



February 29, 2018

Department of Economic Opportunity  
Division of Community Development  
107 East Madison Street, MSC 160  
Tallahassee, Florida 32399-4120

Re: Adopted Amendments Package

The Tallahassee-Leon County Planning Department hereby submits the adopted small scale amendments for the 2018 Comprehensive Plan Amendment Cycle for the City of Tallahassee and Leon County, amending the joint Tallahassee-Leon County 2030 Comprehensive Plan. These amendments are submitted pursuant to the Joint City-County Commission adoption public hearing on February 27, 2018.

The adopted amendments are being transmitted as small scale amendments under section 163.3187(1), Florida Statutes. The adopted amendments package includes four small scale map amendments:

| <u>Amendment</u>                            | <u>Acres</u> |
|---|--------------|
| PCM201801 – Parkway Place                   | 0.41         |
| PCM201802 – PetroSouth                      | 0.6          |
| PCM201803 – FSU Health Clinic               | 1.79         |
| LMA201802 – Capital Circle Light Industrial | 3.8          |

The cumulative total number of acres for small-scale amendments approved for the calendar year is approximately 6.6 acres. None of the adopted amendments are within an area of critical state concern. None of the adopted amendments involve a site within a rural area of opportunity.

Enclosed are the following ordinances adopting the comprehensive plan amendments:

- City of Tallahassee Ordinance 18-O-07 adopted February 27, 2018
- Leon County Ordinance No. 18-01 adopted February 27, 2018

If you have any questions concerning the proposed amendments, please contact:

Artie White at (850) 891-6400; 300 South Adams Street, Tallahassee, FL 32301; FAX: (850) 891-6404;  
e-mail [artie.white@talgov.com](mailto:artie.white@talgov.com).

Sincerely,



Cherie Bryant, AICP  
Planning Manager  
Tallahassee-Leon County Planning Department

cc:

Jessica Icerman (w/o attachments)  
Lou Norvell (w/o attachments)

**ATTACHMENT #1**  
**SUMMARY CHART**

**MATRIX FOR 2018 CYCLE AMENDMENTS**

A = Approve  
D = Denial  
AM = Approve as Modified

| <i>Item #</i> | <i>Amendment To:</i>  | <i>Nature of Proposed Amendment</i>   | <i>Planning Staff Recommendation</i>            | <i>LPA Recommendation</i>                       | <i>Board/Commission Position</i>                | <i>Status</i>  |
|---------------|---|---|---|---|---|--|
| PCM201801     | FUTURE LAND USE MAP<br><b>Parkway Place</b>   | <b>From:</b> Residential Preservation<br><b>To:</b> Suburban<br>0.41 acres  | A   | A   | A   | <b>Small Scale Map Amendment<br/>Adopted February 27, 2018</b>     |
| PCM201802     | FUTURE LAND USE MAP<br><b>PetroSouth</b>  | <b>From:</b> Urban Residential-2<br><b>To:</b> Suburban<br>0.6 acres  | A   | A   | A   | <b>Small Scale Map Amendment<br/>Adopted February 27, 2018</b>     |
| PCM201803     | FUTURE LAND USE MAP<br><b>FSU Health Clinic</b>   | <b>From:</b> Educational Facilities and<br>Recreation/Open Space<br><b>To:</b> Government Operational<br>1.79 acres                                 | A   | A   | A   | <b>Small Scale Map Amendment<br/>Adopted February 27, 2018</b>     |
| PCM201804     | FUTURE LAND USE MAP<br><b>Chabad House</b>  | <b>From:</b> Residential Preservation<br><b>To:</b> University Transition<br>3.71 acres   | <b>AM<br/>(Approve with<br/>Expansion Area)</b> | <b>AM<br/>(Approve with<br/>Expansion Area)</b> | <b>AM<br/>(Approve with<br/>Expansion Area)</b> | <b>Large Scale Map Amendment<br/>Transmitted February 27, 2018</b> |
| LMA201802     | FUTURE LAND USE MAP<br><b>Capital Circle Light<br/>Industrial</b>                               | <b>From:</b> Urban Fringe<br><b>To:</b> Suburban<br>3.8 acres   | <b>AM<br/>(Approve with<br/>Expansion Area)</b> | <b>AM<br/>(Approve with<br/>Expansion Area)</b> | <b>AM<br/>(Approve with<br/>Expansion Area)</b> | <b>Small Scale Map Amendment<br/>Adopted February 27, 2018</b>     |
| LMA201803     | FUTURE LAND USE MAP<br><b>East Mahan</b>  | <b>From:</b> Urban Fringe<br><b>To:</b> Rural<br>232 acres  | A   | A   | A   | <b>Large Scale Map Amendment<br/>Transmitted February 27, 2018</b> |
| LMA201804     | FUTURE LAND USE MAP<br><b>Barcelona Offices</b>   | <b>From:</b> Urban Residential-2<br><b>To:</b> Suburban<br>30 acres   | A   | A   | A   | <b>Large Scale Map Amendment<br/>Transmitted February 27, 2018</b> |
| PCT201801     | LAND USE ELEMENT<br><b>Science &amp; Innovation and<br/>Industry &amp; Mining Land<br/>Uses</b> | New land use categories that address<br>research and development and<br>innovation districts, and industrial,<br>light industrial, and mining uses. | A   | A   | A   | <b>Text Amendment<br/>Transmitted February 27, 2018</b>            |
| PCT201802     | MOBILITY ELEMENT<br><b>Regional Mobility Plan<br/>Maps</b>                                      | Update the Adopted Cost Feasible Map<br>and replace the project specific<br>Adopted Cost Feasible Maps with<br>project lists.                       | A   | A   | A   | <b>Text Amendment<br/>Transmitted February 27, 2018</b>            |
| PCT201803     | INTERGOVERNMENTAL<br>COORDINATION<br>ELEMENT<br><b>Comprehensive Plan<br/>Amendment Process</b> | Update Objective 1.8 and Policy 1.8.1<br>addressing the Comprehensive Plan<br>Amendment Process.  | A   | <b>Continued</b>                                |   | <b>Continued to March<br/>LPA Public Hearing</b>                   |

**ATTACHMENT #2  
EXECUTED ORDINANCES  
ADOPTING  
SMALL-SCALE  
PLAN AMENDMENTS**

1 **ORDINANCE NO. 18-O-07**

2  
3 **AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING SMALL SCALE**  
4 **AMENDMENTS TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE**  
5 **PLAN; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN**  
6 **EFFECTIVE DATE.**

7  
8 WHEREAS, Chapters 163 and 166, Florida Statutes, empower the City Commission of  
9 the City of Tallahassee to prepare and enforce comprehensive plans for the development of the  
10 City; and,

11 WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Community  
12 Planning Act, empower and require the City Commission of the City of Tallahassee to (a) plan  
13 for the City's future development and growth; (b) adopt and amend comprehensive plans, or  
14 elements or portions thereof, to guide the future growth and development of the City; (c)  
15 implement adopted or amended comprehensive plans by the adoption of appropriate land  
16 development regulations; and (d) establish, support, and maintain administrative instruments and  
17 procedures to carry out the provisions and purposes of the Act; and,

