inventory

Biodiversity Matrix Report

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Listing
Potential					
Agrimonia incisa	incised groove-bur	G3	S2	N	T
Amphiuma pholeter	One-toed Amphiuma	G3	S3	N	N
Andropogon arctatus	pinewoods bluestem	G3	S3	N	T
Asplenium heteroresiliens	Morzenti's spleenwort	G2	S1	N	N
Brickellia cordifolia	Flyr's brickell-bush	G3	S2	N	E
Clinopodium dentatum	toothed savory	G3	S3	N	T
Drymarchon couperi	Eastern Indigo Snake	G3	S2?	T	FT
Dryobates borealis	Red-cockaded Woodpecker	G3	S2	E, PT	FE
Eucanthus alutaceus	Mat Red Globe Scarab Beetle	G2G3	S2	N	N
Gopherus polyphemus	Gopher Tortoise	G3	S3	N	ST
Lithobates capito	Gopher Frog	G2G3	S3	UR	N
Litsea aestivalis	pondspice	G3?	S2	N	E
Magnolia ashei	Ashe's magnolia	G3	S3	N	E
Matelea alabamensis	Alabama spiny-pod	G2	S2	N	E
Matelea floridana	Florida spiny-pod	G2	S2	N	E
Myotis austroriparius	Southeastern Myotis	G4	S3	N	N
Neofiber alleni	Round-tailed Muskrat	G2	S2	N	N
Onthophagus polyphemi polyphemi	Punctate Gopher Tortoise Onthophagu	G2G3T2T3	S2	N	N
Peucaea aestivalis	Bachman's Sparrow	G3	S3	N	N
Pinguicula primuliflora	primrose-flowered butterwort	G3G4	S3	N	E
Pityopsis flexuosa	zigzag silkgrass	G3	S3	N	E
Platanthera integra	yellow fringeless orchid	G3G4	S2	N	E
Pycnanthemum floridanum	Florida mountain-mint	G3	S3	N	T
Rhexia parviflora	small-flowered meadowbeauty	G2G3	S2	UR	E
Rhododendron austrinum	Florida flame azalea	G3	S3	N	E
Ruellia noctiflora	nightflowering wild petunia	G3?	S2	N	E
Tiedemannia filiformis ssp. greenmanii	giant water cowbane	G3	S3	N	E
Uvularia floridana	Florida merrybells	G3	S2	N	E
Xyris longisepala	karst pond xyris	G2	S2	UR	E
Xyris scabrifolia	Harper's yellow-eyed grass	G3	S3S4	N	T
Matrix Unit ID: 13294					
Documented					
Ursus americanus floridanus	Florida Black Bear	G5T4	S4	N	N
Likely					
Mycteria americana	Wood Stork	G4	S2	T, PDL	FT
Upland hardwood forest		G5	S3	N	N
Potential					
Agrimonia incisa	incised groove-bur	G3	S2	N	T
Amphiuma pholeter	One-toed Amphiuma	G3	S3	N	N
Asplenium heteroresiliens	Morzenti's spleenwort	G2	S1	N	N
Brickellia cordifolia	Flyr's brickell-bush	G3	S2	N	E
Clinopodium dentatum	toothed savory	G3	S3	N	T
Crotalus adamanteus	Eastern Diamondback Rattlesnake	G3	S3	UR	N
Drymarchon couperi	Eastern Indigo Snake	G3	S2?	T	FT

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Biodiversity Matrix Report

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Listing
Dryobates borealis	Red-cockaded Woodpecker	G3	S2	E, PT	FE
Gopherus polyphemus	Gopher Tortoise	G3	S3	N	ST
Lithobates capito	Gopher Frog	G2G3	S3	UR	N
Litsea aestivalis	pondspice	G3?	S2	N	E
Magnolia ashei	Ashe's magnolia	G3	S3	N	E
Matelea alabamensis	Alabama spiny-pod	G2	S2	N	E
Matelea floridana	Florida spiny-pod	G2	S2	N	E
Myotis austroriparius	Southeastern Myotis	G4	S3	N	N
Pinguicula primuliflora	primrose-flowered butterwort	G3G4	S3	N	E
Pityopsis flexuosa	zigzag silkgrass	G3	S3	N	E
Platanthera integra	yellow fringeless orchid	G3G4	S2	N	E
Pycnanthemum floridanum	Florida mountain-mint	G3	S3	N	T
Rhododendron austrinum	Florida flame azalea	G3	S3	N	E
Ruellia noctiflora	nightflowering wild petunia	G3?	S2	N	E
Uvularia floridana	Florida merrybells	G3	S2	N	E
Xyris longisepala	karst pond xyris	G2	S2	UR	E
Xyris scabrifolia	Harper's yellow-eyed grass	G3	S3S4	N	T

Matrix Unit ID: 13295

Documented

Ursus americanus floridanus	Florida Black Bear	G5T4	S4	N	N

Likely

Mycteria americana	Wood Stork	G4	S2	T, PDL	FT

Potential

Agrimonia incisa	incised groove-bur	G3	S2	N	T
Amphiuma pholeter	One-toed Amphiuma	G3	S3	N	N
Asplenium heteroresiliens	Morzenti's spleenwort	G2	S1	N	N
Brickellia cordifolia	Flyr's brickell-bush	G3	S2	N	E
Clinopodium dentatum	toothed savory	G3	S3	N	T
Corynorhinus rafinesquii	Rafinesque's Big-eared Bat	G3G4	S1	N	N
Crotalus adamanteus	Eastern Diamondback Rattlesnake	G3	S3	UR	N
Drymarchon couperi	Eastern Indigo Snake	G3	S2?	T	FT
Dryobates borealis	Red-cockaded Woodpecker	G3	S2	E, PT	FE
Gopherus polyphemus	Gopher Tortoise	G3	S3	N	ST
Lithobates capito	Gopher Frog	G2G3	S3	UR	N
Litsea aestivalis	pondspice	G3?	S2	N	E
Magnolia ashei	Ashe's magnolia	G3	S3	N	E
Matelea alabamensis	Alabama spiny-pod	G2	S2	N	E
Matelea floridana	Florida spiny-pod	G2	S2	N	E
Myotis austroriparius	Southeastern Myotis	G4	S3	N	N
Platanthera integra	yellow fringeless orchid	G3G4	S2	N	E
Pycnanthemum floridanum	Florida mountain-mint	G3	S3	N	T
Rhododendron austrinum	Florida flame azalea	G3	S3	N	E
Ruellia noctiflora	nightflowering wild petunia	G3?	S2	N	E
Tiedemannia filiformis ssp. greenmanii	giant water cowbane	G3	S3	N	E
Uvularia floridana	Florida merrybells	G3	S2	N	E
Xyris longisepala	karst pond xyris	G2	S2	UR	E

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Florida Natural Areas Inventory

Biodiversity Matrix Report

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Listing
Xyris scabrifolia	Harper's yellow-eyed grass	G3	S3S4	N	T

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Potential - This site lies within the known or predicted range of the species listed.

Elements and Element Occurrences

An **element** is any exemplary or rare component of the natural environment, such as a species, natural community, bird rookery, spring, sinkhole, cave, or other ecological feature.

An **element occurrence (EO)** is an area of land and/or water in which a species or natural community is, or was, present. An EO should have practical conservation value for the Element as evidenced by potential continued (or historical) presence and/or regular recurrence at a given location.

Element Ranking and Legal Status

Using a ranking system developed by NatureServe and the Natural Heritage Program Network, the Florida Natural Areas Inventory assigns two ranks for each element. The global rank is based on an element's worldwide status; the state rank is based on the status of the element in Florida. Element ranks are based on many factors, the most important ones being estimated number of Element Occurrences (EOs), estimated abundance (number of individuals for species; area for natural communities), geographic range, estimated number of adequately protected EOs, relative threat of destruction, and ecological fragility.

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FNAI GLOBAL ELEMENT RANK

G1 = Critically imperiled globally because of extreme rarity (5 or fewer occurrences or less than 1000 individuals) or because of extreme vulnerability to extinction due to some natural or man-made factor.
G2 = Imperiled globally because of rarity (6 to 20 occurrences or less than 3000 individuals) or because of vulnerability to extinction due to some natural or man-made factor.
G3 = Either very rare and local throughout its range (21-100 occurrences or less than 10,000 individuals) or found locally in a restricted range or vulnerable to extinction from other factors.
G4 = Apparently secure globally (may be rare in parts of range).
G5 = Demonstrably secure globally.
GH = Of historical occurrence throughout its range, may be rediscovered (e.g., ivory-billed woodpecker).
GX = Believed to be extinct throughout range.
GXC = Extirpated from the wild but still known from captivity or cultivation.
G#? = Tentative rank (e.g., G2?).
G#G# = Range of rank; insufficient data to assign specific global rank (e.g., G2G3).
G#T# = Rank of a taxonomic subgroup such as a subspecies or variety; the G portion of the rank refers to the entire species and the T portion refers to the specific subgroup; numbers have same definition as above (e.g., G3T1).
G#Q = Rank of questionable species - ranked as species but questionable whether it is species or subspecies; numbers have same definition as above (e.g., G2Q).
G#T#Q = Same as above, but validity as subspecies or variety is questioned.
GU = Unrankable; due to a lack of information no rank or range can be assigned (e.g., GUT2).
GNA = Ranking is not applicable because the element is not a suitable target for conservation (e.g. a hybrid species).
GNR = Element not yet ranked (temporary).
GNRTNR = Neither the element nor the taxonomic subgroup has yet been ranked.

FNAI STATE ELEMENT RANK

S1 = Critically imperiled in Florida because of extreme rarity (5 or fewer occurrences or less than 1000 individuals) or because of extreme vulnerability to extinction due to some natural or man-made factor.
S2 = Imperiled in Florida because of rarity (6 to 20 occurrences or less than 3000 individuals) or because of vulnerability to extinction due to some natural or man-made factor.
S3 = Either very rare and local in Florida (21-100 occurrences or less than 10,000 individuals) or found locally in a restricted range or vulnerable to extinction from other factors.
S4 = Apparently secure in Florida (may be rare in parts of range).
S5 = Demonstrably secure in Florida.
SH = Of historical occurrence in Florida, possibly extirpated, but may be rediscovered (e.g., ivory-billed woodpecker).
SX = Believed to be extirpated throughout Florida.
SU = Unrankable; due to a lack of information no rank or range can be assigned.
SNA = State ranking is not applicable because the element is not a suitable target for conservation (e.g. a hybrid species).
SNR = Element not yet ranked (temporary).

FEDERAL LEGAL STATUS

Legal status information provided by FNAI for information only. For official definitions and lists of protected species, consult the relevant federal agency.

Definitions derived from U.S. Endangered Species Act of 1973, Sec. 3. Note that the federal status given by FNAI refers only to Florida populations and that federal status may differ elsewhere.

C = Candidate species for which federal listing agencies have sufficient information on biological vulnerability and threats to support proposing to list the species as Endangered or Threatened.
E = Endangered: species in danger of extinction throughout all or a significant portion of its range.
E, T = Species currently listed endangered in a portion of its range but only listed as threatened in other areas
E, PDL = Species currently listed endangered but has been proposed for delisting.
E, PT = Species currently listed endangered but has been proposed for listing as threatened.
E, XN = Species currently listed endangered but tracked population is a non-essential experimental population.
T = Threatened: species likely to become Endangered within the foreseeable future throughout all or a significant portion of its range.
PE = Species proposed for listing as endangered.
PS = - An infraspecific taxon or population has federal status but the entire species does not - status is in only a portion of the species range.
PT = Species proposed for listing as threatened.
SAT = Treated as threatened due to similarity of appearance to a species which is federally listed such that enforcement personnel have difficulty in attempting to differentiate between the listed and unlisted species.
SC = Not currently listed, but considered a "species of concern" to USFWS.
DL = Delisted.
UR = Under review.

STATE LEGAL STATUS

Provided by FNAI for information only. For official definitions and lists of protected species, consult the relevant state agency.

Animals: Definitions derived from "Florida's Endangered Species and Species of Special Concern, Official Lists" published by Florida Fish and Wildlife Conservation Commission, 1 August 1997, and subsequent updates.

C = Candidate for listing at the Federal level by the U. S. Fish and Wildlife Service
FE = Listed as Endangered Species at the Federal level by the U. S. Fish and Wildlife Service
FT = Listed as Threatened Species at the Federal level by the U. S. Fish and Wildlife Service
FXN = Federal listed as an experimental population in Florida
FT(S/A) = Federal Threatened due to similarity of appearance
ST = State population listed as Threatened by the FFWCC. Defined as a species, subspecies, or isolated population which is acutely vulnerable to environmental alteration, declining in number at a rapid rate, or whose range or habitat is decreasing in area at a rapid rate and as a consequence is destined or very likely to become an endangered species within the foreseeable future.
SSC = Listed as Species of Special Concern by the FFWCC. Defined as a population which warrants special protection, recognition, or consideration because it has an inherent significant vulnerability to habitat modification, environmental alteration, human disturbance, or substantial human exploitation which, in the foreseeable future, may result in its becoming a threatened species. (SSC* for Pandion haliaetus (Osprey) indicates that this status applies in Monroe county only.)
N = Not currently listed, nor currently being considered for listing.

Plants: Definitions derived from Sections 581.011, 581.185 and 581.185(2), Florida Statutes, and the Preservation of Native Flora of Florida Act, 5B-40.001. FNAI does not track all state-regulated plant species; for a complete list of state-regulated plant species, call Florida Division of Plant Industry, 352-372-3505 or see: https://www.flrules.org/gateway/ChapterHome.asp?Chapter=5B-40.

E = Endangered: species of plants native to Florida that are in imminent danger of extinction within the state, the survival of which is unlikely if the causes of a decline in the number of plants continue; includes all species determined to be endangered or threatened pursuant to the U.S. Endangered Species Act.
T = Threatened: species native to the state that are in rapid decline in the number of plants within the state, but which have not so decreased in number as to cause them to be Endangered.
CE = Commercially exploited: species native to the state which are subject to being removed in significant numbers from native habitats in the state and sold or transported for sale.
N = Not currently listed, nor currently being considered for listing.

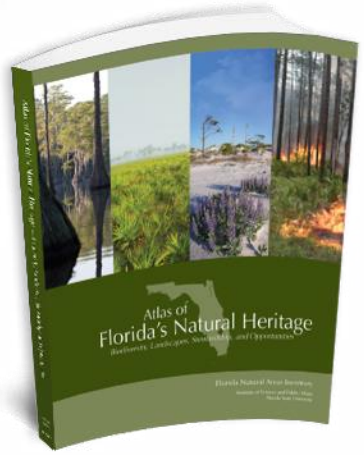
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Atlas of Florida's Natural Heritage

Biodiversity, Landscapes, Stewardship, and Opportunities

The Florida Natural Areas Inventory is pleased to announce the publication of the ***Atlas of Florida's Natural Heritage: Biodiversity, Landscapes, Stewardship, and Opportunities***. This high-quality, full-color *Atlas* is sure to become a standard reference for anyone involved in the conservation, management, study, or enjoyment of Florida's rich natural resources. We hope the *Atlas* will inspire, educate, and raise awareness of and interest in biodiversity and conservation issues.



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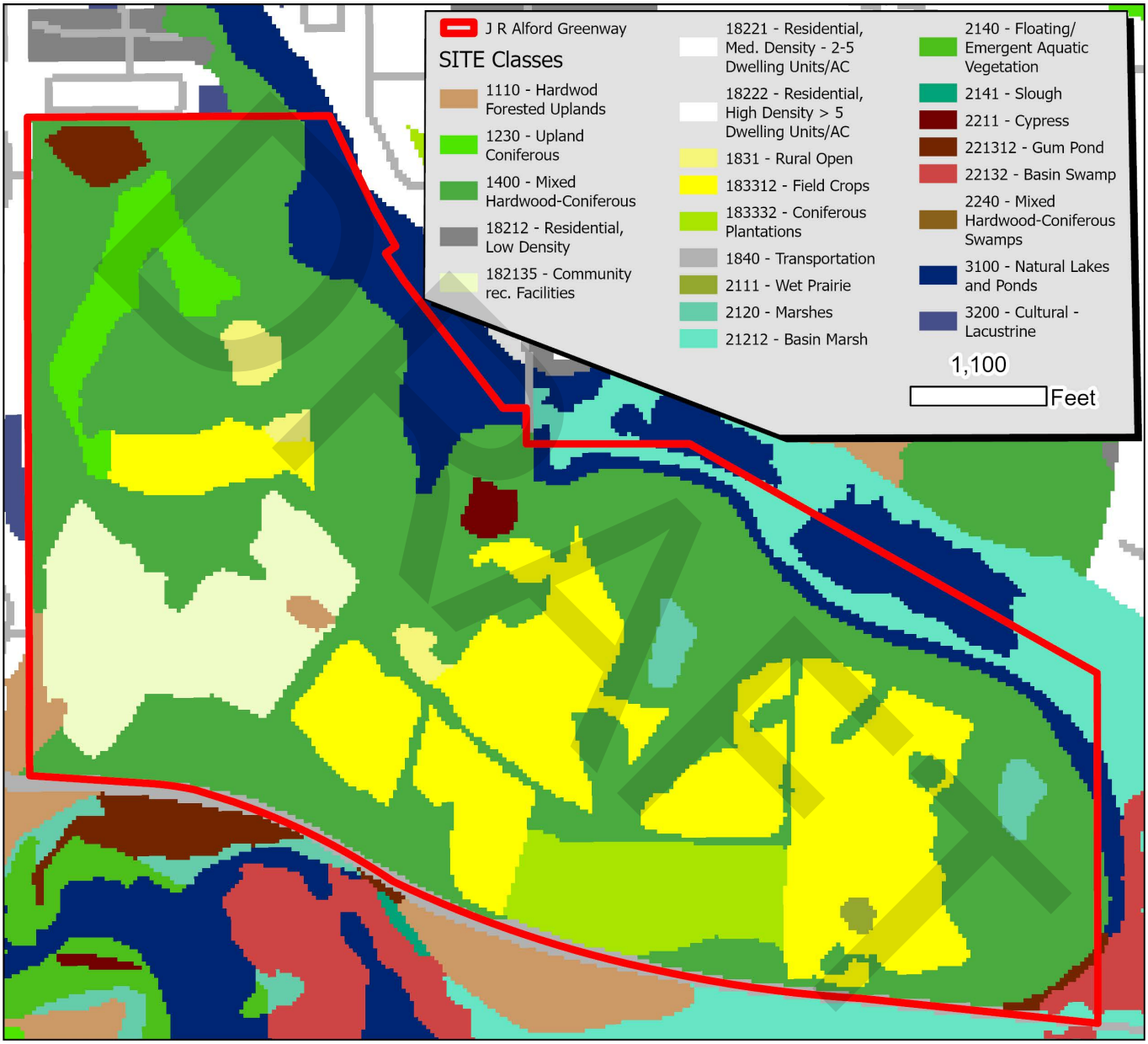
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NOTE: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.
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Cooperative Land Cover in J R Alford Greenway

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A.5
Historical and Archaeological Descriptions

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J.R. Alford Greenway Management Plan

LEON COUNTY PARKS & RECREATION

Appendix A.5/Historical and Archaeological Descriptoins

To date, four cultural resource surveys have been conducted within the Greenway. According to the Florida Division of Historical Resources (DHR), three of these surveys were associated with proposed development or infrastructure projects that directly or indirectly affected portions of the Greenway. The fourth survey, completed in 2002, was commissioned by Leon County to provide a comprehensive assessment of the Greenway's cultural resources.

Historically, much of the Greenway was managed for agricultural purposes, including pasture clearing, timber harvesting, and crop cultivation. The Greenway property represents an extension of the same broader archaeological zone. Available evidence suggests that, due to its size and central location, the area contains a high density of cultural materials and may have served as a primary activity or habitation center for the various Indigenous cultures that historically occupied the shores of Lake Lafayette.

According to the Florida Master Site File, from the14 recorded archaeological and historical sites located on or intersecting the Greenway. These sites are listed in the Cultural Resource Roster. To protect these resources from potential disturbance or unauthorized access, a map identifying their specific locations has been intentionally excluded from this management plan. The majority of the recorded sites are classified as artifact scatter or refuse sites; however, two sites are identified as structural or cultural resources. These include the Block-Stearns Site, a prehistoric burial mound, and the Raid on Chaires Plantation Site, both of which hold significant archaeological and historical value.

There are currently no standing historical structures within the Greenway; however, two historical marker sites are scheduled to be installed by early 2026. These markers will commemorate the Block-Stearns Site and the Raid on Chaires Plantation Site.

Block-Sterns Site (LE00148)

The Block-Sterns Site (LE00148), a portion of which is located in the southwestern corner of the JRAG was acquired by the City of Tallahassee in 1995. The acquisition of the Block Sterns Site was funded by the Florida Communities Trust and DHR. It was the first such acquisition of land funded by the DHR. The Block-Sterns site complex consists of four earthen mounds, probably used as burial mounds, and an extensive associated village area. The site was occupied from at least the Middle Archaic through Fort Walton periods (ca., 7000 B.C.-A.D. 1600); however, it is most noted for its late Deptford through Weeden Island period occupations. Artifacts representing the late Paleoindian and Early Archaic (ca. 10,000-7000 B.C.) and later Leon-Jefferson and Territorial periods have also been found in the general area. The acquisition of the Block Sterns Site was funded by the Florida Communities Trust and DHR. It was the first such acquisition of land funded by the DHR.