18 WHEREAS, pursuant to Section 163.3187, Florida Statutes, the City Commission of the  
19 City of Tallahassee has held several public work sessions, public meetings and several public  
20 hearings with due public notice having been provided, on these amendments to the  
21 Comprehensive Plan; and,

22 WHEREAS, the City Commission of the City of Tallahassee considered all oral  
23 and written comments received during public hearings, including the data collection and  
24 analyses packages, the recommendations of the Local Planning Agency/Planning Commission;  
25 and,

26 WHEREAS, in exercise of its authority, the City Commission of the City of Tallahassee  
27 has determined it necessary and desirable to adopt these amendments to the comprehensive plan  
28 to preserve and enhance present advantages; encourage the most appropriate use of land, water

1 and resources, consistent with the public interest; overcome present handicaps; and deal  
2 effectively with future problems that may result from the use and development of land within the  
3 City of Tallahassee, and to meet all requirements of law.

4 NOW THEREFORE, BE IT ENACTED by the People of the City of Tallahassee, Florida,  
5 as follows, that:

6 **Section 1. Purpose and Intent.**

7 This ordinance is hereby enacted to carry out the purpose and intent of, and exercise the  
8 authority set out in, Sections 163.3161 through 163.3215, Florida Statutes, the Community  
9 Planning Act.

10 **Section 2. Map Amendment.**

11 The ordinance does hereby adopt the following portion of the text attached hereto as  
12 Exhibit "A," and made a part hereof, as an amendment to the Tallahassee-Leon County  
13 2030 Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon County  
14 2030 Comprehensive Plan," as amended, in accordance therewith, being an amendment to the  
15 following Plan element:

16 Map Amendment PCM201801 which relates to the Future Land Use Map.

17 **Section 3. Map Amendment.**

18 The ordinance does hereby adopt the following portion of the text attached hereto as  
19 Exhibit "B," and made a part hereof, as an amendment to the Tallahassee-Leon County  
20 2030 Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon County  
21 2030 Comprehensive Plan," as amended, in accordance therewith, being an amendment to the  
22 following Plan element:

23 Map Amendment PCM201802 which relates to the Future Land Use Map.

24

1 **Section 4. Map Amendment.**

2 The ordinance does hereby adopt the following portion of the text attached hereto as  
3 Exhibit "C," and made a part hereof, as an amendment to the Tallahassee-Leon County  
4 2030 Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon County  
5 2030 Comprehensive Plan," as amended, in accordance therewith, being an amendment to the  
6 following Plan element:

7 Map Amendment PCM201803 which relates to the Future Land Use Map.

8 **Section 5. Conflict With Other Ordinances and Codes.**

9 All ordinances or parts of ordinances of the Code of Ordinances of the City of Tallahassee,  
10 Florida, in conflict with the provisions of this ordinance are hereby repealed to the extent of  
11 such conflict.

12 **Section 6. Severability.**

13 If any provision or portion of this ordinance is declared by any court of competent  
14 jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions  
15 and portions of this Ordinance shall remain in full force and effect.

16 **Section 7. Copy on File.**

17 To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a  
18 certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon  
19 2030 Comprehensive Plan and these amendments thereto, shall also be located in the  
20 Tallahassee-Leon County Planning Department. The Planning Director shall also make copies  
21 available to the public for a reasonable publication charge.

22 **Section 8. Effective Date.**

23 The effective date of these Plan amendments shall be according to law and the applicable  
24 statutes and regulations pertaining thereto.

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INTRODUCED in the City Commission on the 31<sup>st</sup> day of January, 2018.

PASSED by the City Commission on the 27<sup>th</sup> day of February, 2018.

CITY OF TALLAHASSEE

By: Andrew D. Gillum  
Andrew D. Gillum  
Mayor

ATTEST:

APPROVED AS TO FORM:

By: James O. Cooke, IV  
James O Cooke, IV  
City Treasurer-Clerk

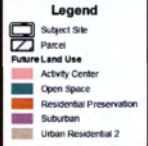
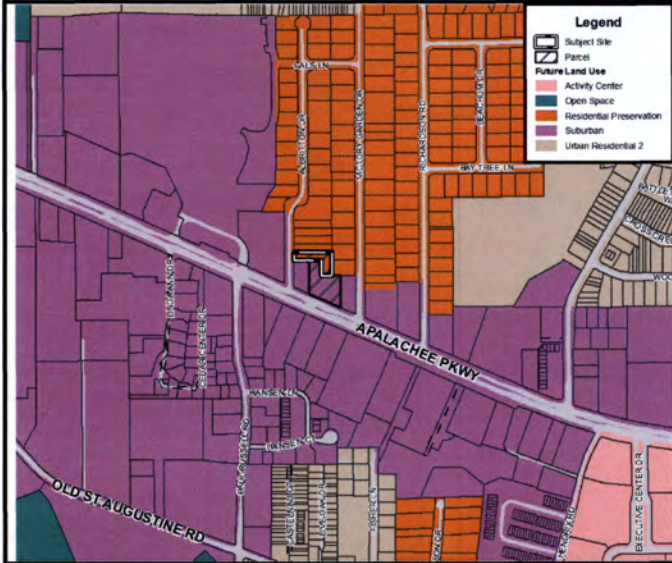
By: Cassandra K. Jackson  
Cassandra K. Jackson  
Interim City Attorney



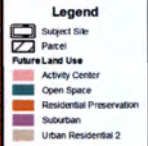
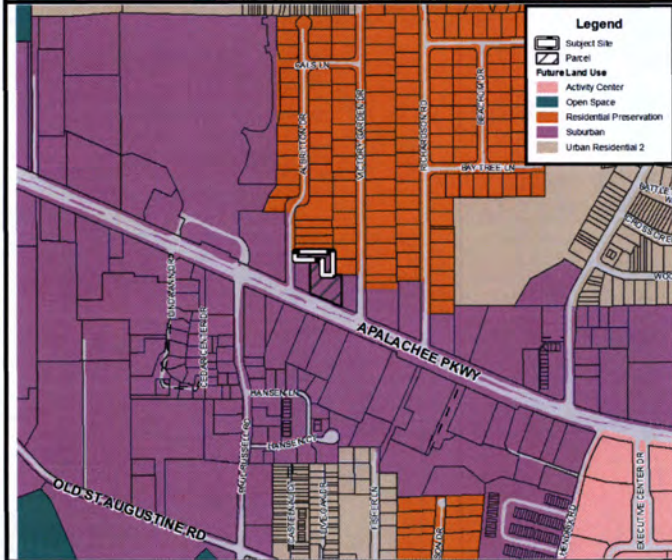