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Historical Marker Text:

To the Southwest of this marker lies significant archaeological site, which was occupied by Native Americans for 12,000 years. Its most intensive use occurred during the Swift Creek culture when a civic ceremonial center flourished here between AD 100-800. Archaeologists believe that the residents hosted ritual events, which people from various regions traveled in great numbers to attend. This is evidenced by numerous pits which contained a wide range of fauna remains such as bear, cougar, and shark teeth as well as stacked box turtle shells. Many pits also contained Swift Creek pottery decorated with intricate curvilinear designs impressed on the exterior. The purpose of these rituals may have been to solidify social alliances or celebrate celestial events such as solstice. As part of a vast trade network reaching as far as the Great Lakes, non-local material such as quartz and mica attest to this site's significance. Block Sterns is made up of five earthen mounds that supported structures and served as burial tombs. The site name honors the former property owners who enabled archaeological testing in advance of construction that would have destroyed the site.

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Raid on Chaires Plantation Site (LE00826)

The Raid on Chaires Plantation (LE00826) site is where a wealthy landowning and farming family built a plantation house on the Greenway. A group of Native Americans raided the house and slayed various members of the Chaires family in 1838. The house, according to B. Calvin Jones of the Florida Bureau of Archaeological Research, who excavated the site, was also burned to the ground during the raid.

Historical Marker Text:

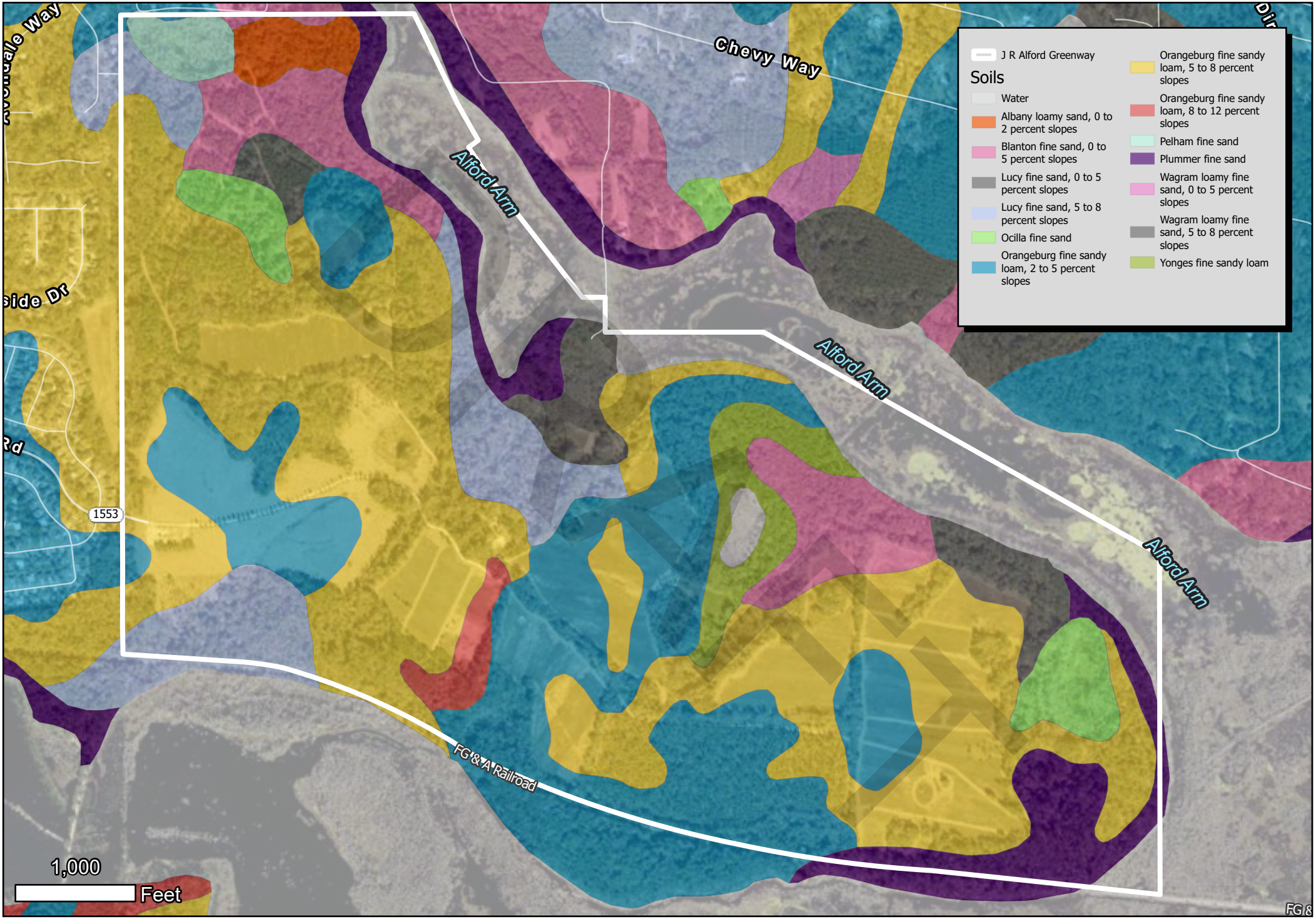
Green Hill Chaires, along with his brothers, Benjamin and Thomas Peter, came from Georgia to Tallahassee in the 1820s. Because of federal efforts to both remove Indigenous people from the newly acquired Florida territory, and laws legalizing slavery, the brothers were able to establish vast plantations in eastern Leon County. Green Hill Chaires' plantation, centered on their home on Lake Lafayette, eventually grew to 20,000 acres with over 50 enslaved persons. During the Second Seminole War (1835-42), the most protracted and deadly of the Florida conflicts to forcibly remove Natives from their homes, a group of Native warriors led a raid on the large Chaires plantation on the evening of July 14, 1839. As a result, the plantation house was set aflame, leading to the death of Green Chaires' wife, Hannah, two of their children, and several Black people enslaved by the family. Plantation residents fled, finding refuge in the surrounding woods. The attack had a profound impact on the neighboring plantations and homesteads, with many relocating to Tallahassee for safety, as Native people continued the struggle to retain their ancestral lands.

A.6
Soil Survey Map

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J.R. Alford Greenway Management Plan

LEON COUNTY PARKS & RECREATION



NOTE: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom. Path: U:\Requests\campbellb\JRAlfordManagementPlan\JRAlfordManagementPlan3\JRAlfordManagementPlan3.aprx

Soil Survey within J R Alford Greenway

N

Soil Types

Soil Types	Vegetative Community	Slope	Drainage
Albany	pine/hardwood	0-2%	somewhat poorly drained
Blanton	pine/hardwood	0-5%	moderately well-drained
Lucy	pine/hardwood	0-5%	well-drained
Lynchburg	pine/hardwood	0-2%	somewhat poorly drained
Norfolk	pine/hardwood	2-5% and 5-8%	well-drained
Ocilla	pine/hardwood	0-2%	somewhat poorly drained
Orangeburg	pine/hardwood	2-5%, 5-8% and 8-12%	well-drained
Pelhm	wetland forest	0-2%	poorly drained
Plummer	wetland forest	level	poorly drained
Wagram	pine/hardwood	0-5%	well-drained

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A.7
Arthropod Control Plan

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J.R. Alford Greenway Management Plan

LEON COUNTY PARKS & RECREATION

Arthropod Control Plan

Arthropod Control Plan Spatial data (e.g. shapefiles) for the boundaries of the greenway have been made accessible to the appropriate mosquito control district. The greenway is deemed highly productive and environmentally sensitive. By policy of DEP since 1987, aerial adulticiding is not allowed, but larviciding and ground adulticiding (truck spraying in public use areas) is typically allowed. Mosquito control plans temporarily may be set aside under declared threats to public or animal health, or during a Governor's Emergency Proclamation. Mosquito control plans are typically proposed by local mosquito control agencies when they desire to treat on public lands.



Appendix B
Public Involvement

B.1 / Citizen Committee

B.2 / Formal Public Meeting Documents

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J.R. Alford Greenway Management Plan

LEON COUNTY PARKS & RECREATION

B.1
Citizen Committee

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J.R. Alford Greenway Management Plan

LEON COUNTY PARKS & RECREATION

Appendix B / Public Involvement

JRAG Citizen's Committee

In accordance with Sec. 259.032(8)(b), F.S., the J.R. Alford Greenway Citizen's Committee was created to serve as the management plan advisory group through an enabling resolution adopted on October 8, 2024, by the Leon County Board of County Commissioners (BOCC).

The 14-member Committee was composed of 11 individuals representing entities mandated by Sec. 259.032(8)(b), Florida Statutes, along with three local organizations selected for their historical involvement and expertise with the J.R. Alford Greenway (JRAG).

The purpose of each meeting was to present updates to the Management Plan, gather input from committee members on future goals and objectives, and identify specific revisions to be incorporated into the updated Plan. Prior to submission to the BOCC and, ultimately, the State for approval, the Plan is posted publicly for 35 days on both the State's and the County's websites, followed by a public meeting.

The terms of the Committee members expire upon completion of the JRAG Management Plan and its acceptance by the BOCC. The advisory group met three times between February 2025 and May 2025 to provide feedback on the Plan's goals and objectives (see Appendix C).

Significant assistance to the JRAG Citizen's Committee was provided by Amanda Heidecker, Director, Leon County Parks and Recreation, and Maggie Theriot, Director, Leon County Office of Resource Stewardship.

The JRAG Citizen's Committee consists of the following 14 appointed members below:

- Travis Beckwith, Parks and Community Center's Manager, Leon County Parks & Recreation
- Doug Bell, Tallahassee Mountain Bike Association, President or designee (Chairman)
- James Billingsley, Leon County Soil & Water Conservation District
- Claire Blunden, Florida Fish & Wildlife Conservation Commission Designee
- John Dew, Buck Lake Alliance President
- Hawthorne Hay, Gulf Winds Track Club, Designee
- Sue Noyes, President of Southern Trailriders Association
- David O'Keefe, District 5 County Commissioner
- Mark Tancig, Extension Agent I, Leon County Cooperative Extension
- Harris Walters, Director of the FDACS Division of Agricultural Environmental Services
- Chris Waters, Florida Department of Agriculture and Consumer Services, Designee

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- Artie White, Director of Tallahassee-Leon County Planning Land Management & Community Enhancement (PLACE).
- Amelia Wilson, Observation Circle, Designee
- Burt Wolff, Stoney Creek Homeowners Association, President

All three JRAG Citizen's Committee meetings were open to the public and advertised as such. They were conducted at the Leon Couty Office of Resource Stewardship (1907 S. Monroe Street) on February 6, 2025, March 6, 2025, and May 15, 2025. In addition, a meeting specifically to receive public input was held on December 15, 2025 at Eastside Branch Library. Finally, the Plan was included in the BOCC agenda on January 27, 2026, Leon County BOCC meeting and was approved by the BOCC.



B.2
Formal Public Meeting Documents

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J.R. Alford Greenway Management Plan

LEON COUNTY PARKS & RECREATION

Amanda Heidecker

From: Regina Glee
Sent: Tuesday, January 28, 2025 4:28 AM
To: Public_Notice_Distribution
Cc: Amanda Heidecker
Subject: [Leon County] Public Notice_J.R. Alford Greenway Citizen Committee

PUBLIC NOTICE FOR IMMEDIATE RELEASE
January 28, 2025

CONTACT:
Community and Media Relations
(850) 606-5300

J.R. Alford Greenway Citizen's Committee

WHO: J.R. Alford Greenway Citizen's Committee - Workshop
WHAT: Committee Workshop
WHEN: Thursday, February 6, 2025 at 1:00 p.m.
WHERE: Leon County Office of Resource Stewardship, Gathering Room
1907 South Monroe Street

The J.R. Alford Greenway Citizen Committee will hold a Workshop for the review of the 2026-2036 Land Management Plan for JR Alford which will be hosted at the Leon County Office Of Resource Stewardship (Gathering Room), 1907 South Monroe Street, Tallahassee, Florida 32301.

For more information, please contact Amanda Heidecker at heidecker@leoncountyfl.gov or (850) 606-1475.

Regina Glee Nash
Citizen Service Liaison
Leon County Administration
301 South Monroe Street | Tallahassee, FL 32301
(850) 606-5326 /work | **(850) 606-5301**/fax
GleeR@leoncountyfl.gov

www.LeonCountyFL.gov

"People Focused. Performance Driven."

Please note that under Florida's Public Records laws, most written communications to or from county staff or officials regarding county business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

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Leon County JRAG Citizen's Committee

Meeting Minutes
February 6, 2024, 1:00 p.m.
Office of Resource Stewardship- Gathering Room
1907 South Monroe Street, Tallahassee, FL 32301

Attendance

Committee Member	Present	Committee Member	Present
Hawthorne, Hay	No	Wolff, Burt	Yes
Billingsley, James	No	Noyes, Sue	Yes
Claire, Blunden	Yes	O'Keefe, David	Yes
White, Artie	Yes	Bell, Doug	Yes
Waters, Chris	No	Tancig, Mark	Yes
Dew, John	Yes	Walters, Harris	Yes
Beckwith, Travis	Yes		
Wilson, Amelia	Yes		

Supporting staff Amanda Heidecker, Maggie Theriot, May Swartz, Jasmine Randolph, Tim Bemid, and Chris Wilson were also in attendance.

I. **Call to Order –** Call to Order: At 1:04 PM, Amanda Heidecker declared the meeting to be open and shared the meeting would be recorded.

II. **Introductions –** Amanda Heidecker facilitated introductions, explaining her role as Staff Support to the Committee. Each participant briefly introduced themselves, sharing their titles, areas of expertise, insights from their experience on the MCRG committee, and any connections they have to the Greenway.

III. **Committee Overview –** Amanda Heidecker outlined the Committee's aims and purposes emphasizing the update to the 2013 Plan goals and objectives. Ms. Heidecker provided an overview of the meeting, noted each meeting will be advertised and contain time for public comment, as well as methods of communication to avoid violation of Sunshine. Ms. Heidecker highlighted her new role in the JRAG committee as to her previous role in the MCRG committee. There will be clear voting to adopt proposed goals/objectives, and the overall draft plan prior to submission to the County Commission and State.

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IV. **Committee rules (Sunshine Law) –** County Attorney May Swartz delivered a presentation on the three laws that the JRAG committee would adhere to: Public documents, the Florida Sunshine Law, and the ethical code.

V. **Chairperson Election –** Amanda Heidecker provided an overview of the Chairman's responsibilities and opened the floor for nominations. Doug Bell nominated himself, and there were no other nominees.

- Mark Tancig made a motion, duly seconded by Artie White, for Doug Bell to serve as Chairman. The motion passed unanimously.
- John Dew nominated himself for Vice Chairman, which was duly seconded by Commissioner O'Keefe. The motion passed unanimously.

VI. **By- Law Approval –** Amanda Heidecker briefly reviewed the current Resolution and By-Laws for the 2024 J.R. Alford Greenway Citizen Committee. She indicated that a vote was needed to approve the By-Laws.

- Commissioner David O'Keefe moved for the vote, which was duly seconded by Artie White, to continue with the J.R. Alford Greenway By-Laws as passed by the BOCC on October 8, 2024. The motion passed unanimously.

VII. **The Last Ten Years –** Amanda Heidecker highlighted the achievements at the Greenway over the last ten to twenty-five years. The following discussions took place:

- John Dew inquired whether the map shown represented multiple properties. Amanda Heidecker clarified that the J.R. Alford Greenway consists of three separate parcels, but all under one single lease.
- John Dew asked if there are plans to develop the Goose Creek trail access point into an official trailhead. Ms. Heidecker acknowledged that this would be a valuable topic for the upcoming workshop meeting.
- There was brief discussion regarding the success in receiving funding for invasive plant removal on the property. Harris Walters asked if funding was granted due to the J.R. Alford Greenway having the highest presence of invasive plants of all of Leon County's properties. Amanda Heidecker and Chris Wilson explained that the nature of the property lends itself to being easier to treat than other properties which greatly helps in gaining access to funding

VIII. **Public Comments –** No public Comment

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IX. Plan Timeline – Amanda Heidecker reviewed the tentative timeline, including State required milestones.

X. General Business –

- John Dew requested digital access to the Management Plan documents. Amanda Heidecker indicated that she would send a follow-up email regarding this request.
- Commissioner David O'Keefe asked if a member of the disabled community could be represented at future meetings. Ms. Heidecker stated that she would reach out to Sports Ability to facilitate this.
- Doug Bell asked Amanda Heidecker to elaborate on the process used to update the MCRG Management Plans, including an outline of the goals that were achieved and those that were not. Ms. Heidecker responded that this topic will be addressed in the upcoming JRAG Management Plan workshop.
- A printing error was discussed; the goals, objectives, and activities document is a double-sided document, but the printed version was only copied from one side, omitting the content on the reverse side. Ms. Heidecker will provide a digital copy of the objectives that includes the missing pages.
- Mark Tancig asked the staff about their biggest concerns regarding work on the greenway. Chris Wilson mentioned the removal of invasive species and the implementation of a prescribed burning regime. Ms. Heidecker noted the goal of constructing a permanent restroom at the main trailhead and ensuring proper trail access to adjacent neighborhoods and developments.
- Next meeting is scheduled for March 6, 2025.

ADJOURN

Artie White motioned, seconded by Sue Noyes to end meeting at 2:12 p.m.

X

ATTEST: Doug Bell
Chairman

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Amanda Heidecker

From: Regina Glee
Sent: Tuesday, February 18, 2025 11:28 AM
To: Public_Notice_Distribution
Cc: Amanda Heidecker
Subject: [Leon County] Public Notice_J.R. Alford Greenway Citizen Committee

PUBLIC NOTICE FOR IMMEDIATE RELEASE
February 18, 2025

CONTACT:
Community and Media Relations
(850) 606-5300

J.R. Alford Greenway Citizen's Committee

WHO: J.R. Alford Greenway Citizen's Committee - Workshop
WHAT: Committee Workshop
WHEN: Thursday, March 6, 2025 at 2:00 p.m.
WHERE: Leon County Office of Resource Stewardship, Gathering Room
1907 South Monroe Street

The J.R. Alford Greenway Citizen Committee will hold a Workshop for the review of the 2026-2036 Land Management Plan for JR Alford which will be hosted at the Leon County Office Of Resource Stewardship (Gathering Room), 1907 South Monroe Street, Tallahassee, Florida 32301.

For more information, please contact Amanda Heidecker at heidecker@leoncountyfl.gov or (850) 606-1475.

Regina Glee Nash
Citizen Service Liaison
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301 South Monroe Street | Tallahassee, FL 32301
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Leon County JRAG Citizen's Committee

Meeting Minutes
March 6, 2025, 2:00 p.m.
Office of Resource Stewardship- Gathering Room
1907 South Monroe Street, Tallahassee, FL 32301

Attendance

Committee Member	Present	Committee Member	Present
Hawthorne, Hay	Yes	Wolff, Burt	Yes
Billingsley, James	Yes	Noyes, Sue	No
Claire, Blunden	Yes	O'Keefe, David	Yes
White, Artie	Yes	Bell, Doug	Yes
Waters, Chris	No	Tancig, Mark	No
Dew, John	No	Walters, Harris	No
Beckwith, Travis	Yes	Wilson, Amelia	No

Supporting staff Amanda Heidecker, Maggie Theriot, May Swartz, Christina Roach, Chris Wilson, and Lauryl Phinney were also in attendance.

I. **Call to Order/Welcome –** At 2:03 PM, Chairman, Doug Bell called the meeting to order and reminded attendees that public comment cards were available and noted that the meeting would be recorded. Doug urged all participants to focus on the merits of the proposals and engage in respectful dialogue regarding the goals and objectives moving forward.

II. **Public Comment –** Chairman, Doug Bell called for public comments. Chairman opened the floor to speakers.

- Cynthia Christen - shared appreciation for the greenway and spoke in support of maintaining greenways for equestrian use.
- Regine Kraft - shared appreciation for the greenway and spoke in support of maintaining greenways for equestrian use.
- Finley Vanoss - representing a youth mountain biking team Tallahassee Thunder, suggested expanding the trails include more technical features such as jumps and drops to better accommodate cyclists.
- Bree Vanoss - coach of the Tallahassee Thunder youth mountain biking team, echoed the need for extended trails and more parking as the biking community grows. Challenges from rain and horse use was also noted.

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- Stan Rosenthal - emphasized the importance of environmental concerns such as water, fire, and plant management, reminding the group that management plans are meant to be fluid and need to adapt to changing pressures over time.
- Sharon Haughton - an equestrian and cyclist, expressed frustration with ongoing conflicts between equestrians and cyclists, advocating for additional single-use trails while protecting existing access to multi-use trails for equestrians.
- Kathleen Dekker - an equestrian and mountain biker, supported the idea of creating separate trails to improve safety for both groups.
- Nancy Stephens - President of the North Florida Backcountry Horsemen, highlighted the history of the greenway and the role of equestrians in its development. She emphasized the need for coexistence on multi-use trails and more user safety education.
- Robbie Andrews - reflected on how both equestrian and cycling trails provide essential services and opportunities for children and disabled veterans, urging continued access for both groups.
- Kimberly Hoyt - expressed support for multi-use trails and the importance of education to promote cooperation between cyclists and equestrians.
- Matt Coniglio - Vice President of the Tallahassee Mountain Bike Association, supports the need for additional single-use trails for each group to reduce safety risks.

III. **Minutes Approval –** Chairman, Doug Bell noted the meeting minutes from February 6, 2025, were provided. After seeking any corrections, there were none noted.

- **Artie White moved, duly seconded by David O'Keefe, approval of the meeting minutes.**

IV. **Proposed 2026 Plan Framework –** Amanda Heidecker provided an overview of the purpose of the upcoming 10-year management plan (2026-2036), highlighting the primary goal of refining existing goals and objectives. She explained that the purpose of the committee was to review the overall goals, objectives, and set new ones for the next decade. Amanda emphasized the importance of updating the plan and aligning it with future needs.

V. **2013 Plan Accomplishments –** Amanda Heidecker intended to provide an overview of the achievements from the 2013-2023 plan. However, due to technical difficulties with the PowerPoint presentation, she was unable to walk through the accomplishments in detail during the meeting. Amanda assured the committee that the PowerPoint would be sent to members for their review, where they could see the updates on the progress made toward the goals and objectives outlined in the previous plan.

VI. **2026 Plan Areas of Focus –** Maggie Theriot, workshop facilitator, led the group through an exercise to identify focus areas for the next decade. She instructed participants to select three to five areas of focus that they felt were most important for the future of the greenway. These areas could be topics for increased attention, new concerns, or areas in

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need of further development. After a short break, Maggie summarized the high-level initial takeaways from the committee's key focus area notes.

VII. 2026 Goals & Objectives Refinement – Amanda Heidecker outlined the next steps in the planning process. The committee member's notes identifying areas of focus will be consolidated by county staff and emailed to committee members for further review. During the next meeting, the group will refine these focus areas and integrate them into the broader plan. Additionally, she noted that state-required checklists and newly updated standards will be incorporated in the plan.

VIII. Next Steps –

- Amanda will send out the PowerPoint presentation and list of achievements from the 2013 Management Plan to all members for review.
- County staff will consolidate the notes capturing areas of focus, creating a first draft of goals/objectives.
- May 15th: The next meeting will be held at 10:00 a.m.. The agenda will include refining the draft goals and objectives.

IX. Closing Remarks – Doug Bell asked if anyone had any additional questions or comments before adjourning. Several members shared thoughts:

- James Billingsley - inquired about county standards that may exist beyond the greenway management plan to guide daily maintenance standards. Amanda noted the forest management plan which is complimentary to the Greenway Management Plan, in addition to routine proactive and reactive maintenance needs.
- David O'Keefe - inquired about and noted the importance of accessibility. Amanda stated that she invited a representative of SportsAbility, but unfortunately, they were unable to attend today's meeting. Prior site visits of the Greenway have occurred. Amanda will reach out with an additional invitation.
- Hay Hawthorne - suggested reviewing other area trails to understand how equestrian trails were handled in the past. Audience member Nancy Stephens responded with an example from Phipps, where equestrian trails were incorporated alongside other trail types.
- Doug Bell – reviewed the scope and recommendations of a recent IMBA (International Mountain Bike Association) Ride Center study. The study created a road map for future steps the community would undertake to achieve certification as a Ride Center; one of which is to create additional trails with technical and challenging features. Doug further clarified the intent of a prior social media post, noting he changed his stance and is in support of retaining the existing trail access to both equestrian and cyclists, while adding future single-use trails for each user group.
- Burt Wollf - inquired about the management oversight of the Munson Hills trails, to which Doug responded that as Munson is within the National Forest, the trails are not within the management purview of Leon County staff.

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At 3:27 PM Artie White motioned, duly seconded by David O'Keefe, to adjourn meeting. The meeting was adjourned.

ADJOURN

X

ATTEST: Doug Bell
Chairman

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1

SPEAKER'S REGISTRATION

The Board of County Commissioners welcomes you.

We ask that you complete this card so that you may be recognized and invited to make your comments at the appropriate time. Please make your comments brief and limited to three minutes, as a courtesy to other citizens.

Date: March 6, 2025

Name: Cynthia Christen

Address: 103 Rathbone Rd, Crawfordville, FL 32327

I would like to comment on: Agenda item # _____ or a ☐ Non-Agendaed item:

_____

I AM ☐ I AM NOT ☒ A LOBBYIST REGARDING THE ABOVE AGENDA ITEM.

Lobbyist for: (if applicable) _____

(Note: All lobbyists are required to register and pay an annual fee of $25 per entity represented.)

Please return this card to the Board Secretary seated on the right side of the Commissioner dais, prior to the discussion of the agenda item.

2

SPEAKER'S REGISTRATION

The Board of County Commissioners welcomes you.

We ask that you complete this card so that you may be recognized and invited to make your comments at the appropriate time. Please make your comments brief and limited to three minutes, as a courtesy to other citizens.

Date: 3-6-2025

Name: REGINE KRAFT

Address: 11163 Pennewaw Trace, Tallahassee, FL 32317

I would like to comment on: Agenda item # _____ or a ☐ Non-Agendaed item:

_____

I AM ☐ I AM NOT ☒ A LOBBYIST REGARDING THE ABOVE AGENDA ITEM.

Lobbyist for: (if applicable) _____

(Note: All lobbyists are required to register and pay an annual fee of $25 per entity represented.)

Please return this card to the Board Secretary seated on the right side of the Commissioner dais, prior to the discussion of the agenda item.

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3

SPEAKER'S REGISTRATION

The Board of County Commissioners welcomes you.

We ask that you complete this card so that you may be recognized and invited to make your comments at the appropriate time. Please make your comments brief and limited to three minutes, as a courtesy to other citizens.

Date: 3-6-2025

Name: Finley VanOss

Address: 2539 noble dr

I would like to comment on: Agenda item # _____ or a ☐ Non-Agendaed item:

_____

I AM ☐ I AM NOT ☑ A LOBBYIST REGARDING THE ABOVE AGENDA ITEM.

Lobbyist for: (if applicable) _____

(Note: All lobbyists are required to register and pay an annual fee of $25 per entity represented.)

Please return this card to the Board Secretary seated on the right side of the Commissioner dais, prior to the discussion of the agenda item.

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4

SPEAKER'S REGISTRATION

The Board of County Commissioners welcomes you.

We ask that you complete this card so that you may be recognized and invited to make your comments at the appropriate time. Please make your comments brief and limited to three minutes, as a courtesy to other citizens.

Date: 3/6/25

Name: Bree VanOss

Address: 2539 Noble Dr

I would like to comment on: Agenda item # _____ or a ☐ Non-Agendaed item:

_____

I AM ☐ I AM NOT ☑ A LOBBYIST REGARDING THE ABOVE AGENDA ITEM.

Lobbyist for: (if applicable) _____

(Note: All lobbyists are required to register and pay an annual fee of $25 per entity represented.)

Please return this card to the Board Secretary seated on the right side of the Commissioner dais, prior to the discussion of the agenda item.

5

SPEAKER'S REGISTRATION

The Board of County Commissioners welcomes you.

We ask that you complete this card so that you may be recognized and invited to make your comments at the appropriate time. Please make your comments brief and limited to three minutes, as a courtesy to other citizens.

Date: 3/6/2025

Name: Stan Rosenthal

Address: 4010 Sunhawk Blvd,

I would like to comment on: Agenda item # _____ or a ☑ Non-Agendaed item:

I AM ☐ I AM NOT ☑ A LOBBYIST REGARDING THE ABOVE AGENDA ITEM.

Lobbyist for: (if applicable) _____

(Note: All lobbyists are required to register and pay an annual fee of $25 per entity represented.)

Please return this card to the Board Secretary seated on the right side of the Commissioner dais, prior to the discussion of the agenda item.

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6

SPEAKER'S REGISTRATION

The Board of County Commissioners welcomes you.

We ask that you complete this card so that you may be recognized and invited to make your comments at the appropriate time. Please make your comments brief and limited to three minutes, as a courtesy to other citizens.

Date: 3-6-25

Name: Sharon Haughton

Address: 1062 Dogtown Rd.

I would like to comment on: Agenda item # _____ or a ☐ Non-Agendaed item:

I AM ☐ I AM NOT ☒ A LOBBYIST REGARDING THE ABOVE AGENDA ITEM.

Lobbyist for: (if applicable) _____

(Note: All lobbyists are required to register and pay an annual fee of $25 per entity represented.)

Please return this card to the Board Secretary seated on the right side of the Commissioner dais, prior to the discussion of the agenda item.

7

SPEAKER'S REGISTRATION

The Board of County Commissioners welcomes you.

We ask that you complete this card so that you may be recognized and invited to make your comments at the appropriate time. Please make your comments brief and limited to three minutes, as a courtesy to other citizens.

Date: 3-6-2025

Name: Kathleen Dekker

Address: 6619 Chevy Way

I would like to comment on: Agenda item # _____ or a ☐ Non-Agendaed item:

Subject of Alford + bike/horse single tracks

I AM ☐ I AM NOT ☒ A LOBBYIST REGARDING THE ABOVE AGENDA ITEM.

Lobbyist for: (if applicable) _____

(Note: All lobbyists are required to register and pay an annual fee of $25 per entity represented.)

Please return this card to the Board Secretary seated on the right side of the Commissioner dais, prior to the discussion of the agenda item.

DRAFT

8

SPEAKER'S REGISTRATION

The Board of County Commissioners welcomes you.

We ask that you complete this card so that you may be recognized and invited to make your comments at the appropriate time. Please make your comments brief and limited to three minutes, as a courtesy to other citizens.

Date: 3/6/25

Name: NANCY STEPHENS, NORTH FLORIDA BACK COUNTRY HORSEMEN

Address: 11445 MOCCASIN GAP RD, Tallahassee FL

I would like to comment on: Agenda item # _____ or a ☐ Non-Agendaed item:

_____

I AM ☐ I AM NOT ☐ A LOBBYIST REGARDING THE ABOVE AGENDA ITEM.

Lobbyist for: (if applicable) _____

(Note: All lobbyists are required to register and pay an annual fee of $25 per entity represented.)

Please return this card to the Board Secretary seated on the right side of the Commissioner dais, prior to the discussion of the agenda item.

9

SPEAKER'S REGISTRATION

The Board of County Commissioners welcomes you.

We ask that you complete this card so that you may be recognized and invited to make your comments at the appropriate time. Please make your comments brief and limited to three minutes, as a courtesy to other citizens.

Date: 3/4/2025

Name: Jamie Andrews

Address: 145 Sunset Lane
J.R. Alford Greenway

I would like to comment on: Agenda item # _____ or a ☐ Non-Agendaed item:

_____

I AM ☐ I AM NOT ☐ A LOBBYIST REGARDING THE ABOVE AGENDA ITEM.

Lobbyist for: (if applicable) _____

(Note: All lobbyists are required to register and pay an annual fee of $25 per entity represented.)

Please return this card to the Board Secretary seated on the right side of the Commissioner dais, prior to the discussion of the agenda item.

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10

SPEAKER'S REGISTRATION

The Board of County Commissioners welcomes you.

We ask that you complete this card so that you may be recognized and invited to make your comments at the appropriate time. Please make your comments brief and limited to three minutes, as a courtesy to other citizens.

Date: 3/5/25

Name: Kimberly Voigt

Address: Tallahassee, FL 32309

I would like to comment on: Agenda item # _____ or a ☐ Non-Agendaed item:

_____

I AM ☐ I AM NOT ☒ A LOBBYIST REGARDING THE ABOVE AGENDA ITEM.

Lobbyist for: (if applicable) _____

(Note: All lobbyists are required to register and pay an annual fee of $25 per entity represented.)

Please return this card to the Board Secretary seated on the right side of the Commissioner dais, prior to the discussion of the agenda item.

11

SPEAKER'S REGISTRATION

The Board of County Commissioners welcomes you.

We ask that you complete this card so that you may be recognized and invited to make your comments at the appropriate time. Please make your comments brief and limited to three minutes, as a courtesy to other citizens.

Date: 3/6/24

Name: Matt Conisio

Address: 2902 Terry Rd Tallahassee FL 32312

I would like to comment on: Agenda item # 111 or a ☐ Non-Agendaed item:

I AM ☐ I AM NOT ☑ A LOBBYIST REGARDING THE ABOVE AGENDA ITEM.

Lobbyist for: (if applicable) _____

(Note: All lobbyists are required to register and pay an annual fee of $25 per entity represented.)

Please return this card to the Board Secretary seated on the right side of the Commissioner dais, prior to the discussion of the agenda item.

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Amanda Heidecker

From: Regina Glee
Sent: Tuesday, April 15, 2025 10:46 AM
To: Public_Notice_Distribution
Cc: Amanda Heidecker
Subject: [Leon County] Public Notice_J.R. Alford Greenway Citizen Committee

PUBLIC NOTICE FOR IMMEDIATE RELEASE
April 15, 2025

CONTACT:
Community and Media Relations
(850) 606-5300

J.R. Alford Greenway Citizen's Committee

WHO: J.R. Alford Greenway Citizen's Committee - Workshop
WHAT: Committee Workshop
WHEN: Thursday, May 15, 2025 at 10:00 a.m.
WHERE: Leon County Office of Resource Stewardship, Gathering Room
1907 South Monroe Street

The J.R. Alford Greenway Citizen Committee will hold a meeting to review the 2026-2036 Land Management Plan for JR Alford which will be hosted at the Leon County Office Of Resource Stewardship (Gathering Room), 1907 South Monroe Street, Tallahassee, Florida 32301.

For more information, please contact Amanda Heidecker at heidecker@leoncountyfl.gov or (850) 606-1475.

Regina Glee Nash
Citizen Service Liaison
Leon County Administration
301 South Monroe Street | Tallahassee, FL 32301
(850) 606-5326 /work | **(850) 606-5301**/fax
GleeR@leoncountyfl.gov

www.LeonCountyFL.gov

"People Focused. Performance Driven."

Please note that under Florida's Public Records laws, most written communications to or from county staff or officials regarding county business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

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Leon County JRAG Citizen's Committee

Meeting Minutes
May 15, 2025, 10:00 a.m.
Office of Resource Stewardship - Gathering Room
1907 South Monroe Street, Tallahassee, FL 32301

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Attendance

Committee Member	Present	Committee Member	Present
Beckwith, Travis	Yes	O'Keefe, David	Yes
Bell, Doug	Yes	Tancig, Mark	No
Billingsley, James	Yes	Walters, Harris	Yes
Blunden, Claire	Yes	Waters, Chris	No
Dew, John	Yes	White, Artie	Yes
Hay, Hawthorne	Yes	Wilson, Amelia	Yes
Noyes, Sue	Yes	Wolff, Burt	Yes

Supporting staff Amanda Heidecker, Maggie Theriot, May Swartz, Christina Roach, and Chris Wilson were also in attendance.

I. **Call to Order/Welcome –** At 10:03 a.m., Chairman, Doug Bell called the meeting to order and reminded attendees that public comment cards were available and noted that the meeting would be recorded.

II. **Public Comment –** Chairman, Doug Bell called for public comments. Chairman opened the floor to speakers. No public comments.

III. **Minutes Approval –** Chairman, Doug Bell noted the meeting minutes from March 6, 2025, were provided. After seeking any corrections, there were none noted.

- **David O'Keefe moved, duly seconded by Claire Blunden, approval of the meeting minutes.**

IV. **2026 Goals & Objectives Refinement –** Chairman, Doug Bell explained the Committee's feedback during the March 6th workshop has been integrated into draft goals/objectives/activities. The purpose of the meeting was to review and further refine the overall 2026 goals and objectives, make real-time changes, and reach consensus on revisions. It was explained that. Amanda Heidecker emphasized that completing the document during this meeting would allow for one final post-meeting review, eliminating the need for additional Committee meetings and enabling the County staff to move forward with developing the final land management plan.

The Chairman, Doug Bell, led the committee in reviewing and revising the 2026 goals and objectives. In addition to minor edits, key discussion points included:

- Concerns were raised about the safety of electric cycles due to speed. Legal rep May Swartz confirmed the County can impose speed and class restrictions. A few committee members recommended against speed limit signs, citing their ineffectiveness and the need for community dialogue, suggesting a future reassessment.
- A suggestion was made to include space for changing stalls in the design of permanent trailhead restrooms.
- Concerns were raised about the lack of directional signs at mid-trail access points and spur trails. It was recommended to continue to maintain designated access points and potentially add new spur trail signage directing visitors. Closing spur trails was discouraged due to their importance for neighborhood and specifically youth access to the Greenway.
- A new miscellaneous objective was proposed to expand the Greenway lease to be able to pursue grant opportunities that require specific lease timelines, for example the (Recreation Trails Program from the Florida Department of Environmental Protection.

V. Next Steps –

- County staff will make final revisions to the Goals and Objectives document with track changes enabled.
- Amanda Heidecker will distribute the refined Goals and Objectives with tracked changes to the committee members.
- Committee members will review the revised document and provide any final input.
- County staff will draft a new Land Management Plan based on the updated Goals and Objectives.
- The new Land Management Plan will be posted for a 30-day public review, followed by a public meeting in late summer.
- A final plan will be presented to the Leon County Board of County Commission, and then to the State's Acquisition Resource Council for consideration and approval.

VI. Closing Remarks – Doug Bell thanked everyone and asked if anyone had any additional questions or comments before adjourning.

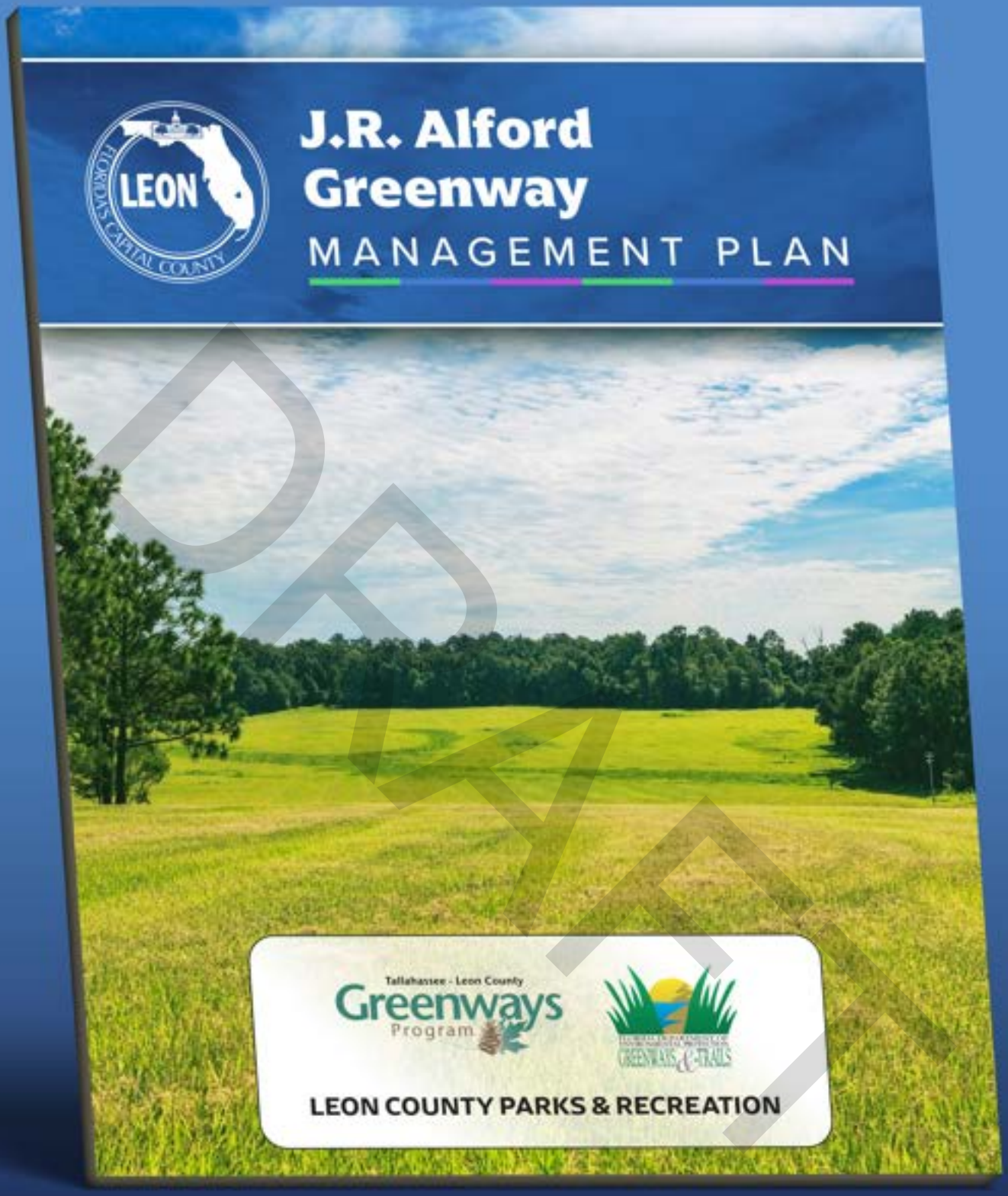
At 11:37 p.m. the meeting was adjourned.

ADJOURN

X _____

ATTEST: Doug Bell
Chairman

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J.R. Alford Greenway Management Plan

Public Meeting: Monday, December 15, at 5 p.m.