Ordinance No. 18-O-07  
Exhibit A

Map Amendment PCM201801



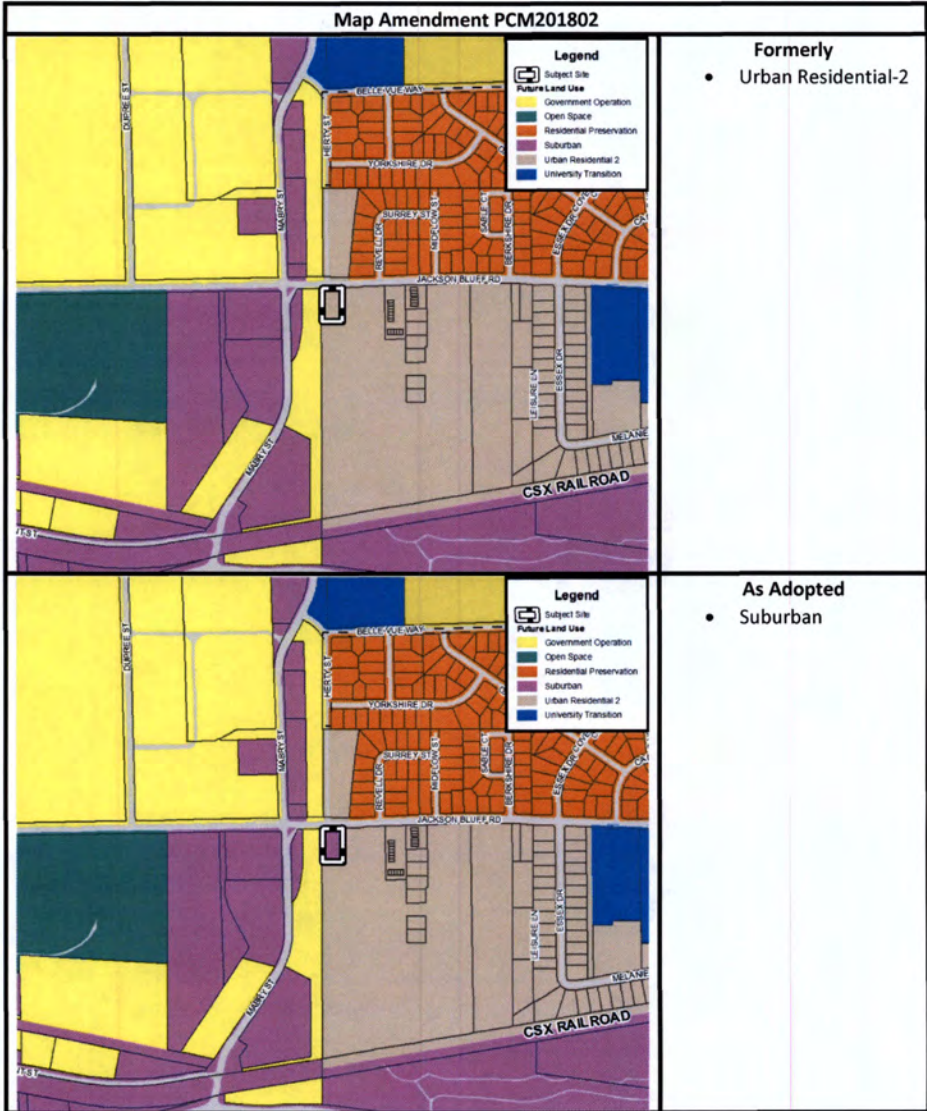
- Formerly
- Residential Preservation



- As Adopted
- Suburban

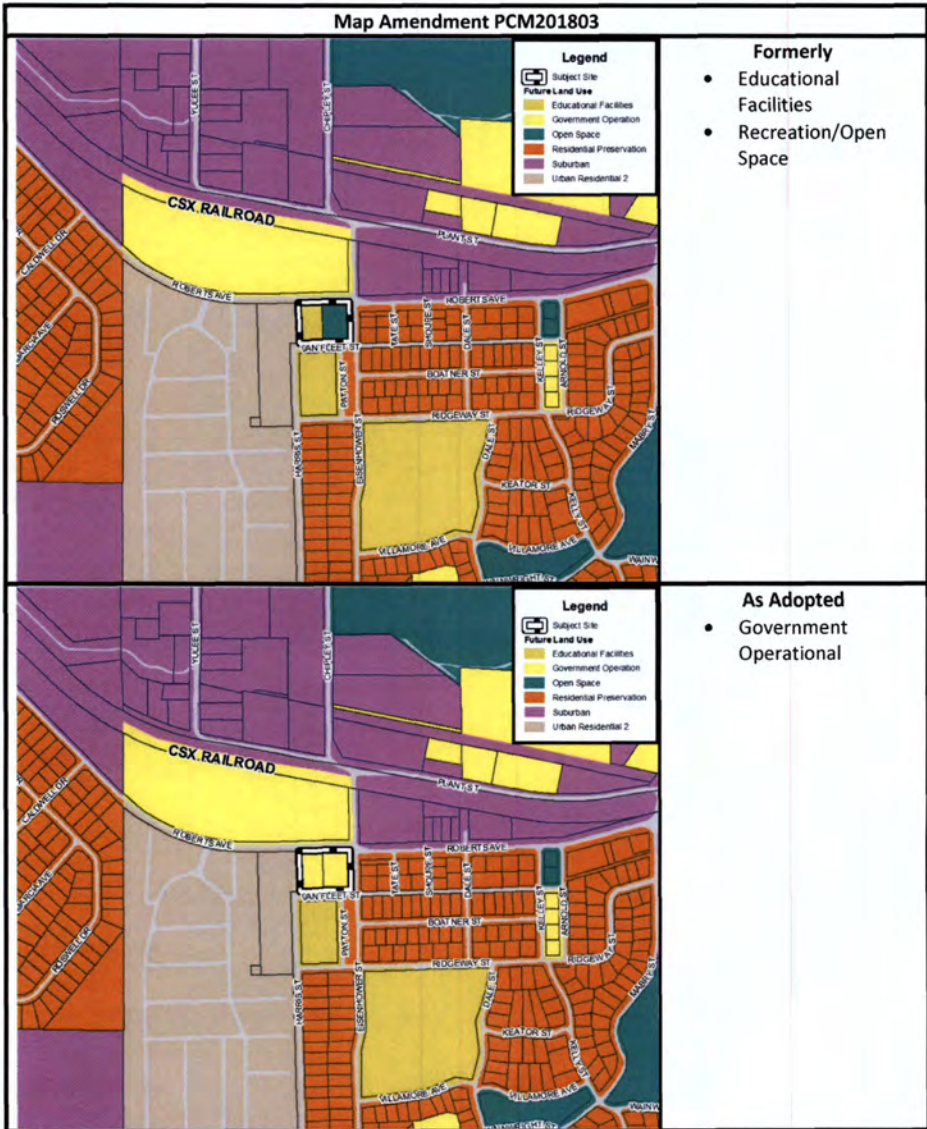
Ordinance No. 18-O-07  
Exhibit B

Map Amendment PCM201802



Ordinance No. 18-0-07  
Exhibit C

Map Amendment PCM201803



TALLAHASSEE DEMOCRAT

PUBLISHED DAILY

TALLAHASSEE-LEON FLORIDA

STATE OF FLORIDA COUNTY OF LEON:

Before the undersigned authority personally appeared Kim Christ, who on oath says that he or she is a Legal Advertising Representative of the Tallahassee Democrat, a daily newspaper published at Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

(Leon County Planning—Notice of Change of Land Use and Rezoning Public Hearing)

In the Second Judicial Circuit Court was published in said newspaper in the issue of:

(February 13<sup>th</sup> 2018)

Affiant further says that the said Tallahassee Democrat is a newspaper published at Tallahassee, in the said Leon County, Florida, and that the said newspaper has heretofore been continuously published in Leon County, Florida each day and has been entered as periodicals matter at the post office in Tallahassee, in said Leon County, for a period of one year next preceding the first publication of the attached copy of advertisement; the affiant further says that he or she has never paid nor promised any person, firm or corporation and discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

[Kim Christ]

LEGAL ADVERTISING REPRESENTATIVE

Sworn to and subscribed before me.

This 13 Day of February 2018 by

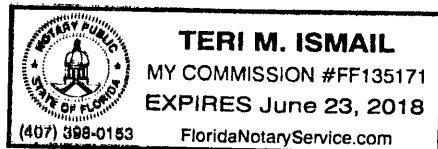
[NAME] Kim Christ

Personally Known

(SEAL)

NOTARY PUBLIC  
STATE OF FLORIDA  
COUNTY OF LEON

*Teri M. Ismail*



# Notice of Change of Land Use Comprehensive Plan Amendment and Rezoning Public Hearing

**City Commission Transmittal Public Hearing, Adoption  
Public Hearing and Implementing Ordinance Public Hearing, and Rezoning Public Hearing  
Tuesday, February 27, 2018, 6 pm, 5th Floor, Leon County Courthouse**

## Map Amendment Transmittal

**Requested Map Amendment: Chapel Drive**  
**Reference Number: PCM201804**  
**Address: 232 Chapel Drive and surrounding area**  
**Applicant: Rabbi Schneur Z. Oirechman**

This is a request to change the Future Land Use Map (FLUM) designation for two parcels totaling approximately 3.71 acres in the Chapel Ridge neighborhood from Residential Preservation (RP) to University Transition (UT). An expansion area is proposed to include the Westminster Hills Subdivision, including the seventeen parcels in the White subdivision along Westminster Drive, total approximately 16.54 acres.

The Residential Preservation FLUM designation allows for single-family houses, townhomes, and duplexes at a maximum density of six (6) units per acre. The University Transition FLUM designation allows for a mix of uses, including smaller scale retail and commercial uses, entertainment commercial uses, offices, and residential housing up to fifty (50) units per acre.

A rezoning application has been filed concurrent with this amendment. A zoning change from Planned Unit Development [PUD] and RP-1 Residential Preservation to University Transition (UT) is being requested to implement the proposed amendment to the Future Land Use Map.

## Text Amendment Transmittal

**Requested Text Amendment: Research and Innovation and Industry and Mining Land Uses**  
**Reference Number: PCT201801**  
**Applicant: Tallahassee-Leon County Planning Dept.**

The proposed text amendment would create new land use categories that address research and development, innovation districts, light industrial, mining, and heavy industrial uses. The proposed land use categories will include guidelines for the development of implementing zoning districts.

**Requested Text Amendment: Regional Mobility Plan Maps**  
**Reference Number: PCT201802**  
**Applicant: Tallahassee-Leon County Planning Dept.**

This is a request to amend the Mobility Element of the Tallahassee-Leon County Comprehensive Plan to update the Adopted Cost Feasible Map, and to replace the project specific Adopted Cost Feasible Maps with project lists. This section is being amended to reflect the Cost Feasible Projects that were identified in the CRTPA 2040 Regional Mobility Cost Feasible Plan.

## Map Amendment Adoption

At the above public hearing the City Commission will take public comments on and consider adoption of the following Ordinance, which adopts the map and text amendments in this advertisement:

### ORDINANCE NO. 18-O-07

**AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING AMENDMENTS TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN, PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.**

Space and Educational Facilities to Government Operational on two parcels totaling 1.79 acres. The parcel is located immediately south of Roberts Avenue and immediately west of Eisenhower Street. One is owned by the City of Tallahassee and the other by the State of Florida. Florida State University is seeking to purchase the subject site to construct a medical teaching facility.

The existing Recreation/Open Space FLUM allows for government owned lands which have active or passive recreational facilities, historic sites, forests, cemeteries, or wildlife management areas, while permitted uses in the Educational Facilities FLUM are limited to educational facilities and ancillary community services to serve the student population, or the community in general. The proposed Government Operational allows for government owned offices, libraries, museums, and various other community services/facilities.

A rezoning application will be processed concurrent with this amendment. A zoning change from Residential Preservation -2 (RP-2) to Government Operational - 1 (GO - 1) is being requested to implement the proposed amendment to the Future Land Use Map.

## Rezoning

Notice is hereby given that the Tallahassee City Commission will conduct a public hearing on Tuesday, February 27, 2018, at 6 pm, the County Commission Chambers, 5th Floor, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida, to consider adoption of the ordinances entitled to wit:

### ORDINANCE NO. 18-Z-02

**AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA DESIGNATING AND INCLUDING ADDITIONAL TERRITORY AS AND IN COMMERCIAL PARKWAY ON THE OFFICIAL ZONING MAP OF THE CITY OF TALLAHASSEE ADOPTED AND ESTABLISHED BY THE CITY COMMISSION; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

The proposed Ordinance will rezone the subject site from the Residential Preservation-1 (RP-1) and Residential Preservation - 2 (RP-2) Zoning Districts to the Commercial Parkway (CP) Zoning District. The site is also the subject of Future Land Use Map (FLUM) amendment PCM201801.

### ORDINANCE NO. 18-Z-03

**AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA DESIGNATING AND INCLUDING ADDITIONAL TERRITORY AS AND IN GENERAL COMMERCIAL ON THE OFFICIAL ZONING MAP OF THE CITY OF TALLAHASSEE ADOPTED AND ESTABLISHED BY THE CITY COMMISSION; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

The proposed Ordinance will rezone the subject site from the Medium Density Residential (MR-1) to the General Commercial (C-2) Zoning District. The site is also the subject of Future Land Use Map (FLUM) amendment PCM201802.