Eastside Branch Library, 1583 Pedrick Rd.

View JRAG Draft Management Plan

JRAG Management Plan Public Meeting

12/15/25

Public Comments

1. Excellent access to trails and greenway.
2. I would like to see more mtb/hiking trails included in there.
3. I'd like to see more trails.
4. Make the trails for horses and bikes separate.
5. Goal 1: Install a second directional sign on wire grass trail. It has one entrance that has a sign and one entrance without a sign.
6. Goal 1: Either combine or rotate trail workdays among the user groups. Any thoughts on prioritizing the group that provides more volunteer hours?
7. Goal 1: Epic Bike Shop would be happy to arrange an E-bike (Class1) Demo for board member, city and state officials at Alford to educate non-users what an E Bike is and how they can benefit the park.
8. More interconnected and maintained mountain bike trail system, singletrack with different levels of difficulty for progression.
9. Parking/trailhead access, or at least a pedestrian crossing sign/zone at the entrance at buck Lake Rd. And Goose Creek Meadows/Redfield Rd. A flashing pedestrian light at least ideally.
10. Playground at Pedrick entrance.
11. I recommend more community involvement.
12. Include TMBA is the design/maintenance of single-track trails.
13. I would like to see the berms reinforced and brought higher.
14. We would like to see accurate representation of Native-American life, their struggles, etc. Also, accurate representation of enslaved people. Thank you.
15. What further refining is planned for the equine trailer parking?
16. What is the process for donations towards an amenity?
17. We are opposed to the greenway becoming a gopher tortoise site.
18. Would you consider a covered picnic spot outside the equestrian area?
19. Continue to allow entrance and exit at the first gate.
20. Staff is awesome. Keep up the great work.
21. Better trail maintenance for overgrowth on existing trails. Specifically, the entry trails from Avondale and the southern singletrack k-rash trail.
22. More trail features built into existing trails.
23. Dedicate the pedestrian covered bridge over the RR tracks to Chuck Goodheart (plaque/sign). He was instrumental in having it built.
24. I strongly recommend the development and designation of separate network of trails specifically for mountain biking. Existing trails shaped with equestrians create safety hazards and user conflicts due to difference in speed, trail wear and reaction time. The new plan should budget for separate single track mountain bike trails.

Public comment cards can be found after this document.

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I would like to share...

- Excellent access to trails and greenway.
- I would like to see more mtb/hiking trails included in there.

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I would like to share...

- I'd like to see more trails.
- Make the trails bar horse & bike separate.

I would like to share...

Goal 1:

INSTALL A SECOND DIRECTIONAL SIGN ON WIREGRASS TRAIL. IT HAS ONE ENTRANCE THAT HAS A SIGN AND ONE ENTRANCE WITHOUT A SIGN.

Nixon
ONENIXON@GMAIL.COM

I would like to share...

Goal 1:

EITHER COMBINE OR ROTATE TRAIL WORK DAYS AMONG THE USER GROUPS. ANY THOUGHTS ON PRIORITIZING THE GROUP THAT PROVIDES MORE VOLUNTEER HOURS?

Nixon
ONENIXON@GMAIL.COM

DRAFT

I would like to share...

Goose 1:

EPIC BIKE SHOP WOULD BE HAPPY TO ARRANGE AN EBIKE (CLASS 1) DEMO FOR BOARD MEMBERS, CITY AND STATE OFFICIALS @ ALFORD TO EDUCATE NON-USERS WHAT AN EBIKE IS AND HOW THEY CAN BENEFIT THE PARK. PLEASE EMAIL ONENIXONE@GMAIL.COM FOR INFO.

NIXON

I would like to share...

Bryce Burnett
TMBA

- More interconnected and maintained mountain bike trail systems, singletrack with different levels of difficulty for progression.
- Parking/trailhead access, or at least a pedestrian crossing sign/zone at entrance at Buck Lake Rd and Goose Creek Meadows/Redfield Rds. A flashing pedestrian light at least ideally
- Playground at Pedrick entrance

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I would like to share...

- I recommend more community involvement.
- Include TMBA is the design/maintenance of single track trails.
- I would like to see the berms re-infroced and brought highes.

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I would like to share...

We would like to see accurate representation of Native-American life, their struggles, etc.

Also, accurate representation of excluded people.

Thank you.

Elio Dimacali
velo.85@gmail.com

I would like to share...

(1) What further refining is planned for the equine trailer parking?

(2) What is the process for donations towards an amenity?

(3) We are OPPOSED to the Greenway becoming a recipient gopher tortoise site.

ISAACK STEPHENS

I would like to share...

(4) Would you consider a covered picnic spot outside the equestrian area?

(5) Continue to allow entrance & exit at the first gate.

(6) Staff is awesome. Keep up the great work.

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I would like to share...

Bryce Burnett
TMBA

- Better trail maintenance for overgrowth on existing trails. Specifically the entryway trails from Avondale and the southern singletrack K-Rash trail.
- More trail features built into existing trails.

I would like to share...

Dedicate the pedestrian covered bridge over the RR tracks to Chuck Grooheart (plaque/sign). He was intrumental in having it built.

– Sonya Dudley
850-443-9804

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I would like to share...

I STRONGLY RECOMMEND THE DEVELOPMENT AND DESIGNATION OF SEPARATE NETWORK OF TRAILS SPECIFICALLY FOR MOUNTAIN BIKING. EXISTING TRAILS SHARED W/ EQUESTRIANS CREATE SAFETY HAZARDS AND USER CONFLICTS DUE TO DIFFERENCE IN SPEED, TRAIL WEAR & REACTION TIME. THE NEW PLAN SHOULD BUDGET FOR SEPARATE SINGLETRACK MOUNTAIN BIKE TRAILS

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Appendix C
Goals and Objectives/ Budget Summary

C.1/ Future Goals and Objectives

C.2/ Budget Summary

DRAFT

J.R. Alford Greenway Management Plan

LEON COUNTY PARKS & RECREATION

C.1
Future Goals and Objectives

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J.R. Alford Greenway Management Plan

LEON COUNTY PARKS & RECREATION

J.R. Alford Greenway

2025-2035 Goals & Objectives

The following represents a 10-year vision for the stewardship of the J.R. Alford Greenway. The goals and objectives presented here provide a long-range framework to guide the management of the J.R. Alford Greenway. This is not an annual work plan, but a strategic guide to inform planning, partnerships, and priorities over time.

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GOAL 1: PUBLIC ACCESS & RECREATIONAL ENJOYMENT: PROVIDE A WELCOMING, ACCESSIBLE, AND SAFE RECREATION EXPERIENCE FOR ALL VISITORS.

Objective 1A: Enhance trail and facility access for all users.

- Maintain and improve the existing trail network by keeping the 17-mile multi-use system graded, well-drained, and clearly marked so walkers, cyclists, and equestrians share space with minimal conflict. (2026-2036)
- Evaluate and expand the trail network through strategic connectors and new trails, consider single-use opportunities targeting appropriate trail features and amenities. (2026-2028)
- Enhance trailhead access by evaluating additional trailhead locations, further refining equine trailer parking, providing additional shade trees, permanent restrooms, and shelters. (2028-2030)
- Strive to provide universal access: ensure routes, signs, and amenities meet or exceed current ADA standards and best practices for visitors of all abilities including accessible restrooms.
- Evaluate standards to guide usage of electric cycles in a manner that accommodates the safety of visitors and increases accessibility. (2026-2028)
- Facilitate partnership among user groups to identify needs and collaborative solutions through a minimum of biennial meetings with greenway stakeholders to share operational updates and explore opportunities for new initiatives. (2026-2036)
- Formalize trail partnerships to support routine trail maintenance, coordinate volunteer efforts, and monitor trail conditions for ongoing improvement(ie: recreational membership groups and neighboring schools). (2026-2036)

Objective 1B: Prioritize user safety across all Greenway oriented recreational activities.

- Post clear safety guidance at all entries; include rules for shared-use trails, trail etiquette, and right-of-way guidance to reduce user conflict. (2026-2028)
- Strengthen wayfinding and safety through installation of "you-are-here" maps, trail-difficulty ratings, to improve navigation and visitor etiquette. (2029-2030)
- Continue to evaluate speed-related conflicts to manage electric cycles and fast-moving users with design elements, outreach and possible restrictions in sensitive areas. (2026-2028)
- Expand public education campaigns focused on user and animal safety, responsible trail use, and user awareness, supported by consistent signage and outreach. (2026-2036)

Objective 1C: Ensure appropriate recreational usage of the Greenway.

- Reinforce designated access points by improving visibility of official entrances. (2026-2028)
- Discourage unauthorized uses such as off-leash pets, unauthorized vehicles, and other violations through better signage, user education, and enforcement partnerships. (2026-2028)
- Monitor recreational trends and user needs (including emerging technologies) to guide future improvements through an adaptive management approach. (2026-2036)

GOAL #2: NATURAL RESOURCE STEWARDSHIP: PROTECT, MAINTAIN RESTORE, AND EXPAND ECOLOGICAL FUNCTION ACROSS THE DIVERSE NATURAL COMMUNITIES WITHIN THE GREENWAY.

Objective 2A: Restore and maintain natural habitat communities.

- Update and implement a habitat management plan in consultation with natural resource professionals. (2026-2028)
- Promote low-impact land care through selective thinning, mowing, and mulching, especially along upland/wetland edge, to maintain ecological diversity. (2026-2036)
- Convert fragmented areas by transitioning select pasture edges into native forest or meadow to reduce mowing and enhance habitat continuity. (2026-2036)
- Use wildlife-friendly mowing practices such as timed maintenance to protect pollinators, ground nesting birds, and other sensitive species. (2026-2036)

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- Monitor restoration outcomes by regularly assessing habitat conditions to guide adaptive, responsive land management. (2026-2036)

Objective 2B: Protect and maintain water resources.

- Map and monitor hydrological features to identify wetlands, streams, and drainage areas across the Greenway. (2026-2036)
- Stabilize erosion-prone zones with native vegetation buffers and other natural measures to reduce runoff and protect soils. (2026-2036)
- Track flood patterns over time by monitoring seasonal water flow to assess the effectiveness of flood mitigation strategies. (2026-2036)
- Apply water data to guide future stormwater improvements and ecological restoration efforts. (2026-2028)

Objective 2C: Promote sustainable forest and grassland management.

- Maintain a habitat inventory with GIS mapping to track forest types, grasslands, and priority habitat patches. (2026-2036)
- Apply ecologically beneficial practices such as prescribed fire, thinning, mowing, and replanting to sustain healthy plant communities. (2026-2036)
- Consult with the Florida Forest Service and other experts to ensure all management activities follow best practices and update the Forest Management Plan. (2026-2028)
- Support long-term restoration measures to enhance areas for reforestation or pollinator meadow creation. (2026-2036)
- Limit timber harvests to ecological need: allow removal only to improve forest health, reduce hazards, or address pest infestations. (2026-2036)

Objective 2D: Manage and prevent invasive species.

- Remove invasive plants strategically by targeting upland and wetland infestations using mechanical removal, prescribed fire, selective thinning, or chemical control methods. (2026-2036)
- Restore native cover post-removal by replanting cleared areas with appropriate native species to support long-term ecosystem recovery. (2026-2036)
- Track progress and adapt approaches by monitoring treated areas annually and refine management techniques based on observed outcomes. (2026-2036)

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Objective 2E: Protect imperiled or protected species.

- Maintain an up-to-date species inventory and coordinate with Florida Natural Areas Inventory (FNAI), Florida Fish and Wildlife Conservation Commission (FWC), and other experts to track imperiled flora and fauna. (2026-2036)
- Protect priority habitats by monitoring sensitive areas such as nesting sites for wood storks, herons, and egrets, and limit disturbances. (2026-2036)
- Educate staff, volunteers, and the public on imperiled species and best management practices to support long-term conservation. (2026-2028)

GOAL #3: PUBLIC AWARENESS AND PRESERVATION OF CULTURAL AND HISTORICAL FEATURES: PRESERVE CULTURAL AND HISTORICAL FEATURES OF THE GREENWAY WHILE BUILDING COMMUNITY ENGAGEMENT AND EDUCATION AROUND ITS RESOURCES.

Objective 3A: Increase public awareness of the Greenway's value and history.

- Increase educational events and community activities to connect people to the land. (2026-2036)
- Build partnerships for outreach through collaboration with schools, nonprofits, and civic groups to deepen community engagement and increase visitation. (2026-2036)
- Highlight heritage and ecology through interpretive signs that share the Greenway's natural and cultural history, including historic cemeteries and homesteads. (2026-2028)

Objective 3B: Monitor and preserve cultural and historical features.

- Maintain an updated inventory of historic and cultural resources. (2026-2036)
- Ensure proper preservation practices by coordinating with local and state agencies to follow established protocols and safeguard significant resources. (2026-2036)

Objective 3C: Continue to pursue additional grants to enhance Greenway recreation and engagement.

- Collaborate with County legal and real estate teams to expand the timeframe of current State land lease, enabling eligibility for targeted grant opportunities. (2030-2032)

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C.2
Budget Summary

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J.R. Alford Greenway Management Plan

LEON COUNTY PARKS & RECREATION

JRAG Funding Source

There are two funding sources utilized within the Division of Parks & Recreation annual budget that support the implementation of the JRAG Management Plan goals, which are the yearly Parks operating budget (Leon County's general fund) and the Greenway's Capital Budget. Greenway's Capital Budget is allotted $300,000 annually to maintain the County's five greenways. The Greenway's Capital Budget is utilized for maintenance and larger infrastructure projects. In addition to both operating and capital funding, County staff is continuously looking for grant opportunities to help further enhance and maintain the Greenway.

JRAG Major Improvements Funding History

Year	Fund Type/Source	Funding Amount	Description
2014-20	Leon County Operating	$17,000~-Total	Information kiosks, entrance signs, and trail markers
2014-2024	Leon County Greenway Capital	$60,000~Total	Equipment / trail maintenance
2014-2023	Leon County Greenway FWC IPMS Grant	$378,560-Total $219,701- County $158,859 - FWC IPMS grant	See table A.4 for detailed list
2019	Leon County Greenway Capital	$150,000~ - Total	Constructed 4 miles of single-track trail.
2021-24	Leon County Greenway Capital	$45,000~- Total	Trail signs/ Fencing

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The budget summary table below provides a cost estimate for achieving the management goals, objectives, and activities identified in the JRAG Land Management Plan. The data is organized by year and the following main management goals; Public Access & Recreational Enjoyment, Natural Resource Stewardship and Public Awareness & Preservation of Cultural and Historic Features with subtotals for each goal and year. The below 2026-2036 budget assumes optimal staffing levels, and sufficient funding to accomplish the goals and objectives presented in this Plan.

Budget Summary Table

Fiscal Year	Public Access & Recreational Enjoyment	Natural Resource Stewardship	Public Awareness Preservation	Annual Total
2025-2026	$31,800	$40,600	$2,100	$74,500
2026-2027	$31,800	$15,600	$3,600	$51,000
2027-2028	$24,300	$36,600	$2,100	$63,000
2028-2029	$24,300	$6,600	$600	$31,500
2029-2030	$24,300	$31,600	$600	$56,500
2030-2031	$24,300	$6,600	$600	$31,500
2031-2032	$124,300	$31,600	$600	$156,500
2032-2033	$24,300	$6,600	$600	$31,500
2033-2034	$24,300	$31,600	$600	$56,500
2034-2035	$24,300	$6,600	$600	$31,500
Ten Year Totals	**$358,000**	**$207,400**	**$11,400**	**$576,800**

The budget table above was developed using data from Leon County's Division of Parks & Recreation and other cooperating entities and is based on actual costs associated with the Plans goals, objectives and activities for the following budget categories;

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Budget Category Cost Breakdown

Category	Cost Description
Public Access	Trail expansion, connectivity, and safety signage.
Public Outreach Activities	Planning /coordinating public outreach, educational signage, and user group meetings.
Routine Maintenance	Routine upkeep of the greenway, such as mowing, trimming, and trail repair, erosion control and safety improvements.
Capital Infrastructure	Developing new facilities or improvements to existing facilities, such as trails, buildings, bridges and a future water source at crump trailhead. (FY31)
Staffing costs (salary and benefits)	Staffing the greenway, including salaries, benefits, and training

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Appendix D
Other Requirements

D.1/ Sublease Agreement/Warranty Deed/ Legal Description

D.3/ Other Supporting Documents

DRAFT

J.R. Alford Greenway Management Plan

LEON COUNTY PARKS & RECREATION

D.1
Sublease Agreement/ Warranty Deed/ Legal Description

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J.R. Alford Greenway Management Plan

LEON COUNTY PARKS & RECREATION

Document Type: Current Upland Lease [CUL Coversheet]

Linked		**FL-SOLARIS #**		**DM ID#**	
Lease #	**4766**				
Instrument Desc.	**PARENT**				
Amendment #					
Document Date	**11/19/2015**				
Original County	**LEON**				
Section(s)	**30, 31, 32**				
Township(s)	**01N**				
Range(s)	**02E**				
Total Area	**876.6**	**Area Unit**	**(A) Acre(s)**		
Recording County		**B:**	**P:**		
Recording County Instrument #					**I**

Comments: **NEW/DIRECT PARENT LEASE #4766 GRANTED TO LEON COUNTY FOR ALFORD ARM GREENWAY**

Date prepped: **1/26/2016**

Flip Card: ✓

Land Use Summary #

10224, 10225, 10226, 10227

MAA'd For Rescan & Additional Pages _____ **Scan Box #** 148

The information on this page was collected during the prep phase of scanning and is an aid for data entry. Please refer to the document for actual information.

DRAFT

This instrument prepared by:
Diane L. McKenzie,
Department of Environmental Protection
Bureau of Public Administration
Division of State Lands
3900 Commonwealth Blvd. MS 130
Tallahassee, Florida 32399-3000
27230

LEASE #4766

~~**CANCELLATION OF LEASE AND**~~ **ASSIGNMENT OF SUBLEASE** ***New Direct/Parent Lease***

This Cancellation of Lease and Assignment of Sublease entered into this 19 day of November, 2015 by and between **BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA**, hereinafter referred to as "LESSOR", and **STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, DIVISION OF RECREATION AND PARKS as successor in interest to the OFFICE OF GREENWAYS and TRAILS**, hereinafter referred to as "LESSEE", under the hereinafter described lease.

WITNESSETH:

WHEREAS, on **November 16, 2000**, LESSOR and LESSEE entered into Lease No. **4308** under which certain lands were leased by LESSOR to LESSEE for **"the conservation and protection of natural and historical resources and resource based public outdoor recreation which is compatible with the conservation and protection of these public lands, as set forth in subsection 259.032(11), Florida Statutes, along with other related uses necessary for the accomplishment of this purpose as designated in the Management Plan required by Paragraph 7" of Lease 4308**; and

WHEREAS, on **May 4,** 2001, LESSEE subleased the lands described in Lease No. **4308** to **LEON COUNTY, FLORIDA, a political subdivision of the State of Florida** (hereinafter the "Subtenant") through Sublease No. **4308-01** for **"the conservation and protection of natural and historical resources and resource based public outdoor recreation which is compatible with the conservation and protection of these public lands, as set forth in subsection 259.032(11), Florida Statutes, along with other related uses necessary for the accomplishment of this purpose as designated in the Management Plan required by Paragraph 7" of Sublease 4308-01**; and

WHEREAS, LESSOR and LESSEE agree that the role of LESSEE as an intermediate party in the management of lands described in Lease No. **4308** and Sublease No. **4308-01** is no longer necessary or desirable.

NOW, THEREFORE, in consideration of the hereinabove and hereinafter mutual covenants and undertakings, the receipt and sufficiency of which are conclusively acknowledged, the parties agree as follows:

1. LESSEE hereby conveys, transfers and assigns all of its right, title and interest in Sublease No. **4308-01** to LESSOR, and LESSOR hereby accepts and assumes all the duties and responsibilities of LESSEE thereunder.

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2. LESSEE hereby releases, assigns and quitclaims all of its right, title and interest in Lease No. **4308** and the lands leased thereunder that are included in Sublease No. **4308-01** to LESSOR and LESSOR and LESSEE agree to the cancellation of Lease No. **4308**.

3. The parties intend and agree that the Sublease No. **4308-01** shall now serve as the direct lease between LESSOR and the Subtenant under new Lease No. **4766**.

IN WITNESS WHEREOF, the parties have caused this Cancellation of Lease and Assignment of Sublease to be executed on the day and year first above written.

WITNESSES:

Dave Fewell
Original Signature

DAVE FEWELL
Print/Type Name of Witness

Kathy C Griffin
Original Signature

Kathy C Griffin
Print/Type Name of Witness

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

(SEAL)

BY: Cheryl McCall

Cheryl C. McCall, Chief, Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida

"LESSOR"

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 19 day of NOVEMBER, 2015, by Cheryl C. McCall, Chief, Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. She is personally known to me.

APPROVED SUBJECT TO PROPER EXECUTION:

10.27.15
DEP Attorney Date

David Lee Fewell
Notary Public, State of Florida

Printed, Typed or Stamped Name

My Commission Expires:

DAVID LEE FEWELL
MY COMMISSION # FF 039635
EXPIRES: July 24, 2017
Bonded Thru Notary Public Underwriters

Commission/Serial No.

DRAFT

WITNESSES:

Original Signature

Kristen Caldwell

Print/Type Name of Witness

Original Signature

Willen Footman

Print/Type Name of Witness

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, DIVISION OF RECREATION AND PARKS

BY: S A Murray

Sine A. Murray
Environmental Administrator
Office of Park Planning

"LESSEE"

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 13th day of November, 2015, by Sine A. Murray, Environmental Administrator, on behalf of the Division of Recreation and Parks, State of Florida Department of Environmental Protection. She is personally known to me.

PAULA KNIGHT MY COMMISSION EXPIRES February 3, 2018 #FF 059787 Bonded thru Troy Fain - Insurance NOTARY PUBLIC, STATE OF FLORIDA

Paula Knight

Notary Public, State of Florida

Paula Knight

Printed, Typed or Stamped Name

My Commission Expires: February 3, 2018

Commission/Serial No. FF 059787

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STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION,
OFFICE OF GREENWAYS AND TRAILS

LEASE 4766

New Direct/Parent Lease

ALFORD ARM GREENWAY
(876.6 acres)

~~Sublease Number 4308-01~~

THIS SUBLEASE AGREEMENT is entered into this 4th day of May 20 01, by and between the STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, OFFICE OF GREENWAYS AND TRAILS, hereinafter referred to as "SUBLESSOR", and LEON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, hereinafter referred to as "SUBLESSEE."

WITNESSETH

In consideration of the covenants and conditions set forth herein, SUBLESSOR subleases the below described premises to SUBLESSEE on the following terms and conditions:

1. ACKNOWLEDGMENTS: The parties acknowledge that title to the subleased premises is held by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida ("TRUSTEES") and is currently managed by SUBLESSOR as the Alford Arm Greenway under TRUSTEES' Lease Number 4308. 30-32 IN 2E

2. DESCRIPTION OF PREMISES: The property subject to this sublease agreement, is situated in the County of Leon, State of Florida and is more particularly described in Exhibit "A" attached hereto and hereinafter referred to as the "subleased premises."

3. SUBLEASE TERM: The term of this sublease shall be for a period of 50 years commencing on November 16, 2000 and ending on November 15, 2050, unless sooner terminated pursuant to the provisions of this sublease.

4. PURPOSE: SUBLESSEE shall manage the subleased premises only for the conservation and protection of natural and historical resources and for resource based public outdoor recreation which is compatible with the conservation and protection of these public lands, as set forth in subsection 269.032(11), Florida Statutes, along with other related uses necessary for the accomplishment of this purpose as designated in the Management Plan required by paragraph 7 of this sublease.

5. CONFORMITY: This sublease shall conform to all terms and conditions of that certain lease between the TRUSTEES and SUBLESSOR dated November 16, 2000, a copy of which is attached hereto as Exhibit "B", and SUBLESSEE shall through its agents and employees prevent the unauthorized use of the subleased premises or any use thereof not in conformance with this sublease.

6. QUIET ENJOYMENT AND RIGHT OF USE: SUBLESSEE shall have the right of ingress and egress to, from and upon the subleased premises for all purposes

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necessary to full quiet enjoyment by said SUBLESSEE of the rights conveyed herein.

7. MANAGEMENT PLAN: SUBLESSEE shall prepare and submit a Management Plan for the subleased premises in accordance with subsection 18-2.021(4), Florida Administrative Code, within twelve months of the effective date of this sublease. The Management Plan shall be submitted to the TRUSTEES for approval through SUBLESSOR and the Division of State Lands. The subleased premises shall not be developed or physically altered in any way other than what is necessary for security and maintenance of the subleased premises without the prior written approval of the TRUSTEES and SUBLESSOR until the Management Plan is approved. SUBLESSEE shall provide SUBLESSOR with an opportunity to participate in all phases of preparing and developing the Management Plan for the subleased premises. The Management Plan shall be submitted to SUBLESSOR in draft form for review and comments within ten months of the effective date of this sublease. SUBLESSEE shall give SUBLESSOR reasonable notice of the application for and receipt of any state, federal, or local permits as well as any public hearings or meetings relating to the development or use of the subleased premises. SUBLESSEE shall not proceed with development of said subleased premises including, but not limited to, funding, permit application, design or building contracts, until the Management Plan required herein has been submitted and approved. Any financial commitments made by SUBLESSEE which are not in compliance with the terms of this sublease shall be done at SUBLESSEE'S own risk. The Management Plan shall emphasize the original management concept as approved by the TRUSTEES at the time of acquisition which established the primary purpose for which the subleased premises were acquired. The approved Management Plan shall provide the basic guidance for all management activities and shall be reviewed jointly by SUBLESSEE, SUBLESSOR and the TRUSTEES at least every five years. SUBLESSEE shall not use or alter the subleased premises except as provided for in the approved Management Plan without the advance written approval of the TRUSTEES and SUBLESSOR. The Management Plan prepared under this sublease shall identify management strategies for exotic species, if present. The introduction of exotic species is prohibited, except when specifically authorized by the approved Management Plan.

8. ASSIGNMENT: This sublease shall not be assigned in whole or in part without the prior written consent of the TRUSTEES and SUBLESSOR. Any assignment made either in whole or in part without the prior written consent of the TRUSTEES and SUBLESSOR shall be void and without legal effect.

9. RIGHT OF INSPECTION: The TRUSTEES and SUBLESSOR or their duly authorized agents, representatives or employees shall have the right at any and all times to inspect the subleased premises and the works and operations thereon of SUBLESSEE in any matter pertaining to this sublease.

10. PLACEMENT AND REMOVAL OF EQUIPMENT: All buildings, structures, improvements and signs shall be constructed at the expense of SUBLESSEE in

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accordance with plans prepared by professional designers and shall require the prior written approval of SUBLESSOR as to purpose, location and design. Further, no trees, other than non-native species, shall be removed or major land alterations done without the prior written approval of SUBLESSOR. Removable equipment placed on the subleased premises by SUBLESSEE which do not become a permanent part of the subleased premises will remain the property of SUBLESSEE and may be removed by SUBLESSEE upon termination of this sublease.

11. INSURANCE REQUIREMENTS: During the term of this sublease, SUBLESSEE shall procure and maintain policies of fire, extended risk, and liability insurance coverage. The extended risk and fire insurance coverage shall be in an amount equal to the full insurable replacement value of any improvements or fixtures located on the subleased premises. The liability insurance coverage shall be in amounts not less than $100,000 per person and $200,000 per incident or occurrence for personal injury, death, and property damage on the subleased premises. Such policies of insurance shall name SUBLESSEE, the TRUSTEES, SUBLESSOR and the State of Florida as coinsureds. SUBLESSEE shall submit written evidence of having procured all insurance policies required herein prior to the effective date of this sublease and shall submit annually thereafter, written evidence of maintaining such insurance policies to SUBLESSOR and the Bureau of Public Land Administration, Division of State Lands, Department of Environmental Protection, Mail Station 130, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000. SUBLESSEE shall purchase all policies of insurance from a financially-responsible insurer duly authorized to do business in the State of Florida. In lieu of purchasing insurance, LESSEE may elect to self-insure these coverages. The insurer must possess a minimum current rating of B+ Class VIII in "Best's Key rating Guide." Any certificate of self-insurance shall be issued or approved by the Insurance Commissioner, State of Florida. The certificate of self-insurance shall provide for casualty and liability coverage. SUBLESSEE further agrees to immediately notify SUBLESSOR, the TRUSTEES and the insurer of any erection or removal of any structure or other fixed improvement on the subleased premises and any changes affecting the value of any improvements and to request said insurer to make adequate changes in the coverage to reflect the changes in value. SUBLESSEE shall be financially responsible for any loss due to failure to obtain adequate insurance coverage, and the failure to maintain such policies or certificate in the amounts set forth shall constitute a breach of this sublease.

12. LIABILITY: Each party is responsible for all personal injury and property damage attributable to the negligent acts or omissions of that party and the officers, employees and agents thereof. Nothing herein shall be construed as an indemnity or a waiver of sovereign immunity enjoyed by any party hereto, as provided in Section 768.28, Florida Statutes, as amended from time to time, or any other law providing limitations on claims.

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13. PAYMENT OF TAXES AND ASSESSMENTS: SUBLESSEE shall assume full responsibility for and shall pay all liabilities that accrue to the subleased premises or to the improvements thereon, including any and all drainage and special assessments or taxes of every kind and all mechanic's or materialman's liens which may be hereafter lawfully assessed and levied against the subleased premises.

14. NO WAIVER OF BREACH: The failure of SUBLESSOR to insist in any one or more instances upon strict performance of any one or more of the covenants, terms and conditions of this sublease shall not be construed as a waiver of such covenants, terms and conditions, but the same shall continue in full force and effect, and no waiver of SUBLESSOR of any of the provisions hereof shall in any event be deemed to have been made unless the waiver is set forth in writing, signed by SUBLESSOR.

15. TIME: Time is expressly declared to be of the essence of this sublease.

16. NON-DISCRIMINATION: As a condition of obtaining this sublease, SUBLESSEE hereby agrees not to discriminate against any individual because of that individual's race, color, religion, sex, national origin, age, handicap, or marital status with respect to any activity occurring within the subleased premises or upon lands adjacent to and used as an adjunct of the subleased premises.

17. UTILITY FEES: SUBLESSEE shall be responsible for the payment of all charges for the furnishing of gas, electricity, water and other public utilities to the subleased premises and for having all utilities turned off when the subleased premises are surrendered.

18. MINERAL RIGHTS: This sublease does not cover petroleum or petroleum products or minerals and does not give the right to SUBLESSEE to drill for or develop the same. However, SUBLESSEE shall be fully compensated for any and all damages that might result to the subleasehold interest of SUBLESSEE by reason of such exploration and recovery operations.

19. RIGHT OF AUDIT: SUBLESSEE shall make available to the TRUSTEES and SUBLESSOR all financial and other records relating to this sublease, and SUBLESSOR and or the TRUSTEES shall have the right to audit such records at any reasonable time. This right shall be continuous until this sublease expires or is terminated. This sublease may be terminated by SUBLESSOR should SUBLESSEE fail to allow public access to all documents, papers, letters or other materials made or received in conjunction with this sublease, pursuant to the provisions of Chapter 119, Florida Statutes.

20. CONDITION OF PROPERTY: SUBLESSOR assumes no liability or obligation to SUBLESSEE with reference to the condition of the subleased premises or the suitability of the subleased premises for any improvements. The subleased premises herein are subleased by SUBLESSOR to SUBLESSEE in an "as is" condition, with SUBLESSOR assuming no responsibility for bidding, contracting, permitting, construction, and the care, repair, maintenance or improvement of the subleased premises for the benefit of SUBLESSEE.

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21. NOTICES: All notices given under this sublease shall be in writing and shall be served by certified mail including, but not limited to, notice of any violation served pursuant to Section 253.04, Florida Statutes, to the last address of the party to whom notice is to be given, as designated by such party in writing. SUBLESSOR and SUBLESSEE hereby designate their address as follows:

SUBLESSOR: Office of Greenways and Trails
Florida Department of Environmental Protection
3900 Commonwealth Blvd., M.S. 795
Tallahassee, Florida 32399-3000

SUBLESSEE: Leon County
Parks and Recreation Department
2280 Miccosukee Road
Tallahassee, Florida 32308

22. BREACH OF COVENANTS, TERMS, OR CONDITIONS: Should SUBLESSEE breach any of the covenants, terms, or conditions of this sublease, SUBLESSOR shall give written notice to SUBLESSEE to remedy such breach within sixty days of such notice. In the event SUBLESSEE fails to remedy the breach to the satisfaction of SUBLESSOR within sixty days of receipt of written notice, SUBLESSOR may either terminate this sublease and recover from SUBLESSEE all damages SUBLESSOR may incur by reason of the breach including, but not limited to, the cost of recovering the subleased premises and attorneys' fees or maintain this sublease in full force and effect and exercise all rights and remedies herein conferred upon SUBLESSOR.

23. DAMAGE TO THE PREMISES: (a) SUBLESSEE shall not do, or suffer to be done, in, on or upon the subleased premises or as affecting said subleased premises or adjacent properties, any act which may result in damage or depreciation of value to the subleased premises or adjacent properties, or any part thereof. (b) SUBLESSEE shall not generate, store, produce, place, treat, release, or discharge any contaminants, pollutants or pollution, including, but not limited to, hazardous or toxic substances, chemicals or other agents on, into, or from the subleased premises or any adjacent lands or waters in any manner not permitted by law. For the purposes of this sublease, "hazardous substances" shall mean and include those elements or compounds defined in 42 USC Section 9601 or which are contained in the list of hazardous substances adopted by the United States Environmental Protection Agency (EPA) and the list of toxic pollutants designated by the United States Congress or the EPA or defined by any other federal, state or local statute, law, ordinance, code, rule, regulation, order, or decree regulating, relating to, or imposing liability or standards of conduct concerning any hazardous, toxic or dangerous waste, substance, material, pollutant or contaminant. "Pollutants" and "pollution" shall mean those products or substances defined in Chapters 376 and 403, Florida Statutes, and the rules promulgated thereunder, all as amended or updated from time to time. In the event of SUBLESSEE'S failure to

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comply with this paragraph, SUBLESSEE shall, at its sole cost and expense, promptly commence and diligently pursue any legally required closure, investigation, assessment, cleanup, decontamination, remediation, restoration and monitoring of (1) the subleased premises, and (2) all off-site ground and surface waters and lands affected by SUBLESSEE'S such failure to comply, as may be necessary to bring the subleased premises and affected off-site waters and lands into full compliance with all applicable federal, state or local statutes, laws, ordinances, codes, rules, regulations, orders and decrees, and to restore the damaged property to the condition existing immediately prior to the occurrence which caused the damage. SUBLESSEE'S obligations set forth in this paragraph shall survive the termination or expiration of this sublease. This paragraph shall not be construed as a limitation upon SUBLESSEE'S obligations or responsibilities of SUBLESSEE as set forth herein. Nothing herein shall relieve SUBLESSEE of any responsibility or liability prescribed by law for fines, penalties, and damages levied by governmental agencies, and the cost of cleaning up any contamination caused directly or indirectly by SUBLESSEE'S activities or facilities. Upon discovery of a release of a hazardous substance or pollutant, or any other violation of local, state or federal law, ordinance, code, rule, regulation, order or decree relating to the generation, storage, production, placement, treatment, release or discharge of any contaminant, SUBLESSEE shall report such violation to all applicable governmental agencies having jurisdiction, and to SUBLESSOR, all within the reporting periods of the applicable agencies.

24. ENVIRONMENTAL AUDIT: At SUBLESSOR'S discretion, SUBLESSEE shall provide SUBLESSOR with a current Phase I environmental site assessment conducted in accordance with the Department of Environmental Protection, Division of State Lands' standards prior to termination of this sublease, and if necessary a Phase II environmental site assessment.

25. SURRENDER OF PREMISES: Upon termination or expiration of this sublease, SUBLESSEE shall surrender the subleased premises to SUBLESSOR. In the event no further use of the subleased premises or any part thereof is needed, SUBLESSEE shall give written notification to SUBLESSOR and the Bureau of Public Land Administration, Division of State Lands, Department of Environmental Protection, Mail Station 130, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000, at least six months prior to the release of any or all of the subleased premises. Notification shall include a legal description, this sublease number and an explanation of the release. The release shall only be valid if approved by SUBLESSOR and the TRUSTEES through execution of a release of sublease instrument with the same formality as this sublease. Upon release of all or any part of the subleased premises or upon termination or expiration of this sublease, all improvements, including both physical structures and modifications of the subleased premises, shall become

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the property of the TRUSTEES and SUBLESSOR, unless SUBLESSOR gives written notice to SUBLESSEE to remove any or all such improvements at the expense of SUBLESSEE. The decision to retain any improvements upon termination of this sublease shall be at SUBLESSOR'S sole discretion. Prior to surrender of all or any part of the subleased premises a representative of SUBLESSOR shall perform an on-site inspection and the keys to any building on the subleased premises shall be turned over to SUBLESSOR. If the subleased premises do not meet all conditions as set forth in paragraphs 17 and 34 herein, SUBLESSEE shall, at its expense, pay all costs necessary to meet the prescribed conditions.

26. BEST MANAGEMENT PRACTICES: SUBLESSEE shall implement applicable Best Management Practices for all activities conducted under this sublease in compliance with paragraph 18-2.018(2)(h), Florida Administrative Code, which have been selected, developed, or approved by SUBLESSOR, SUBLESSEE or other land managing agencies for the protection and enhancement of the subleased premises.

27. SOVEREIGNTY SUBMERGED LANDS: This sublease does not authorize any use of lands located waterward of the mean or ordinary high water line of any lake, river, stream, creek, bay, estuary, or other water body or the waters or the air space thereabove.

28. PROHIBITIONS AGAINST LIENS OR OTHER ENCUMBRANCES: Fee title to the subleased premises is held by the TRUSTEES. SUBLESSEE shall not do or permit anything to be done which purports to create a lien or encumbrance of any nature against the real property contained in the subleased premises including, but not limited to, mortgages or construction liens against the subleased premises or against any interest of the TRUSTEES and SUBLESSOR therein.

29. CONDITIONS AND COVENANTS: All of the provisions of this sublease shall be deemed covenants running with the land included in the subleased premises, and construed to be "conditions" as well as "covenants" as though the words specifically expressing or imparting covenants and conditions were used in each separate provision.

30. PARTIAL INVALIDITY: If any term, covenant, condition or provision of this sublease shall be ruled by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

31. ENTIRE UNDERSTANDING: This sublease sets forth the entire understanding between the parties and shall only be amended with the prior written approval of the TRUSTEES and SUBLESSOR.

32. EASEMENTS: All easements including, but not limited to, utility easements are expressly prohibited without the prior written approval of the TRUSTEES and SUBLESSOR. Any easement not approved in writing by the TRUSTEES and SUBLESSOR shall be void and without legal effect.

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33. SUBSUBLEASES: This sublease is for the purposes specified herein and any subsubleases of any nature are prohibited, without the prior written approval of the TRUSTEES and SUBLESSOR. Any subsublease not approved in writing by the TRUSTEES and SUBLESSOR shall be void and without legal effect.

34. MAINTENANCE OF IMPROVEMENTS: SUBLESSEE shall maintain the real property contained within the subleased premises and any improvements located thereon, in a state of good condition, working order and repair including, but not limited to, maintaining the planned improvements as set forth in the approved Management Plan, keeping the subleased premises free of trash or litter, meeting all building and safety codes in the location situated and maintaining any and all existing roads, canals, ditches, culverts, risers and the like in as good condition as the same may be on the effective date of this sublease.

35. COMPLIANCE WITH LAWS: SUBLESSEE agrees that this sublease is contingent upon and subject to SUBLESSEE obtaining all applicable permits and complying with all applicable permits, regulations, ordinances, rules, and laws of the State of Florida or the United States or of any political subdivision or agency of either.

36. ARCHAEOLOGICAL AND HISTORIC SITES: Execution of this sublease in no way affects any of the parties' obligations pursuant to Chapter 267, Florida Statutes. The collection of artifacts or the disturbance of archaeological and historic sites on state-owned lands is prohibited unless prior authorization has been obtained from the Department of State, Division of Historical Resources. The Management Plan prepared pursuant to Chapters 18-2 Florida Administrative Code, shall be reviewed by the Division of Historical Resources to insure that adequate measures have been planned to locate, identify, protect, and preserve the archaeological and historic sites and properties on the subleased premises.

37. GOVERNING LAW: This sublease shall be governed by and interpreted according to the laws of the State of Florida.

38. SECTION CAPTIONS: Articles, subsections and other captions contained in this sublease are for reference purposes only and are in no way intended to describe, interpret, define or limit the scope, extent or intent of this sublease or any provisions thereof.

39. ADMINISTRATIVE FEE: SUBLESSEE shall pay TRUSTEES an annual administrative fee of $300. The initial annual administrative fee shall be payable within thirty days from the date of execution of this sublease agreement and shall be prorated based on the number of months or fraction thereof remaining in the fiscal year of execution. For purposes of this sublease agreement, the fiscal year shall be the period extending from July 1 to June 30. Each annual payment thereafter shall be due and payable on July 1 of each subsequent year.

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IN WITNESS WHEREOF, the parties have cause this sublease to be executed on the day and year first above written.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, OFFICE OF GREENWAYS AND TRAILS

Destiny L. Bryant
Witness
Destiny L. Bryant
Print/Type Witness Name

By: Suzanne P. Walker
Suzanne P. Walker
Print/Type Name
Title: Assistant Director

Cynthia Radford
Witness
Cynthia Radford
Print/Type Witness Name

"SUBLESSOR"

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 27th day of April 2001, by Suzanne P. Walker, as Assistant Director of the Office of Greenways and Trails, Florida Department of Environmental Protection, who is personally known to me.

Shannon Franklin
Notary Public, State of Florida
Shannon Franklin
Print/Type Notary Name
Commission Number: CC714008
Commission Expires: May 23, 2002

Shannon Franklin
MY COMMISSION # CC714008 EXPIRES
May 23, 2002
BONDED THRU TROY FAIN INSURANCE, INC.

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LEON COUNTY, FLORIDA

By: _____
Dan Winchester, Chairman
BOARD OF COUNTY COMMISSIONERS

Attest:
BOB INZER, CLERK OF THE COURT
LEON COUNTY, FLORIDA

By: _____

APPROVED AS TO FORM:
LEON COUNTY ATTORNEY'S OFFICE

By: _____
Herbert W.A. Thiele, Esquire
County Attorney

"SUBLESSEE"

Consented to by the TRUSTEES on 1st day of May, 2001.