### Map Amendment

*Requested Map Amendment: Parkway Place*  
*Reference Number: PCM201801*  
*Address: 2320 Apalachee Parkway*  
*Applicant: Parkway Place Partners, LTD.*

This is a request to change the Future Land Use Map (FLUM) designation from Residential Preservation to Suburban. The parcel is located immediately north of Apalachee Parkway and east of Albritton Drive. The subject site is owned by Parkway Place Partners LTD and consists of one storefront in an existing shopping center. The existing Residential Preservation category allows residential uses up to six dwelling units per acre. The proposed Suburban category allows a mixture of office, commercial uses and residential densities up to 20 units per acre. The applicant is requesting the amendment to make the one storefront FLUM consistent with the remainder of the shopping center.

A rezoning application has been filed concurrent with this amendment. A zoning change from Residential Preservation - 1 (RP-1) and Residential Preservation-2 (RP-2) to Commercial Parkway (CP) is being requested to implement the proposed amendment to the Future Land Use Map.

*Requested Map Amendment: PetroSouth*  
*Reference Number: PCM201802*  
*Address: 2415 Jackson Bluff Road*  
*Applicant: Lar Lar Development, LLC*

This is a request to change the Future Land Use Map (FLUM) designation from Urban Residential 2 to Suburban on a parcel totaling 0.726 acres. The parcel is located immediately south of Jackson Bluff Road and east of Mabry Street. The subject site is owned by Lar Lar Development LLC and is developed with a convenient store. The existing Urban Residential 2 is a residential category with a density up to 20 units per acre. Under the category commercial/retail uses are prohibited. The proposed Suburban category allows a mixture of office, commercial uses and residential densities up to 20 units per acre. The applicant is requesting the amendment so that they can continue to operate the long-term business which occupies the subject site.

A rezoning application has been filed concurrent with this amendment. A zoning change from Medium Density Residential (MR-1) to General Commercial (C-2) is being requested to implement the proposed amendment to the Future Land Use Map.

*Requested Map Amendment: FSU Health Clinic*  
*Reference Number: PCM201803*  
*Address: Roberts Avenue at Eisenhower St.*  
*Applicant: Tallahassee-Leon County Planning Dept.*

This is a request to change the Future Land Use Map (FLUM) designation from Recreation /Open

### ORDINANCE NO. 18-Z-04

**AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA DESIGNATING AND INCLUDING ADDITIONAL TERRITORY AS AND IN GOVERNMENT OPERATIONAL-1 ON THE OFFICIAL ZONING MAP OF THE CITY OF TALLAHASSEE ADOPTED AND ESTABLISHED BY THE CITY COMMISSION; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

The proposed Ordinance will rezone the subject site from the Residential Preservation-2 (RP-2) to the Government Operational-1 (GO-1) Zoning District. The site is also the subject of Future Land Use Map (FLUM) amendment PCM201803.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinances and resolutions. The application, ordinances and resolutions are on file at the Tallahassee-Leon County Planning Department, 3rd floor, Frenchtown Renaissance Center, 435 N. Macomb Street, Tallahassee, Florida and may be reviewed between 8:00 A.M. and 5:00 P.M. For further information please call 891-6400.

The purpose of the hearing is to consider Cycle 2018 amendments to the Tallahassee-Leon County Comprehensive Plan. The Plan provides a blueprint of how the community is intended to develop over the next 15-20 years. The plan amendments may be inspected by the public at the Tallahassee-Leon County Planning Department, located on the third floor of the Frenchtown Renaissance Center, 435 North Macomb Street, Tallahassee, Florida, during normal business hours, Monday through Friday, 8:00 a.m. to 5:00 p.m. For more information, contact the Planning Department at (850) 891-6400.

If you have a disability requiring accommodations, please call the Tallahassee-Leon County Planning Department at least three (3) working days prior to the hearing. The phone number for the Florida Relay TDD Service is 1-800-955-8771.

**NOTICE: PLEASE BE ADVISED** that if a person decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The County Commission does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

*Adoption Hearing 2/27/18*



1 having been provided, to obtain public comment, and has considered all written and oral  
2 comments received during said work sessions, public meetings and public hearings; and

3 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County  
4 Commissioners of Leon County transmitted copies of the proposed amendment to the  
5 comprehensive plan to the Department of Economic Opportunity as the State Land Planning  
6 Agency and other state and regional agencies for written comment; and

7 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County  
8 Commissioners of Leon County held a public hearing with due public notice having been  
9 provided on the proposed amendment to the comprehensive plan; and

10 WHEREAS, the Board of County Commissioners of Leon County further considered all  
11 oral and written comments received during such public hearing, including the data collection and  
12 analyses packages, the recommendations of the Tallahassee-Leon County Local Planning  
13 Agency, and the Objections, Recommendations, and Comments Report of the Department of  
14 Economic Opportunity; and

15 WHEREAS, in exercise of its authority, the Board of County Commissioners of Leon  
16 County has determined it necessary and desirable to adopt the amendment to the comprehensive  
17 plan to preserve and enhance present advantages; encourage the most appropriate use of land,  
18 water and resources, consistent with the public interest; overcome present handicaps; and deal  
19 effectively with future problems that may result from the use and development of land within  
20 Leon County, and to meet all requirements of law;

21 BE IT ORDAINED by the Board of County Commissioners of Leon County, Florida,  
22 that:

23 **Section 1. Purpose and Intent.**

24 This Ordinance is hereby enacted to carry out the purpose and intent of, and exercise the  
25 authority set out in the Community Planning Act, Sections 163.3161 through 163.3215, Florida  
26 Statutes, as amended.



1 **Section 2. Map Amendment.**

2  
3 The Ordinance does hereby adopt the following portion of the text attached hereto as  
4 Exhibit “A,” and made a part hereof, as an amendment to the Tallahassee-Leon County 2030  
5 Comprehensive Plan, as amended, and does hereby amend “The Tallahassee-Leon County 2030  
6 Comprehensive Plan,” as amended, in accordance therewith, being an amendment to the  
7 following Plan element:

8 Map Amendment LMA201802, which relates to the Future Land Use Map.

9  
10 **Section 3. Applicability and Effect.**

11 The applicability and effect of this update to the 2030 Comprehensive Plan shall be as  
12 provided by the Community Planning Act, Sections 163.3161 through 163.3215, Florida  
13 Statutes, and this Ordinance, and shall apply to all properties under the jurisdiction of Leon  
14 County.

15 **Section 4. Conflict with Other Ordinances and Codes.**

16 All ordinances or parts of ordinances of the Code of Laws of Leon County, Florida, in  
17 conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

18 **Section 5. Severability.**

19 If any provision or portion of this Ordinance is declared by any court of competent  
20 jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and  
21 portions of this Ordinance shall remain in full force and effect.

22 **Section 6. Copy on File.**

23 To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public,  
24 a certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon  
25 County 2030 Comprehensive Plan and these updates thereto, shall also be located in the

1 Tallahassee-Leon County Planning Department. The Planning Director shall also make copies  
2 available to the public for a reasonable publication charge.