_____
Gloria C. Nelson, Operations and
Management Consultant Manager
Bureau of Public Land Administration,
Division of State Lands,
Department of Environmental Protection

Approved as to Form and Legality

By: _____
DEP Attorney

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PARENT 4766

IMU 10224.0 TRACT "G"

EXHIBIT A

This Instrument Prepared By and
Please Return To:

Please Return To:
Joe R. Boyd, Esquire
Boyd, Lindsey & Branch, P.A.
1407 E. Piedmont Dr.
Tallahassee, FL 32312

R20000068253
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PUBLIC RECORDS LEON CNTY FL
BOOK: R2415 PAGE: 01408
SEP 15 2000 04:06 PM
DAVE LANG, CLERK OF COURTS

BK: R2415 PG: 01408

Documentary Tax Pd. $ 12,391.40
$ _____ Intangible Tax Pd.
Dave Lang, Clerk, Leon County
By _____ Deputy Clerk

WARRANTY DEED
(STATUTORY FORM - SECTION 689.02, F.S.)

THIS INDENTURE, made this 8th day of September, A.D. 2000, between **CAROL A. TAGGART F/K/A CAROL A. CUNEO, MARY ALICE PHELPS, and GENEVIEVE A. SINGLETON**, whose post office address is c/o John Alford, 542 E. Park Ave., Tallahassee, FL 32301, grantors, and the **BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA**, whose post office address is c/o Florida Department of Environmental Protection, Division of State Lands, 3900 Commonwealth Boulevard, Mail Station 115, Tallahassee, FL 32399-3000, grantee,

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and their heirs, legal representatives, successors and assigns. "Grantor" and "grantee" are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

WITNESSETH: That the said grantors, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, to said grantors in hand paid by said grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said grantee, and grantee's successors and assigns forever, the following described land situate, lying and being in Leon County, Florida, to-wit:

See Exhibit "A" attached hereto and by reference made a part hereof.

Property Appraiser's Parcel Identification Number: 1231200030000, 1230204050000

This conveyance is subject to easements, restrictions, limitations and conditions of record if any now exist, but any such interests that may have been terminated are not hereby re-imposed.

This property is not the homestead property of the grantor, nor contiguous to homestead property, as such homestead is defined under Florida law.

AND the said grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the grantors have hereunto set grantors' hands and seals, the day and year first above written.

APPROVED AS TO
FORM & LEGALITY
DEPARTMENT ATTORNEY
9-19-01

PARENT LEASE 4766

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WITNESSES:

Caren Cleveland

Print Witness Name Caren Cleveland

Teri D. Choulat

Print Witness Name Teri D. Choulat

Carol A. Taggart

CAROL A. TAGGART F/K/A CAROL A. CUNEO

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 15th day of September, 2000, by **CAROL A. TAGGART F/K/A CAROL A. CUNEO**, who is personally known to me or who produced _____ as identification.

Teri D. Choulat

Notary Public

(NOTARY PUBLIC SEAL)

Teri D. Choulat
MY COMMISSION # CC854031 EXPIRES
July 18, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

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Caren Cleveland

Mary Alice Phelps
MARY ALICE PHELPS

Print Witness Name Caren Cleveland

Teri D. Choulat

Print Witness Name TERI D. CHOULAT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 1st day of SEPTEMBER, 2000, by **MARY ALICE PHELPS**, who is personally known to me or who produced _____ as identification.

Teri D. Choulat
Notary Public

(NOTARY PUBLIC SEAL)

Teri D. Choulat
MY COMMISSION # CC854031 EXPIRES
July 18, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

DRAFT

R20000068253
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BOOK: R2415 PAGE: 01411
SEP 15 2000 04:06 PM
DAVE LANG, CLERK OF COURTS

BK: R2415 PG: 01411

Caren Cleveland

Print Witness Name Caren Cleveland

Teri D. Choulat

Print Witness Name TERI D. CHOULAT

Genevieve A. Singleton
GENEVIEVE A. SINGLETON

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 1ST day of SEPTEMBER, 2000, by **GENEVIEVE A. SINGLETON**, who is personally known to me or who produced _____ as identification.

Teri D. Choulat
Notary Public

(NOTARY PUBLIC SEAL)

Teri D. Choulat
MY COMMISSION # CC854031 EXPIRES
July 18, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

DRAFT

R20000068253
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BOOK: R2415 PAGE: 01412
SEP 15 2000 04:06 PM
DAVE LANG, CLERK OF COURTS

EXHIBIT "A"



BK: R2415 PG: 01412

TRACT "G"

Part of Section 30, Township 1 North, Range 2 East, Leon County, Florida described as follows: Commence at a concrete monument marking the Northwest corner of the Southwest Quarter of said Section 30 and run South 00 degrees 05 minutes 56 seconds West along the West boundary of said Section 30 a distance of 1320.00 feet to a concrete monument, thence East along the North boundary of the South half of the South half of said Section 30 a distance of 70.00 feet to a concrete monument marking the POINT OF BEGINNING. From said POINT OF BEGINNING continue East along the North boundary of the South half of the South half of said Section 30 a distance of 3966.40 feet to a concrete monument marking the Northwest corner of the Southeast Quarter of the Southeast Quarter of said Section 30, thence South 1320.00 feet to a concrete monument marking the Southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 30, thence West along the South boundary of said Section 30 a distance of 3968.70 feet to a concrete monument, thence North 00 degrees 05 minutes 56 seconds East along a line 70 feet from and parallel to the West boundary of said Section 30 a distance of 1320.00 feet to the POINT OF BEGINNING. LESS and EXCEPT from the foregoing that certain property described in Official Records Book 1829, page 1902 of the Public Records of Leon County, Florida.

TOGETHER WITH:

Part of Section 31, Township 1 North, Range 2 East, Leon County, Florida described as follows: Commence at a concrete monument marking the Northwest corner of the Southwest Quarter of Section 30, Township 1 North, Range 2 East and run South 00 degrees 05 minutes 56 seconds West along the West boundary of said Section 30 a distance of 2640.00 feet to a concrete monument, thence East along the North boundary of said Section 31 a distance of 2963.20 feet to a concrete monument marking the POINT OF BEGINNING. From said POINT OF BEGINNING run South 3536.70 feet to a concrete monument on the North right of way line of the Seaboard Coast Line Railroad (60 feet from centerline of track), thence run Southeasterly along said right of way line along a curve to the left an arc distance of 2290 feet, more or less (the chord of said arc bears South 71 degrees 31 minutes East for 2284.2 feet) to a concrete monument, thence North 3968.6 feet to a concrete monument, thence continue North 292.2 feet, thence West along the North boundary of said Section 31 a distance of 1090.9 feet to a concrete monument marking the Southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 30, continue West along the North boundary of said Section 31 a distance of 1075.5 feet to the POINT OF BEGINNING.

Project Name: Alford Arm
Tract "G" ("B"and "D" combined)
Page 1 of 1

SEM APPROVED
By BS Date 9.7.00

DRAFT

4/ TRACT "F"

Imu # 10227

This Instrument Prepared By and
Please Return To:

EXHIBIT A

Please Return To:
Joe R. Boyd, Esquire
Boyd, Lindsey & Branch, P.A.
1407 E. Piedmont Dr.
Tallahassee, FL 32312

R20000068255
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BOOK: R2415 PAGE: 01416
SEP 15 2000 04:06 PM
DAVE LANG, CLERK OF COURTS

Documentary Tax Pd. $ 581.40
Intangible Tax Pd.
Dave Lang, Clerk, Leon County
By _____ Deputy Clerk

BK: R2415 PG: 01416

WARRANTY DEED
(STATUTORY FORM - SECTION 689.02, F.S.)

THIS INDENTURE, made this 8th day of September, A.D. 2000, between **DAVID C. NUSBICKEL, JR., FREDERICK R. NUSBICKEL,** and **STANLEY A. NUSBICKEL**, whose post office address is c/o John Alford, 542 E. Park Ave., Tallahassee, FL 32301, grantors, and the **BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA**, whose post office address is c/o Florida Department of Environmental Protection, Division of State Lands, 3900 Commonwealth Boulevard, Mail Station 115, Tallahassee, FL 32399-3000, grantee,

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and their heirs, legal representatives, successors and assigns. "Grantor" and "grantee" are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

WITNESSETH: That the said grantors, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, to said grantors in hand paid by said grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said grantee, and grantee's successors and assigns forever, the following described land situate, lying and being in Leon County, Florida, to-wit:

See Exhibit "A" attached hereto and by reference made a part hereof.

Property Appraiser's Parcel Identification Number: 1229204600000

This conveyance is subject to easements, restrictions, limitations and conditions of record if any now exist, but any such interests that may have been terminated are not hereby re-imposed.

This property is not the homestead property of the grantor, nor contiguous to homestead property, as such homestead is defined under Florida law.

AND the said grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the grantors have hereunto set grantors' hands and seals, the day and year first above written.

APPROVED AS TO
FORM & LEGALITY
DEPARTMENT ATTORNEY
9-19-01

PARENT LEASE 4766

DRAFT

R20000068255
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BOOK: R2415 PAGE: 01417
SEP 15 2000 04:06 PM
DAVE LANG, CLERK OF COURTS

BK: R2415 PG: 01417

WITNESSES:

Lee R. Fredrickson

Print Witness Name LEE R. FREDRICKSON

David C Nusbickel

DAVID C. NUSBICKEL, JR

Christine E Fredrickson

Print Witness Name Christine E. Fredrickson

STATE OF ~~FLORIDA~~ IOWA
COUNTY OF ~~LEON~~ LINN

The foregoing instrument was acknowledged before me this 2nd day of September, 2000, by **DAVID C.NUSBICKEL, JR**, who is personally known to me or who produced Iowa Drivers License (photo.) as identification.

Christine E. Fredrickson
MY COMMISSION EXPIRES
11/8/02

Christine E Fredrickson
Notary Public

(NOTARY PUBLIC SEAL)

DRAFT

Catina S. Jones

Print Witness Name Catina S. Jones

Jennifer Bertz

Print Witness Name Jennifer Bertz

Frederick R Nusbickel

FREDERICK R. NUSBICKEL

R20000068255
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BOOK: R2415 PAGE: 01418
SEP 15 2000 04:06 PM
DAVE LANG, CLERK OF COURTS

BK: R2415 PG: 01418

STATE OF ~~FLORIDA~~ GEORGIA
COUNTY OF ~~LEON~~ THOMAS

The foregoing instrument was acknowledged before me this 1st day of September, 2000, by **FREDERICK R. NUSBICKEL**, who is personally known to me or who produced _____ as identification.

Glenda Powell

Notary Public
Glenda Powell
(NOTARY PUBLIC SEAL)

NOTARY PUBLIC, THOMAS COUNTY, GA
MY COMMISSION EXPIRES JUNE 15, 2002

DRAFT

R20000068255
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BOOK: R2415 PAGE: 01419
SEP 15 2000 04:06 PM
DAVE LANG, CLERK OF COURTS

Rebecca J. Abbott

Print Witness Name Rebecca J. Abbott

Monica M Fernandez

Print Witness Name Monica M Fernandez

STANLEY A. NUSBICKEL

BK: R2415 PG: 01419

STATE OF FLORIDA
COUNTY OF ~~LEON~~ ORANGE

The foregoing instrument was acknowledged before me this 5th day of September, 2000, by **STANLEY A. NUSBICKEL**, who is personally known to me or who produced _____ as identification.

Monica M Fernandez

Notary Public

(NOTARY PUBLIC SEAL)

MONICA M. FERNANDEZ
MY COMMISSION # CC 783709
EXPIRES: October 19, 2002
Bonded Thru Notary Public Underwriters

DRAFT

R20000068255
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BOOK: R2415 PAGE: 01420
SEP 15 2000 04:06 PM
DAVE LANG, CLERK OF COURTS

EXHIBIT "A"



BK: R2415 PG: 01420

TRACT "F"

Part of Section 32, Township 1 North, Range 2 East, Leon County, Florida described as follows: Commence at a concrete monument marking the Northwest corner of the Southwest Quarter of Section 30, Township 1 North, Range 2 East, Leon County, Florida and run thence South 00 degrees 05 minutes 56 seconds West along the West boundary of said Section 30 a distance of 2640.00 feet to a concrete monument, Thence East along the South boundary of said Section 30 a distance of 5358.70 feet to the Southeast corner of said Section 30, thence South 60 degrees 39 minutes 34 seconds East 1602.82 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run South 858.70 feet to a concrete monument, thence continue South 2838.50 feet to a concrete monument on the North right of way line of the seaboard Coast Line Railroad (60 feet from the center of track), thence South 84 degrees 00 minutes East along the North right of way line of said Seaboard Coast Line Railroad 1914.16 feet, thence North 00 degrees 07 minutes West 2831.20 feet, thence North 60 degrees 39 minutes 34 seconds West 2177.39 feet to the POINT OF BEGINNING.

DRAFT

Project Name: Alford Arm
Tract "F"

BSM APPROVED
BY BS Date 8-16-00

INV # 10224.0

TRACT E

This Instrument Prepared By and Please Return To:

Joe R. Boyd, Esquire
Boyd, Lindsey & Branch, P.A.
1407 E. Piedmont Dr.
Tallahassee, FL 32312

R20000068259
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BOOK: R2415 PAGE: 01436
SEP 15 2000 04:06 PM
DAVE LANG, CLERK OF COURTS

BK: R2415 PG: 01436

EXHIBIT A

Documentary Tax Pd. $ 61.60
$ Intangible Tax Pd.
Dave Lang, Clerk, Leon County
By: Deputy Clerk

WARRANTY DEED
(STATUTORY FORM - SECTION 689.02, F.S.)

THIS INDENTURE, made this 8th day of September, A.D. 2000, between **JOHN M. ALFORD, A/K/A JOHN MCCALL ALFORD, DEBORAH MCLENDON ALFORD, JAMES M. ALFORD, JR., SUSAN ALFORD HENSLEY and PATRICIA ALFORD TRAXLER**, whose post office address is c/o John Alford, 542 E. Park Ave., Tallahassee, FL 32301, grantors, and the **BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA**, whose post office address is c/o Florida Department of Environmental Protection, Division of State Lands, 3900 Commonwealth Boulevard, Mail Station 115, Tallahassee, FL 32399-3000, grantee,

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and their heirs, legal representatives, successors and assigns. "Grantor" and "grantee" are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

WITNESSETH: That the said grantors, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, to said grantors in hand paid by said grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said grantee, and grantee's successors and assigns forever, the following-described land situate, lying and being in Leon County, Florida, to-wit:

See Exhibit "A" attached hereto and by reference made a part hereof.

Property Appraiser's Parcel Identification Number: 1231200020000

This conveyance is subject to easements, restrictions, limitations and conditions of record if any now exist, but any such interests that may have been terminated are not hereby re-imposed.

This property is not the homestead property of the grantor, nor contiguous to homestead property, as such homestead is defined under Florida law.

AND the said grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the grantors have hereunto set grantors' hands and seals, the day and year first above written.

APPROVED AS TO
FORM & LEGALITY
DEPARTMENT ATTORNEY
9-19-01

PARENT LEASE 4766

DRAFT

R20000068259
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BOOK: R2415 PAGE: 01437
SEP 15 2000 04:06 PM
DAVE LANG, CLERK OF COURTS

BK: R2415 PG: 01437

WITNESSES:

Caren Cleveland

Print Witness Name Caren Cleveland

Teri D. Choulat

Print Witness Name TERI D. CHOULAT

JOHN M. ALFORD, A/K/A JOHN MCCALL ALFORD

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 31st day of August, 2000, by **JOHN M. ALFORD, A/K/A JOHN MCCALL ALFORD** who is personally known to me or who produced _____ as identification.

Teri D. Choulat
Notary Public

(NOTARY PUBLIC SEAL)

Teri D. Choulat
MY COMMISSION # CC854031 EXPIRES
July 18, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

DRAFT

Caren Cleveland

Print Witness Name Caren Cleveland

Teri D. Choulat

Print Witness Name TERI D. CHOULAT

DEBORAH MCLENDON ALFORD

R20000068259
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BOOK: R2415 PAGE: 01438
SEP 15 2000 04:06 PM
DAVE LANG, CLERK OF COURTS

BK: R2415 PG: 01438

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 31st day of August, 2000, by **DEBORAH MCLENDON ALFORD**, who is personally known to me or who produced _____ as identification.

Teri D. Choulat
Notary Public

(NOTARY PUBLIC SEAL)

Teri D. Choulat
MY COMMISSION # CC854031 EXPIRES
July 18, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

DRAFT

R20000068259
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BOOK: R2415 PAGE: 01439
SEP 15 2000 04:06 PM
DAVE LANG, CLERK OF COURTS

BK: R2415 PG: 01439

Caren Cleveland

Print Witness Name Caren Cleveland

Teri D. Choulat

Print Witness Name TERI D. CHOULAT

JAMES M. ALFORD, JR.

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 31st day of August, 2000, by **JAMES M. ALFORD, JR.**, who is personally known to me or who produced _____ as identification.

Teri D. Choulat
Notary Public

(NOTARY PUBLIC SEAL)

Teri D. Choulat
MY COMMISSION # CC854031 EXPIRES
July 18, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

DRAFT

R20000068259
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BOOK: R2415 PAGE: 01440
SEP 15 2000 04:06 PM
DAVE LANG, CLERK OF COURTS

BK: R2415 PG: 01440

Caren Cleveland

Print Witness Name Caren Cleveland

Teri D. Choulat

Print Witness Name TERI D. CHOULAT

SUSAN ALFORD HENSLEY

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 15th day of September, 2000, by **SUSAN ALFORD HENSLEY** who is personally known to me or who produced _____ as identification.

Teri D. Choulat
Notary Public

(NOTARY PUBLIC SEAL)

Teri D. Choulat
MY COMMISSION # CC854031 EXPIRES
July 18, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

DRAFT

R20000068259
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BOOK: R2415 PAGE: 01441
SEP 15 2000 04:06 PM
DAVE LANG, CLERK OF COURTS

BK: R2415 PG: 01441

Amy Hendrix Smith

Print Witness Name Amy Hendrix Smith

Laura P. Addington

Print Witness Name Laura P. Addington

Patricia Alford Traxler
PATRICIA ALFORD TRAXLER

STATE OF ~~FLORIDA~~ South Carolina
COUNTY OF ~~LEON~~ Greenville

The foregoing instrument was acknowledged before me this 1st day of September, 2000, by **PATRICIA ALFORD TRAXLER**, who is personally known to me or who produced _____ as identification.

Laura P. Addington
Notary Public Comm. Exp. 9-23-05

(NOTARY PUBLIC SEAL)
Laura P. Addington

DRAFT

R20000068259
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BOOK: R2415 PAGE: 01442
SEP 15 2000 04:06 PM
DAVE LANG, CLERK OF COURTS

EXHIBIT "A"

BK: R2415 PG: 01442

TRACT "E"

Part of Sections 31 and 32, Township 1 North, Range 2 East, Leon County, Florida described as follows:

Commence at a concrete monument marking the Northwest corner of the Southwest Quarter of Section 30, Township 1 North, Range 2 East, Leon County, Florida and run South 00 degrees 05 minutes 56 seconds West along the West boundary of said Section 30 a distance of 2640.00 feet to a concrete monument, thence run East along the South boundary of said Section 30 a distance of 5129.60 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run South 292.2 feet to a concrete monument, thence continue South 3968.6 feet to a concrete monument on the North right of way line of the Seaboard Coast Line Railroad (60 feet from centerline of track), thence Southeasterly along a curve to the left along said right of way line an arc distance of 1643 feet, more or less (the chord of said arc bears South 82 degrees 14 minutes East for 1641.40 feet) to a concrete monument, thence North 2838.50 feet to a concrete monument, thence continue North 858.70 feet, thence North 60 degrees 39 minutes 34 seconds West 1602.82 feet to the Southeast corner of said Section 30, thence West along the South boundary of said Section 30 a distance of 229.10 feet to the POINT OF BEGINNING.

DRAFT

8-16-1

IMA 10225 – TRACT A + C

This Instrument Prepared By and Please Return To:

EXHIBIT A

R20000068257
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BOOK: R2415 PAGE: 01425
SEP 15 2000 04:06 PM
DAVE LANG, CLERK OF COURTS

Please Return To:
Joe R. Boyd, Esquire
Boyd, Lindsey & Branch, P.A.
1407 E. Piedmont Dr.
Tallahassee, FL 32312

BK: R2415 PG: 01425

Documentary Tax Pd. $ 10.9 32.100
$ _____ Intangible Tax Pd.
Dave Lang, Clerk Leon County
By _____ Deputy Clerk

WARRANTY DEED
(STATUTORY FORM - SECTION 689.02, F.S.)

THIS INDENTURE, made this 8th day of September, A.D. 2000, between **JULIAN R. ALFORD, JR., MARVIN ALFORD, WANDA H. ALFORD, DOROTHY A. ASHMORE AND ELIZABETH A. LEE**, whose post office address is c/o John Alford, 542 E. Park Ave., Tallahassee, FL 32301, grantors, and the **BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA,** whose post office address is c/o Florida Department of Environmental Protection, Division of State Lands, 3900 Commonwealth Boulevard, Mail Station 115, Tallahassee, FL 32399-3000, grantee,

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and their heirs, legal representatives, successors and assigns. "Grantor" and "grantee" are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

WITNESSETH: That the said grantors, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, to said grantors in hand paid by said grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said grantee, and grantee's successors and assigns forever, the following described land situate, lying and being in Leon County, Florida, to-wit:

See Exhibit "A" attached hereto and by reference made a part hereof.

Property Appraiser's Parcel Identification Number: 1230204350000, 1230204070000, 1230204340000, 1231202010000

This conveyance is subject to easements, restrictions, limitations and conditions of record if any now exist, but any such interests that may have been terminated are not hereby re-imposed.

This property is not the homestead property of the grantor, nor contiguous to homestead property, as such homestead is defined under Florida law.

AND the said grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the grantors have hereunto set grantors' hands and seals, the day and year first above written.

APPROVED AS TO FORM & LEGALITY
DEPARTMENT ATTORNEY
5.14.03

PARENT LEASE 4766

DRAFT

WITNESSES:

Caren Cleveland

Print Witness Name Caren Cleveland

Teri D. Choulet

Print Witness Name TERI D. CHOULET

Julian R. Alford Jr

JULIAN R. ALFORD, JR.

R20000068257
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BOOK: R2415 PAGE: 01426
SEP 15 2000 04:06 PM
DAVE LANG, CLERK OF COURTS

BK: R2415 PG: 01426

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 31st day of August, 2000, by **JULIAN R. ALFORD, JR.**, who is personally known to me or who produced _____ as identification.

Teri D. Choulet

Notary Public

(NOTARY PUBLIC SEAL)

Teri D. Choulet
MY COMMISSION # CC854031 EXPIRES
July 18, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

DRAFT

Caren Cleveland

Print Witness Name Caren Cleveland

Teri D. Choulat

Print Witness Name Teri D. Choulat

MARVIN ALFORD

R20000068257
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BOOK: R2415 PAGE: 01427
SEP 15 2000 04:06 PM
DAVE LANG, CLERK OF COURTS

BK: R2415 PG: 01427

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 1st day of September, 2000, by **MARVIN ALFORD**, who is personally known to me or who produced _____ as identification.

Teri D. Choulat
Notary Public

(NOTARY PUBLIC SEAL)

Teri D. Choulat
MY COMMISSION # CC854031 EXPIRES
July 18, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

DRAFT

Caren Cleveland

Print Witness Name Caren Cleveland

Teri D. Choulet

Print Witness Name TERI D. CHOULET

Wanda H. Alford
WANDA H. ALFORD

R20000068257
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BOOK: R2415 PAGE: 01428
SEP 15 2000 04:06 PM
DAVE LANG, CLERK OF COURTS

BK: R2415 PG: 01428

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 1st day of September, 2000, by **WANDA H. ALFORD**, who is personally known to me or who produced _____ as identification.

Teri D. Choulet
Notary Public

(NOTARY PUBLIC SEAL)

Teri D. Choulet
MY COMMISSION # CC854031 EXPIRES
July 18, 2003
BONDED THRU TROY FAIN INSURANCE, INC

DRAFT

Print Witness Name R. A. Knight

Print Witness Name Deborah Daniel

DOROTHY A. ASHMORE

R20000068257
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BOOK: R2415 PAGE: 01429
SEP 15 2000 04:06 PM
DAVE LANG, CLERK OF COURTS

BK: R2415 PG: 01429

STATE OF ~~FLORIDA~~ GEORGIA
COUNTY OF LEON DEKALB

The foregoing instrument was acknowledged before me this 5th day of SEPTEMBER, 2000, by **DOROTHY A. ASHMORE**, who is personally known to me or who produced _____ as identification.

Notary Public DAVID FORD

(NOTARY PUBLIC SEAL)

Notary Public, DeKalb County, Georgia
My Commission Expires Sept. 29, 2002

DRAFT

Nigel W. Brett

Print Witness Name Nigel Brett

Lindsay G Wright

Print Witness Name Lindsay G Weight

Elizabeth A Lee

ELIZABETH A. LEE

R20000068257
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BOOK: R2415 PAGE: 01430
SEP 15 2000 04:06 PM
DAVE LANG, CLERK OF COURTS

BK: R2415 PG: 01430

STATE OF ~~FLORIDA~~ GEORGIA
COUNTY OF ~~LEON~~ COBB

The foregoing instrument was acknowledged before me this 1st day of Sept, 2000, by **ELIZABETH A. LEE**, who is personally known to me or who produced GA. D/L as identification.

David R. Koll

Notary Public

Exp. 4-18-04

David R. Koll
(NOTARY PUBLIC SEAL)

DRAFT

R20000068257
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BOOK: R2415 PAGE: 01431
SEP 15 2000 04:06 PM
DAVE LANG, CLERK OF COURTS

EXHIBIT "A"

BK: R2415 PG: 01431

TRACT "C"

Part of Section-31, Township 1 North, Range 2 East, Leon County, Florida described as follows: Commence at a concrete monument marking the Northwest corner of the Southwest Quarter of Section 30, Township 1 North, Range 2 East, and run thence South 00 degrees 05 minutes 56 seconds West along the West boundary of said Section 30 a distance of 2640 feet to a concrete monument marking the POINT OF BEGINNING. From said POINT OF BEGINNING run South 00 degrees 04 minutes 15 seconds East along the West boundary of said Section 31 a distance of 2680.00 feet to an iron pipe on the North right of way line of the Seaboard Coast Line Railroad (60 feet from the center of track), thence South 86 degrees 16 minutes East along said right of way line 955.67 feet, thence along a curve to the right, along said right of way line an arc distance of 405.8 feet (the chord of said arc bears South 82 degrees 30 minutes East for 405.4 feet) to a concrete monument, thence continue Southeasterly along said right of way line along a curve and a tangent a distance of 1776 feet, more or less (the chord bears South 65 degrees 06 minutes East for 1768.5 feet) to a concrete monument, thence North 3536.7 feet to a concrete monument, thence West along the North boundary of said Section 31 a distance of 1604.20 feet to a concrete monument, thence continue West along the North boundary of said Section 31 a distance of 1359.00 feet to the POINT OF BEGINNING.

DRAFT

Project Name: Alford Arm
Tract "C"

GSM APPROVED
By BS Date 8.14.02

R20000068257
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BOOK: R2415 PAGE: 01432
SEP 15 2000 04:06 PM
DAVE LANG, CLERK OF COURTS

EXHIBIT "A"

BK: R2415 PG: 01432

TRACT "A"

Part of Section 30, Township 1 North, Range 2 East, Leon County, Florida described as follows: BEGIN at a concrete monument marking the Northwest corner of the Southwest Quarter of said Section 30 and run thence East along the North boundary of the North half of the Southwest Quarter of said Section 30 a distance of 2426.10 feet, thence South 27 degrees 09 minutes 06 seconds East 837.49 feet, thence North 60 degrees 29 minutes East 88.00 feet to a concrete monument, thence continue North 60 degrees 29 minutes East 212.40 feet to a concrete monument, thence North 29 degrees 31 minutes West 555.40 feet to a concrete monument, thence North 22 degrees 22 minutes West 126.60 feet to a concrete monument, thence East 28.20 feet to a concrete monument, thence South 22 degrees 22 minutes East 116.4 feet to an iron pipe, thence South 89 degrees 46 minutes 10 seconds East 1220.73 feet to a concrete monument, thence South 00 degrees 01 minute West 353.10 feet to a concrete monument, thence North 74 degrees 54 minutes 27 seconds West 9.94 feet to a concrete monument, thence South 857.80 feet to a concrete monument marking the Northwest corner of the Southeast Quarter of the Southeast Quarter of said Section 30, thence West 4036.40 feet to a concrete monument, thence North 00 degrees 05 minutes 56 seconds East along the West boundary of said Section 30 a distance of 1320.00 feet to the POINT OF BEGINNING.

LESS and EXCEPT from the foregoing those certain properties described in Official Records Book 1168, page 22, Official Records Book 1201, page 49, Official Records Book 1100, page 2042, and Official Records Book 1073, page 1672, all of the Public Records of Leon County, Florida.

ALSO:

Part of Section 30, Township 1 North, Range 2 East, described as follows:

Commence at a concrete monument marking the Northwest corner of the Southwest Quarter of Section 30, Township 1 North, Range 2 East, Leon County, Florida and run South 00 degrees 05 minutes 56 seconds West along the West boundary of said Section 30 a distance of 1320.00 feet to a concrete monument marking the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 05 minutes 56 seconds West along the Section line 1320.00 feet to a concrete monument, thence East 70.00 feet to a concrete monument, thence North 00 degrees 05 minutes 56 seconds East 1320.00 feet to a concrete monument, thence West 70.00 feet to the POINT OF BEGINNING.

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Project Name: Alford Arm
Tract "A"

SSM APPROVED
By [illegible] Date 8-16-00

D.2
Other Supporting Documents

DRAFT

J.R. Alford Greenway Management Plan

LEON COUNTY PARKS & RECREATION

PLANNING DEPARTMENT
a division of PLACE

January 5, 2026

Florida Department of Environmental Protection
Division of State Lands
Office of Environmental Services
3800 Commonwealth Blvd., MS 140
Tallahassee, FL 32399-30009

RE: Letter of Compliance with the Tallahassee-Leon County Comprehensive Plan
JR Alford Greenway Management Plan

FDEP Division of State Lands:

The Tallahassee-Leon County Planning Department has reviewed the updated JR Alford Greenway Management Plan prepared by Leon County Parks and Recreation for compliance with the goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan.

The management plan outlines the County's responsibilities and is updated every 10 years pursuant to Section 253.034(5)(b), Florida Statutes. Staff finds that the management plan is consistent with the Tallahassee-Leon County Comprehensive Plan based on the following policies:

Land Use Element [L]

> *Policy 2.2.14, Recreation and Open Space: [L]*
> *(Effective 8/17/92; Revision Effective 7/26/06; Renumbered 3/14/07)*
> The land use category contains: (1) Government owned lands which have active or passive recreational facilities, historic sites, forests, cemeteries, or wildlife management areas. (2) Privately owned lands which have golf courses, cemeteries, or wildlife management areas. Permitted uses include passive recreation and silviculture. Active recreation facilities are included if the site is within the USA or a rural community.

Mobility Element [M]

> *Policy 1.1.5: [M] (Effective 12/15/11)*
> Maintain a Greenways Master Plan that integrates pedestrian and bicycle mobility into a linear park and open space system that connects local, regional, and state facilities, with specific emphasis on connections within Downtown and energy efficiency districts.
>
> *Policy 1.2.3: [M] (Effective 12/15/11)*
> Establish and maintain a safe and effective system of bicycle lanes, sidewalks, and shared-use paths in conjunction with existing and planned roadways and the Greenways Master Plan. Where design criteria allow and safe operation will occur, separate bicycle and pedestrian traffic from vehicular traffic. Provide adequate and secure bicycle parking facilities at major destinations.

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Conservation Element [C]

Policy 1.2.1: [C] (Effective 7/16/90)
Local government shall work with all applicable private, local, state and federal programs such as the Conservation and Recreation Lands program, Save Our Rivers, Surface Water Improvement and management (SWIM), Land Acquisition Trust Fund program and others in the acquisition and maintenance of unique vegetative communities, as well as protecting and enhancing surface and groundwater.

Policy 1.2.2: [C] (Effective 7/16/90)
By 1991, involve other area governments, such as adjacent counties, regional, state and federal agencies, in the review process regarding ordinances and policies that affect surface waters and unique environmental communities shared by other jurisdictions.

Policy 1.2.3: [C] (Effective 6/14/00; Revision Effective 4/10/09)
In conjunction with the appropriate state, federal, regional agencies, and property owners, local government shall implement, maintain, and promote land management practices that enhance fire protection, wildlife habitat, and sustainable silviculture practices. These practices shall include, but not be limited to, the use of prescribed burns, the creation of defensible space buffers, vegetative maintenance, and control/removal of invasive exotics.

Policy 2.2.1: [C] (Effective 7/16/90)
Protect and conserve the natural function of wetlands by limiting wetland destruction and adverse impacts.

Policy 3.1.1: [C] (Effective 7/16/90)
Local government shall identify all endangered, threatened, and species of special concern identified on the state and federal list which exist within Leon County. Local government shall allow private groups to inventory and develop a list of endangered, threatened or species of special concern unique to Leon County, and will present such Leon County lists for inclusion on the state and federal list.

Policy 3.1.4: [C] (Revision Effective 12/7/99)
By 2001, local government shall develop habitat protection and management guidelines that at a minimum meet or exceed state and federal requirements for threatened, endangered species and species of special concern. Through local ordinances, continue to require proposed development to indicate any habitats of endangered, threatened, and species of special concern which may exist onsite or may be expected to occur on-site. In addition, the applicant must discuss the wildlife habitat characteristics of the site and list any wildlife species observed through field survey. State and Federal requirements will give guidance until local management guidelines are developed.

Policy 3.1.6: [C] (Effective 7/16/90}
By 1993, local government shall have developed and implemented management plans for listed species found on all lands owned by the local governments, especially passive parks.

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Policy 3.1.7: [C] (Effective 7/1/94)
All development sites that contain endangered, threatened or species of special concern shall submit a management plan that must be submitted to Florida Game and Fresh Water Fish Commission or other appropriate Federal, State and local government agency for review and comment prior to development approval. Recommendations from the Florida Game and Fresh Water Fish Commission and if applicable, other appropriate Federal, State and local government agencies shall be incorporated into the management plan.

Policy 6.1.1: [C] (Effective 6/25/96; Revision Effective 7/20/05)
The greenways network shall attempt to interconnect existing dedicated open space areas and be comprised primarily of preservation and conservation features. Floodplains and natural drainageways shall receive particular emphasis for inclusion in the network. Other lands that do not qualify as preservation or conservation features may be included in the network based on connectivity, historical value, or value as a natural resource buffer. To the maximum extent practicable, bicycle trails, pedestrian pathways, and where appropriate, utility corridors, shall be included in the greenways network.

Parks and Recreation Element [R]

Policy 1.1.1: [R] (Effective 7/16/90; Revision Effective 12/24/10)
A system of Resource Management Areas, Regional Parks, Area Parks, and Neighborhood Parks shall continue to be maintained in accordance with level of service acreage standards.

Based on this analysis, Planning Department staff finds that the JR Alford Greenway Management Plan is consistent with the Tallahassee-Leon County Comprehensive Plan.

Please let me know if you have questions or need additional information.

Sincerely,

Susan E. Poplin, MSP, AICP
Administrator of Comprehensive Planning
Tallahassee-Leon County Planning Department

SEP/tm

Cc: Amanda Heidecker, Leon County Director of Parks and Recreation
Artie White, Director, PLACE
Michael Alfano, Director, Tallahassee-Leon County Planning Department

DRAFT

Board of County Commissioners
Leon County, Florida

Policy No. 10-1

Title:	Access Policy for Parks and Recreation Facilities
Date Adopted:	January 19, 2010
Effective Date:	January 19, 2010
Reference:	N/A
Policy Superseded:	N/A

It shall be the Policy of the Board of County Commissioners (the "Board") of Leon County, Florida (the "County") that:

1. Purpose

1.1 The purpose of this policy is to ensure that the Leon County Department of Public Works, Parks and Recreation Division (the "Parks & Recreation Division") provides safe and reasonable access points for visitors to enter various Parks & Recreation facilities.

1.2 The policy covers all lands managed by the Parks & Recreation Division.

2. Authority

2.1 The Florida Statutes, Chapter 125.01 – County Government Powers and Duties, specifically section 125.01(1) (f).

2.2 It is the mission of the Parks & Recreation Division to provide for the safety, comfort, and convenience of the public by creating, maintaining, and managing infrastructure and programs supporting recreation, parks, and open space. To that regard, the Parks & Recreation Division is responsible for communicating and monitoring policies, procedures, and standards adopted by the Board of County Commissioners.

2.3 Greenway Management Plans provide directive to the County, in its capacity as a state-lands managing agency, on policies and procedures that must be followed on Greenway facilities: *"……. access to the Greenway will only be allowed from vehicle parking areas and access points established by the managing agency."*

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3. Definitions

3.1 Active Park – A County Parks & Recreation facility that provides athletic fields and other venues for athletic sports.

3.2 Commercial Access – Access from a commercial business.

3.3 Community/Neighborhood – For this policy, the definition will be a group of at least 10 housing units that use a common entry point into the community/neighborhood.

3.4 Community Support Group – Any recognized formal group that has interest in a given County Parks & Recreation facility.

3.5 Greenways - Areas leased by the County from the State of Florida or designated by the Board to be managed as an environmental area with passive recreation. The area will be developed and managed for conservation and improvement of existing natural resources, including native trees, vegetation, and wildlife providing passive recreation trails for the public to use in accordance with a management plan approved by the Board.

3.6 Greenways Trailhead –A Public Access Point located at a junction in the Greenways trail system that affords the safest access with adequate sight distance along major thoroughfares and provides additional facilities other than access to a trail system. This may include a parking lot, restrooms, water, and informational signage. Greenways Trailheads will generally be located at major road intersections to the Greenways.

3.7 Individual Access Point – Access to a County Parks & Recreation facility from an individual residential property.

3.8 Major Roadway – A road of two or more lanes that is used for transportation access to destinations other than individual subdivisions.

3.9 Park – A Parks & Recreation facility owned or leased by the County and maintained by the Parks & Recreation Division.

3.10 Passive Park – A County Parks & Recreation facility that provides leisure activities such as walking trails, observation areas, picnic areas, and other activities that are not sports activities.

3.11 Private Access Point – An approved and limited safe point of entry into a County Parks & Recreation facility, which is maintained by someone other than the County.

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3.12 Public Access Point – A point of entry into a County Parks & Recreation facility established and maintained by the Parks & Recreation Division for access by the general public.

4. Allowable Access Points

4.1 Established Greenways Trailhead or Public Access Point - these are the preferred access to a Greenway or a County Parks & Recreation facility. As new communities are built along the property lines of existing parks, recreation areas, and/or greenway facilities, the County will encourage and may require developers to include shared trailheads or shared public access points in the subdivision to provide access to a facility.

4.2 Access from Connections to Major Roadways - as Major Roadways are developed that cross, run adjacent to, or dead end at a County Parks & Recreation facility, consideration should be given for one major trail and vehicle access point along these Major Roadways.

4.3 Access from other Greenways or Trails Systems – where existing Greenways or Trails systems are using drainage easements, environmental easements, or other such common property available for the public use, access from such points will be allowed.

4.4 Access from other Government Facilities Including Schools – where a County Parks & Recreation facility could be accessed from a government facility or a school, such access points will be allowed.

4.5 Private Access Points – where a County Parks & Recreation facility could be accessed from a Private Access Point, as defined herein, such access points will be allowed.

5. Non-allowable Access Points

5.1 Individual Access Points – access to a County Parks & Recreation facility will not be allowed from an Individual Access Point, as defined herein.

5.2 Access across Major Roadways - where the permit review process, as described herein, has determined that sight distance is not adequate, access will not be allowed.

5.3 Insufficient Spacing between Access Points – access to a County Parks & Recreation facility will not be allowed at a point located less than one-quarter (¼) mile from an existing allowable access point.

5.4 Unauthorized access for which approval has not been given – access to a County Parks & Recreation facility will not be allowed unless approved in accordance with this Policy.

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6. Process for Requesting an Access Point to a Parks & Recreation facility

6.1 A request for an access point to a County Parks & Recreation facility shall be sent to the Director of the Parks & Recreation Division (the "Director") for consideration. The Director will determine if the access request complies with the Policy for allowable access points and if it meets all of the following guidelines for an access point:

a. Distance from the requested access point to the next nearest access point is greater than one-quarter (¼) mile and warrants additional access.

b. If the access point requires users to cross a roadway at a location not previously used for roadway crossings, applicant must obtain all necessary permits for the installation of a cross-walk or trail crossing from the governmental entity having jurisdiction over the roadway. Applicant must install or construct the crossing in accordance with those approved permits. This process will protect the public from an otherwise hazardous condition by the proper evaluation of sight distances, placement of advance warning signage, and the utilization of other features of a safe crossing.

c. Any access point application that abuts a canopy road zone or requires a new cut in a canopy road zone will be submitted to the County Canopy Roads Committee for review. Denial by the Canopy Roads Committee will result in denial by the Director.

d. The access point requested does not cross or adversely affect an environmentally sensitive area on the Parks & Recreation facility.

e. Identification of each neighborhood that will be utilizing the requested access point.

f. Adjoining property owners have been contacted and have provided written approval that they are in agreement with the requested access.

g. Easements to the County to cross private property (if needed) have been provided to and accepted by the County.

6.2 In making a determination regarding a request for an access permit, the Director shall obtain the recommendations of the Community Support Group with jurisdiction over a given County Parks & Recreation facility. If recommended by the Director and the Community Support Group, the Director will issue a permit for the access point which states the terms and conditions and remedies for failure to follow such conditions.

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6.3 The access point permit issued by the Director will require the requestor of the access point be responsible to install and maintain this access point at the requestor's cost. The access point shall be installed according to the specifications provided by the Director.

6.4 If the Director rejects the request, the application may be appealed to the Director of Leon County Department of Public Works.