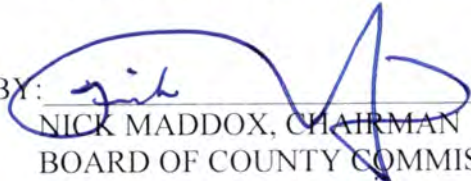
3 **Section 7. Effective Date.**

4 The effective date of this Plan update shall be according to law and the applicable statutes  
5 and regulations pertaining thereto.

6 DULY PASSED AND ADOPTED BY the Board of County Commissioners of Leon  
7 County, Florida, this 27th day of February, 2018.

8  
9 LEON COUNTY, FLORIDA



16 BY:   
17 NICK MADDOX, CHAIRMAN  
18 BOARD OF COUNTY COMMISSIONERS

19 ATTESTED BY:  
20 GWENDOLYN MARSHALL, CLERK  
21 OF THE COURT AND COMPTROLLER

22 BY:   
23 CLERK

24 APPROVED AS TO FORM:  
25 COUNTY ATTORNEY'S OFFICE  
26 LEON COUNTY, FLORIDA

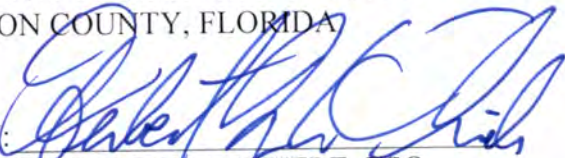
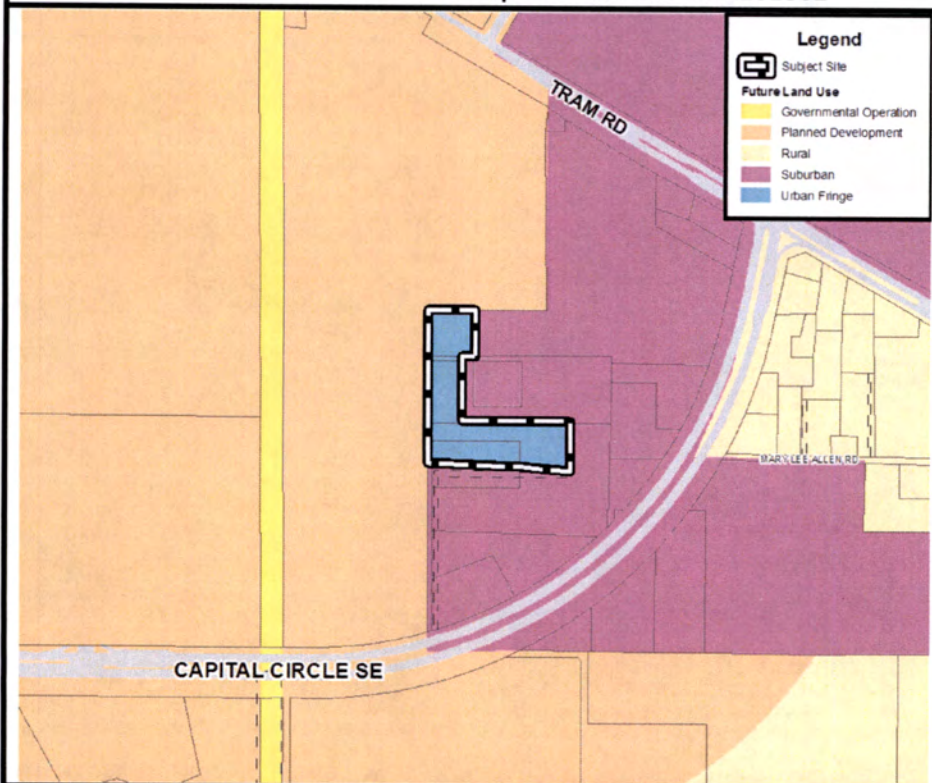
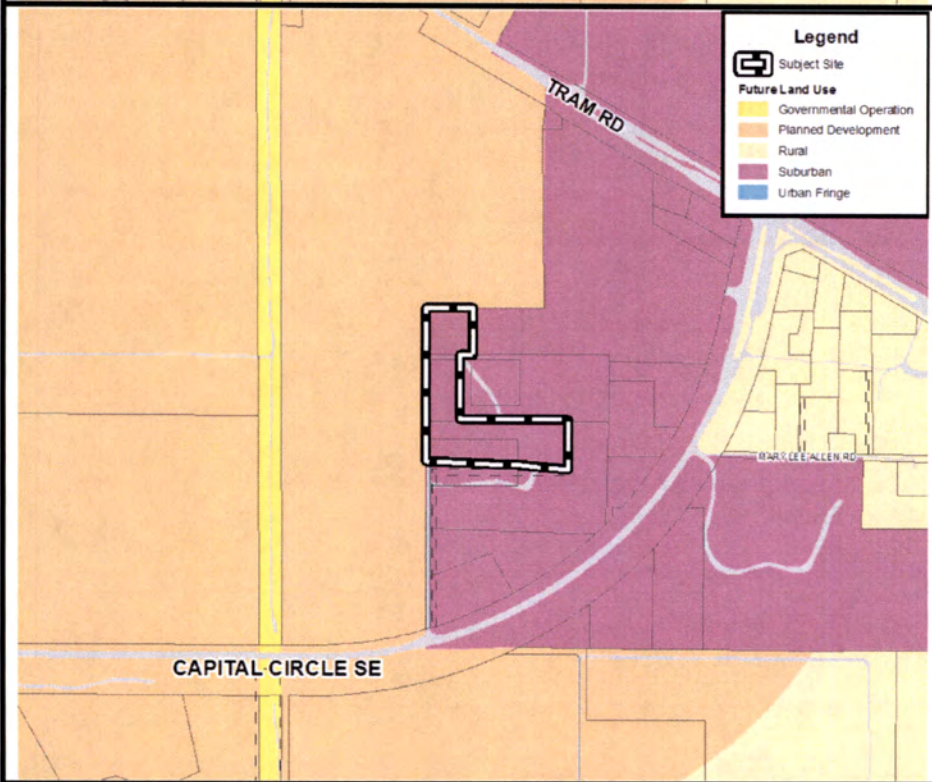
27 BY:   
28 HERBERT W.A. THIELE, ESQ.  
29 COUNTY ATTORNEY  
30  
31

Exhibit A

Map Amendment LMA201802



**Formerly**  
• Urban Fringe



**As Adopted**  
• Suburban

**ATTACHMENT #3**  
**ADOPTED AMENDMENTS**

# **Map Amendment PCM201801**

0.41 Acres

From: Residential Preservation

To: Suburban

**Staff Recommendation:**

*Approval*

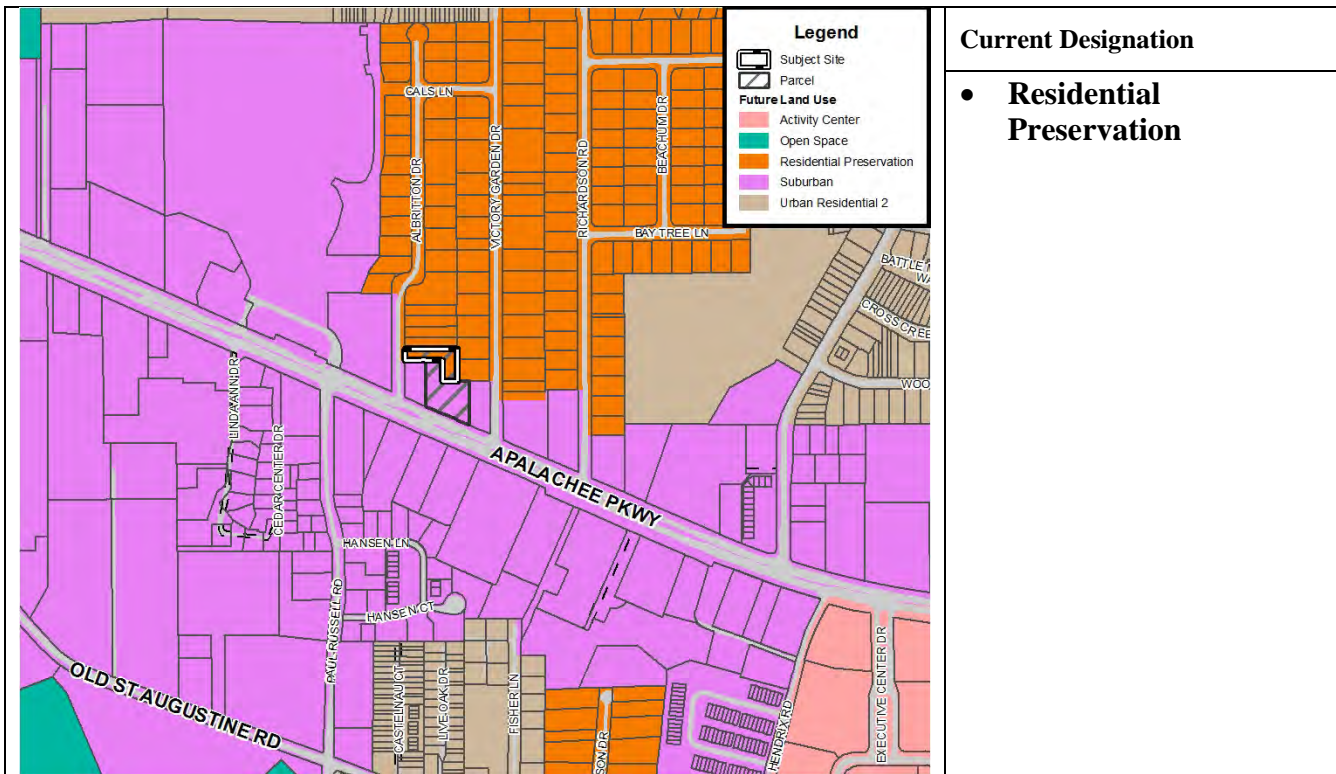
**Local Planning Agency:**

*Approval*

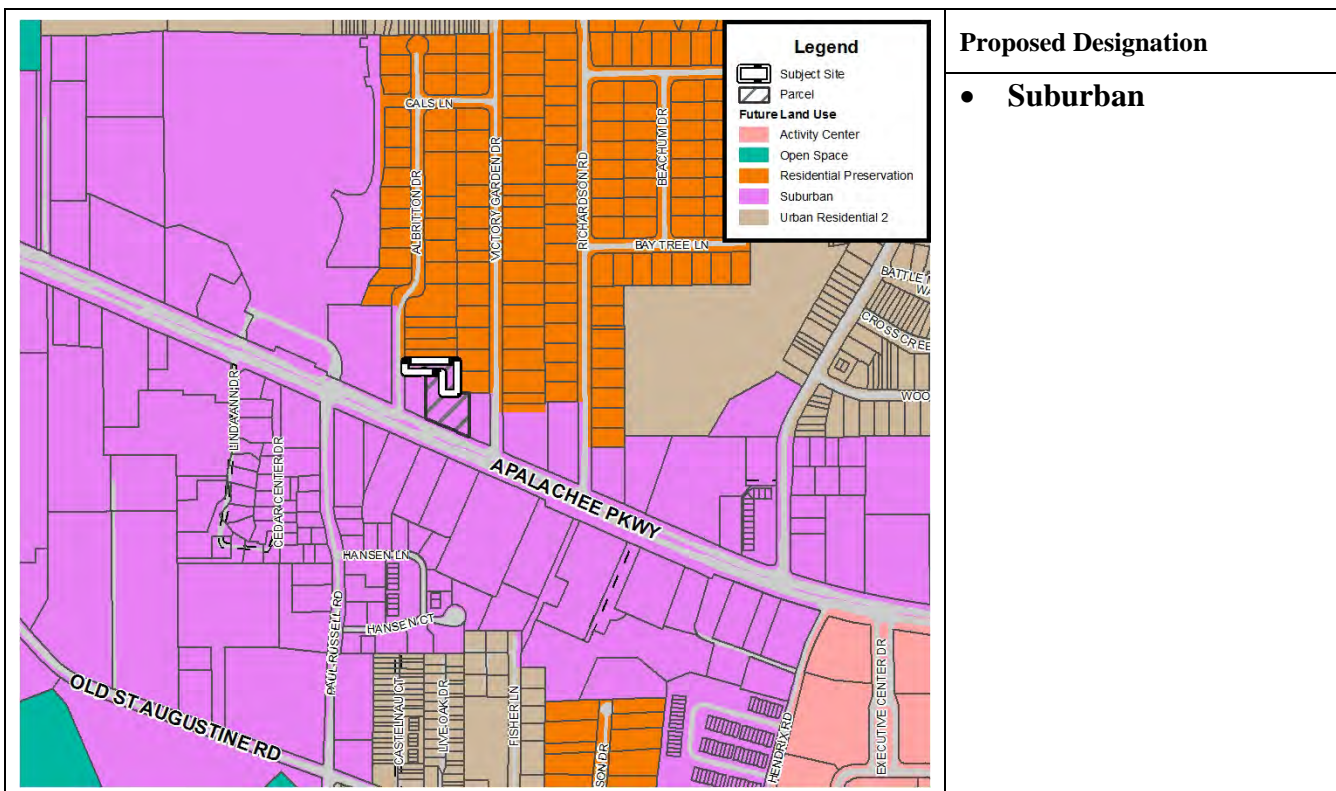
**City Commission and Board of County Commissioners:**