6.5 In cases where the access point enters lands leased by the County, the approval of the access point, and any necessary easements, shall be subject to approval by the lessor identified in such lease.

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Board of County Commissioners
Leon County, Florida

Policy No. 06-1

Title:	Use and Scheduling of Parks & Recreation Facilities
Date Adopted:	December 9, 2025
Effective Date:	December 9, 2025
Reference:	N/A
Policy Superseded:	Policy No. 79-8, "County Community Service Facility," adopted September 25, 1979; Policy No. 92-10 amended October 27, 1992; Policy No. 94-3, amended April 26, 1994; and Policy No. 02-6, "County Community Service Facilities," adopted July 9, 2002; Policy No. 06-1, "Use and Scheduling of Parks and Recreation Facilities, adopted January 10, 2006; amended February 26, 2008; January 19, 2010; October 11, 2011; January 21, 2014; July 12, 2016; May 21, 2020, and November 18, 2025

It shall be the policy of the Board of County Commissioner of Leon County, Florida, that Policy No. 06-1, "Use and Scheduling of Parks & Recreations Facilities" amended on November 18, 2025, is hereby further amended, and a revised policy is hereby adopted in its place, to wit:

It shall be the Policy of the Board of County Commissioners of Leon County, Florida that:

1. Purpose

1.1 The purpose of this policy is to assure that the Parks & Recreation Division facilities are utilized for recreational, athletic, cultural, educational, social, civic, fraternal, governmental, religious, political, charitable, and community service functions that meet the needs and interests of the community, as well as set clear policies, procedures, and rental fees regarding such uses.

1.2 Exclusive use of any facility requires an advance reservation and is subject to rental fees, security deposits, and staffing fees (set up and take down). Some facilities may not be reserved for exclusive use.

2. Authority

2.1 The Division of Parks & Recreation is responsible for developing, communicating, and monitoring policies, procedures, and standards for the use and scheduling of Parks & Recreation facilities.

2.2 The County Administrator, or designee, is delegated the authority to approve, execute, or modify agreements for approved Special Events, County Co-sponsored, and County Sponsored Events, subject to approval by the County Attorney. This delegation does not apply to any commodities, goods, or services valued in excess of $250,000.

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3. Facilities Available

3.1 The Parks & Recreation Division makes available for rent buildings, rooms, community centers, picnic shelters, campsites, open space, boat ramps, and athletic fields. Times and dates available are at the discretion of the division.

4. Reservations

4.1 Reservations shall be made for community centers no more than 365 days and no less than fourteen (14) calendar days prior to the date(s) of use. Reservations for pavilion rentals can be made no more than 365 days and no less than two (2) calendar days prior to the dates(s) of use. Reservations are guaranteed after all necessary forms and payments are received and approved at the Parks & Recreation Division administrative office located at 1907 S. Monroe St., Tallahassee, FL 32301.

Group activities or special events that involve 50+ people attending or participating may require a permit from the Division of Parks & Recreation for use of any park or recreation facility or site. The applicant should submit such permit request no later than 30 days prior to the event. Events involving 100+ people or additional preparation by park personnel must be submitted 60 days prior to the proposed special event date.

4.2 All applicants must be at least 18 years of age or older and must provide proof of residency in Leon County for priority consideration.

4.3 The Parks and Recreation Division reserves the right to set aside certain dates for functions sponsored in part or by Leon County.

5. Fees

5.1 Full rental fees, security deposits, staffing fees, and permit applications are due at the time the reservation is submitted.

5.2 Payment by check, cash, credit card, or money order is required for the building and staff fees.

5.3 A security deposit shall be required for any damage/clean-up expense. The deposit will be returned if no damage occurs and the facility is clean after use. The Parks & Recreation Division reserves the right to bill the applicant for additional expenses relating to, but not limited to, janitorial services, maintenance/repair services, staff time, or emergency services that were required because of the use.

5.4 Checks or money orders must be made payable to Leon County, Florida.

5.5 Applicants shall forfeit the rental opportunity if the checks are not honored by the bank. Any future requests will require fees paid by cash or money order only. Applicant will be responsible for bank service fee.

5.6 The Parks & Recreation Division may require additional staff for rentals where attendance is expected to exceed 50 people. An off-duty sheriff deputy/deputies may also be required at the applicants expense.

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5.7 The Parks & Recreation Division may require two division representatives for any teen event if the attendance exceeds 50 people. If attendance is greater than 50 people the applicant must hire one off-duty Leon County Sheriff deputy for each additional 50 people. In addition, the applicant must provide adequate adult supervision at all times. (Refer to Section 7.14). All teen events that occur after 6:00 p.m. may require a deputy.

5.8 Request for a waiver of the user fee for non-profit organizations that would like to collaborate with Leon County must be made in writing at the time of rental request. Included in the request shall be the purpose of the rental activities to be conducted as well as a brief description of the organization, purpose, goals, and pertinent information including the 501 (c) (3) determination letters from the IRS along with the Department of Revenue Consumers Certificate of Exemption.

Request for a waiver by groups providing education opportunities for citizens and those providing programs for County senior citizens, must be made in writing at the time of rental request. Included in the request shall be the purpose of the rental activities to be conducted as well as a brief description of the purpose, goals, and if the citizens are paying a fee for this activity.

Fee waivers for tutoring programs for K-12 students will be limited to three days per week on a recurring basis. Additional slots for expanded days during peak test times such as FACT testing, and mid-term or final exams will be considered based solely on availability and the waiver could apply. Any additional days on a recurring basis, outside of the three days and exam periods will otherwise incur the regular rental fee of the Center. Tutoring Programs will also be restricted to only one four-hour time slot.

Based on the information provided, the Director of the Division of Parks & Recreation will make a determination of the eligibility of a waiver.

5.9 All fees for County charges will be established by Resolution of the Leon County Board of County Commissioners.

5.10 Additional fees may be charged by the County or City for services provided above normal service level (Examples are the permit fees that may be charged by the City or County).

6. Cancellations

6.1 Cancellations must be made in writing and received by the Parks & Recreation Division at least seven days in advance of the use date in order to receive a refund. If notice is not received before the seven-day period, the rental fee is forfeited. However, security deposits and staff set up and take down fees will be refunded. The receipt must be presented for refund to be processed.

The refund will be mailed in approximately four to six weeks. Refund checks will be made out to the entity whose name appears on the payment check and mailed to the address shown on the rental agreement.

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7. General Rules and Regulations

7.1 Use of the facility is guaranteed for the period specified in the permit, use beyond that period is neither expressly nor implicitly granted. Event set-up and take down must be included in the rental period.

7.2 The minimum rental period for a building or room use is ½ day (4 hours).

7.3 Building capacities are based on fire safety codes and are not to be exceeded for any reason.

7.4 Facilities are to be left in the same conditions as before use. Chairs, tables, and other furnishings are to be returned to their designated storage place. Floors are to be swept and cleaned if necessary and trashcans are to be emptied. All decorations, fasteners, and other items brought into the facility are to be removed and disposed of properly. Decorations that mar surfaces are not permitted.

7.5 Leon County signs, forms, and other materials are not to be removed or altered unless authorized by the division representative in charge.

7.6 The Leon County Parks & Recreation Division will not be responsible for providing or supervising any specialized equipment such as cooking equipment, storage, sound reproduction or amplification equipment, stages, platforms, special lighting equipment, film projecting apparatus, power extension cords, or any other specialized equipment. The division representative in charge may disallow the use of specialized equipment for safety reasons or to ensure division policy is followed.

7.7 The number of tables and chairs provided are limited to the number on site and available. Any additional tables and chairs are the responsibility of the applicant.

7.8 The Leon County Parks & Recreation Division shall not be held responsible for loss or injury incurred in the use of any facility if said loss or injury is a result of circumstances beyond the control of Leon County or its officers or agents. It is incumbent upon the user to ensure that all normal safety practices are observed. Dangerous undertakings are strictly prohibited. All accidents or injuries must be reported to a Division representative immediately.

7.9 It is not the purpose of the County to make the parks and recreation facilities available to any person, group of persons, or organizations for personal gain or private profit without an explicit public purpose or benefit to community welfare.

Non-profits and school events may be allowed to collect admission fees for approved Special Events (Section 11) to offset costs associated with conducting the event. Admission fees will be approved by the Director of the Division of Parks & Recreation as part of the Special Event Application approval.

7.10 The division representative that may be present during the use period shall ensure the facility is open on time, clean and orderly, and the facility is used safely and properly. In no way is the division representative an employee or agent of the applicant.

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7.11 Fireworks and alcoholic beverages are not permitted on Leon County Parks & Recreation Division managed property, except upon prior written approval of the County Administrator, or designee. Tobacco products are not permitted inside Parks & Recreation Division facilities.

7.12 Vending of any merchandise or food is not permitted without prior written authorization of the County Administrator, or designee.

7.13 No fires are allowed except in provided barbeque grills and pits.

7.14 Individual minors or groups of minors must be properly supervised by adults when using park facilities. Groups composed of minors, including teen events, must be supervised by one (1) adult for each fifteen (15) minors throughout the rental period.

7.15 Any person or group in violation of the established rules and regulations, established laws, or constituting a public nuisance, may be required to leave the facility and premises. In addition, the Parks & Recreation Division representative may cancel the rental and deny any future rentals (Refer to Section 8.6).

7.16 Applicants' reserved areas are those specifically designated in the permit. Other buildings, rooms, athletic fields, courts may be scheduled by other participants or remain open to the general public.

7.17 Permits/reservations cannot be transferred, assigned, or sub-let to any other group or organization for any reason.

7.18 Animals, except service animals, are not allowed in Parks & Recreation Division buildings.

7.19 The applicant is responsible for all actions, behavior, and damages caused by his/her guests/attendees.

7.20 Structures that require installation of poles, wires, wood supports, etc., must have prior approved by the Division Director or his representative.

7.21 It is recommended that the applicant or its designee occupy picnic shelters by 11:00 a.m. the day of the rental.

8. Denial of Rental

The Parks & Recreation Division reserves the right to deny use of facilities based on any the following criteria:

8.1 The facility is not available for the requested date and time. This would include events that conflict with Parks & Recreation Division events, conflicts with County government or related business, or if the facility is already rented.

8.2 Uses deemed potentially damaging to the facility.

8.3 There are simultaneous non-compatible uses of adjacent facilities.

8.4 The proposed activity violates Federal, State, or Local Laws.

8.5 Potential noise or sound levels deemed to be disruptive and offensive to surrounding neighborhoods and to the comfort of guest or facility visitors.

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8.6 Individuals or groups that have demonstrated in previous rentals with the Parks & Recreation Division or other entities not to be in the best interest of Leon County. This may include but not limited to, non-payment, improper use, damage, failure to adequately control participants or spectators, breach of contract, non-compliance of rules, or inaccurate information provided on the application.

8.7 Activities that, due to traffic or congestion, would cause access problems for scheduled events or the surrounding community.

8.8 Activities that are offensive to the accepted community standards.

8.9 Activities that are discriminatory in nature in matters such as sex, race, religion, creed, color, or national origin.

8.10 Activities that are incompatible with Leon County mission to provide for the health, safety, and welfare of the public.

8.11 In lieu of denial of rental application, the Parks and Recreation Division may require additional permitting or security of individuals or groups whose prior rental of County facilities has resulted in documented traffic congestion, damage to facility, non-compliance with County rules and policies, or complaints of noise or offensive behavior.

8.12 Prior violations of Rules and Regulations or Policies will be cause for denial of rentals.

9. Use of facilities by Leon County employees

9.1 Employees and employee organizations shall be permitted to use County facilities on the same basis, and subject to the same conditions that apply to the general public. However, such use shall be limited to the extent that it does not conflict with the best interest of the County, and that the facility is not required for the use of the County, government, or other related businesses.

10. Request to use Parks & Recreation Facilities by Private Organizations on a regular basis

10.1 The purpose of this section is to provide the requirements for organizations that want to use facilities for reoccurring events.

10.2 Upon request by a private organization, the Parks & Recreation Division will verify the availability of the facility.

10.3 The Parks & Recreation Division will provide the representative with a Licensing Agreement. Upon completion of the Agreement, it will be submitted to the Parks & Recreation Director at 1907 S. Monroe St., Tallahassee, FL 32301. A copy of the organization's 501 (c) (3), Internal Revenue Service status letter, or Florida Department of Revenue tax certificate needs to be included. All groups may be required to pay building rental fees.

10.4 Once approval or denial is given, a Licensing Agreement or Letter of Denial is sent to the organization with a copy to the Community Center Supervisor.

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10.5 If approval is given, the organization makes all arrangements with the Community Center Supervisor for use of the facility. A copy of the organization's Tax Exempt form needs to accompany each payment or be on file if taxes have been waived.

10.6 A private organization is allowed to use the facility on a regular basis for 12 months with no more than two six-month extensions.

10.7 The Parks & Recreation Division reserves the right to deny the usage of a facility, based on Section 8.

10.8 Organizations are not allowed to store equipment/items at the facilities.

10.9 Organizations are not allowed to decorate facility with their literature.

10.10 The Parks & Recreation Division reserves the right to cancel the Licensing Agreement at any time due to non-payment, non-compliance with rules and regulations, or misuse of the facility.

11. Special Events

11.1 Definitions:

A. Special Event

A preplanned activity proposed to be held on Leon County park property for the purposes of entertainment, celebration, amusement, cultural recognition, arts and crafts displays, sports demonstrations and/or competitions, non-profit fundraisers, or similar activities that impact normal park operations and interfere with the use of the park by the general public, including activities that involve a caterer, vendor, party planner and/or specialized equipment. Special events may be hosted solely by outside organizations not affiliated with Leon County. The Director of Leon County Division of Parks & Recreation will determine the capacity of a site to determine if the event can be held at the site. This determination will be based on the size of the park and the type of park (i.e.: greenways, passive, active, community center).

B. Applicant

An organization or individual that is conducting/hosting the Special Event. The Special Event Form will be issued in the name of the Applicant, and the Applicant will be responsible for submission of required documentation and for all payments and damages provided herein. This Special Event Form cannot be transferred or sublet to another party. (Refer to Section 7.17)

C. Attendance

Includes event participants, spectators, volunteers, and/or event crew.

D. County Co-sponsored Special Event

A Special Event hosted in part by Leon County and other individuals and/or organizations.

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E. County Sponsored Special Event

A Special Event hosted solely by Leon County.

F. Event Organizer

The individual that is considered the lead planner for the activity being proposed and will be the point of contact for the Parks & Recreation Division.

11.2 Policy Statement:

Leon County supports Special Events to enhance the quality of life for its citizens. Leon County recognizes that there may be many social, cultural, and financial benefits in hosting special events in the County. Such benefits include a better quality of life, economic growth, increased tourism, and recreation opportunities.

Recognizing the importance of Special Events, the County shall establish policies and procedures that will allow for the planning and management of personnel and financial resources in the support of such events conducted at County park facilities.

11.3 Special Event Fees:

Refer to Sections 5 and 6.

11.4 Special Event Procedures:

A. Persons and/or organizations planning to conduct a Special Event in a County Park must complete a Special Event Form and submit it to:

Leon County Parks & Recreation Division
1907 S. Monroe St.
Tallahassee, Florida 32301

B. Submission deadlines:

Refer to Section 4.1

C. A Site Map may be required depending on scope and size of event. It should include but may not be limited to placement of things such as:

1. Barricade locations
2. Vendor locations
3. Portable restroom locations
4. Trash receptacle locations
5. Park roads requested for closure
6. Tent locations, etc.
7. Trail closures
8. Off-site parking
9. Handicap parking locations

D. Security Plan may be required depending on scope and size of event. Requirements will be determined in coordination with the park staff and

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the local law enforcement office. Event organizer may be required to hire off duty law enforcement officers in addition to other security that may be needed on site. Events that have over 500 people present will require approval by local law enforcement prior to proceeding with other event arrangements. This request must be submitted at least two weeks prior to the event.

E. Traffic flow plan may be required depending on scope and size of event. If so, include route for run/walk, entering and leaving the event, or any other request affecting the flow of traffic. At all times an open traffic lane must be maintained for emergency vehicles to enter and leave the area.

F. Application information will be used by staff to draft a Special Event Form for use of the park.

G. A certificate of liability insurance will be required naming Leon County as additional insured in an amount predicated on the anticipated attendance, as determined by Leon County Risk Management.

H. Trash receptacles will be provided by the Parks & Recreation Division for Special Events with anticipated attendance of less than 200. If anticipated attendance is 200 or more, the Applicant must arrange for additional receptacles and dumpster(s) and provide the Parks & Recreation Division with the name and phone number of the company providing the receptacles and dumpster(s), the date of delivery, and the date of removal. Indicate placement on the Site Map, so it can be approved by the Parks & Recreation Division.

I. The Applicant may be required to provide portable restrooms depending on scope and size of the Special Event as determined by the Parks & Recreation Division. Multi-day events will require daily cleaning service. Portable restrooms may be placed one day prior to the Special Event and must be removed from the site within 48 hours after the end of the Special Event. Applicant shall provide the name and phone number of the provider, the date of delivery and the date of removal. Indicate location on the Site Map.

J. The Applicant shall provide a Clean-up Plan to explain how Applicant will ensure that all debris will be properly disposed of, how all equipment brought in for the Special Event is to be removed, and how the park and/or facility will be restored to the same condition as it was prior to the Special Event.

K. Parking for the Special Event will be required to stay within the designated parking lots at the park or community facility. All other vehicles will have to be parked off site. The Applicant will be required to submit a plan showing the location of the off-site parking, permission letter from the owner to use the area, and describe how the users will be transported to and from the site of the event. All associated fees for parking must be paid by the applicant. A permit from the Department of Development Support & Environmental Management for off-site parking is required.

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L. The Applicant will be responsible for all signage required for the Special Event.

M. The County Parks & Recreation Division will only perform additional maintenance to a site for a Special Event that complies with the "Best Management Practices" for maintaining the site for the use it was designed. Anything requested by the Applicant that does not conform to "Best Practices" as articulated in the Florida Forest Stewardship Management Plan will be denied.

N. The number of Special Events allowed at any one site may be limited by the County. Applicants may be required to combine their Special Event with other events to reduce the number of Special Events held per site.

O. The Applicant shall sign the Special Event Form and return it to the Parks & Recreation Division with payment of all fees and deposits within 14 days of its receipt. If not received during the 14-day period, the Parks & Recreation Division will cancel the Special Event reservation request. The insurance certificate confirming the required coverage is due a minimum of 14 days prior to the Special Event date. Failure to provide the above will result in the forfeiture of all pre-paid fees and the use of the park.

P. A damage deposit is required in addition to the regular event fee. The deposit amount shall be $100 or 25% of the fee, whichever is greater. If the reserved area is found to be in good condition following the event, the deposit will be refunded four - six weeks after the Special Event. If repairs are needed, the Applicant's deposit will be utilized to repair damage to park property resulting from the Special Event. In addition, the Applicant will also be responsible for the cost of any damage repair over and above the deposit amount.

Q. If the Applicant cancels in writing at least 30 days prior to the event, then fees and deposits paid can be applied to another event or will be refunded. If the Applicant cancels in writing 15 – 29 days prior to event, then the total deposit and one half of the fees can be applied to another event or refunded.

If notice is not received before the 14-day period, the rental fee is forfeited. However, security deposits and staff set up and take down fees will be refunded. The receipt must be presented for refund to be processed. The refund will be mailed in approximately four to six weeks. Refund checks will be made out to the entity whose name appears on the payment check and mailed to the address shown on the Special Event Form.

R. Applicant is required to obtain all permits, licenses, and certificates required by County, City, State, Federal, or other applicable regulatory agencies. Examples of these are the County Temporary Use Permit (Ordinance 10-6.804.A), and the City Tent Permit (Land Development Code Section 10-423).

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S. Failure to abide by Parks & Recreation Division Rules and Regulations will result in forfeiture of the Applicant's deposit and may result in future event privileges being suspended.

T. Leon County EMS (LCEMS) shall review any request for events hosting 500 people or more. The determination for the need of any additional LCEMS resources beyond those available in the area will depend on the venue, temperature, type of event, remote location, ingress and egress in the area, potential helicopter landing zones, and other factors that could impact health and safety. A request for the need of additional LCEMS resources shall be provided at least two weeks in advance. A minimum of three hours of coverage is required for any event that needs coverage. The following will provide guidance for coverage, but could be altered, based on individual events. The number listed would be considered minimum staffing.

Number Attendees and Participants Combined	Personnel Required at Passive Attendee Event	Personnel Required at Active Attendee Event
500 – 5,000	2	3
5,000 – 10,000	3	4
10,000 – 15,000	4	6
15,000 – 25,000	5	8
25,000 – 35,000	6	10
35,000 – 50,000	8	12
50,000 – 65,000	9	15
65,000 – 80,000	11	18
80,000 – 95,000	13	20
95,000 – over	15 +	22 +

Note: LCEMS does not provide water rescue.

U. The Tallahassee Fire Department (TFD) shall review any request for events hosting 500 people or more. The determination for the need of any additional fire resources beyond those available in the area will depend on the venue, temperature, type of event, remote location, access and egress in the area and other factors that could impact fire and life safety. Request for need of additional fire resources shall be provided to TFD at least two weeks in advance. A minimum of three hours of coverage is required for any event that is determined to need coverage.

11.5 Denial of Use

Refer to Section 8.

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