*Approval*

### Current Future Land Use Map Designation



### Proposed Future Land Use Map Designation



# **Map Amendment PCM201802**

0.6 Acres

From: Urban Residential-2

To: Suburban

**Staff Recommendation:**

*Approval*

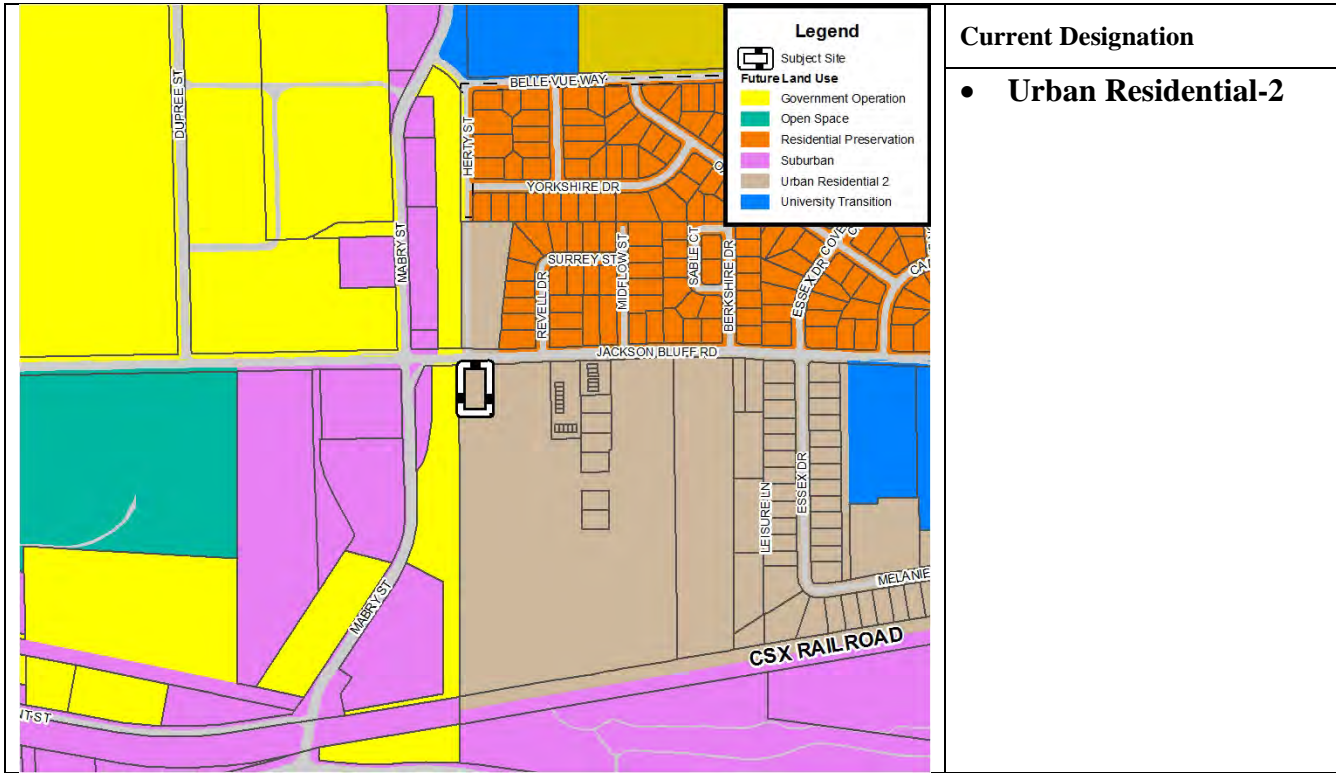
**Local Planning Agency:**

*Approval*

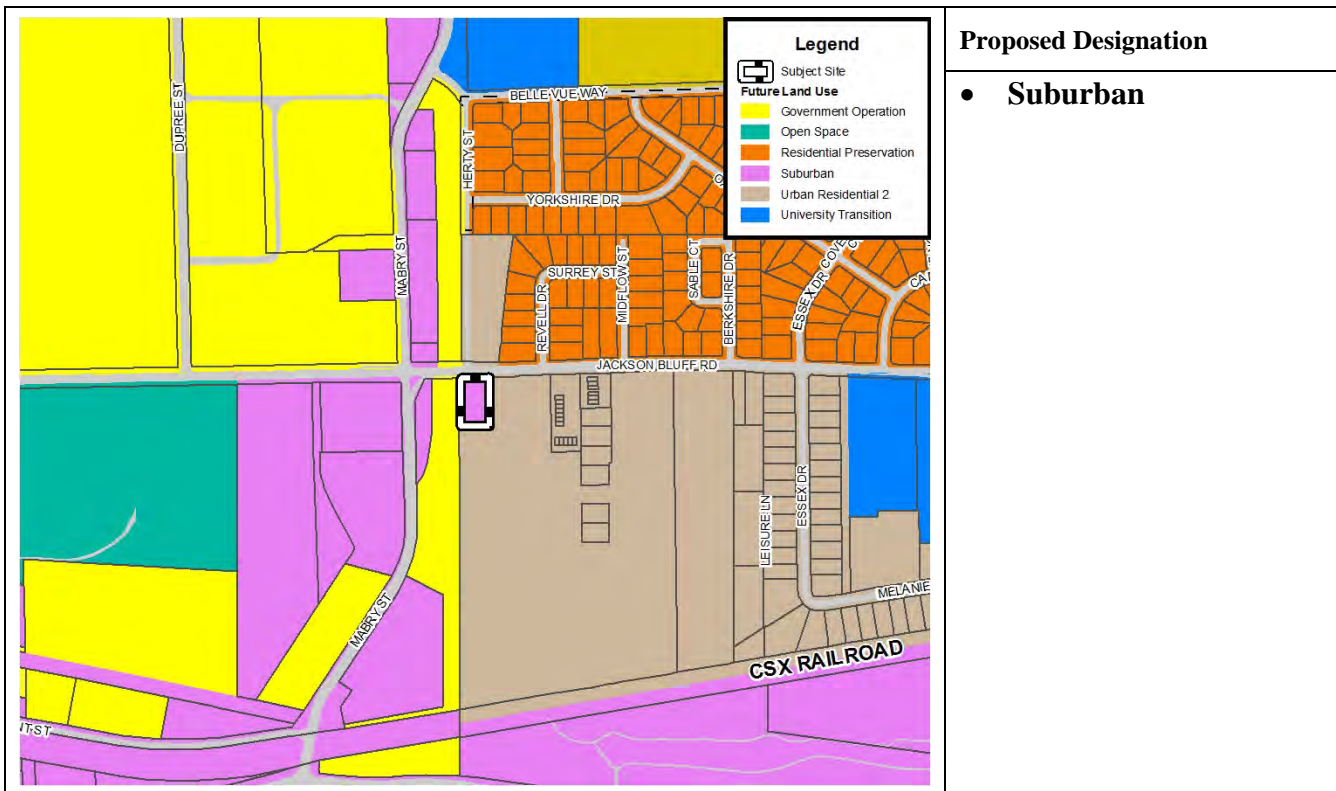
**City Commission and Board of County Commissioners:**

*Approval*

### Current Future Land Use Map Designation



### Proposed Future Land Use Map Designation





# **Map Amendment PCM201803**

1.79 Acres

From: Educational Facilities and Recreation/Open  
Space

To: Government Operational

**Staff Recommendation:**

*Approval*

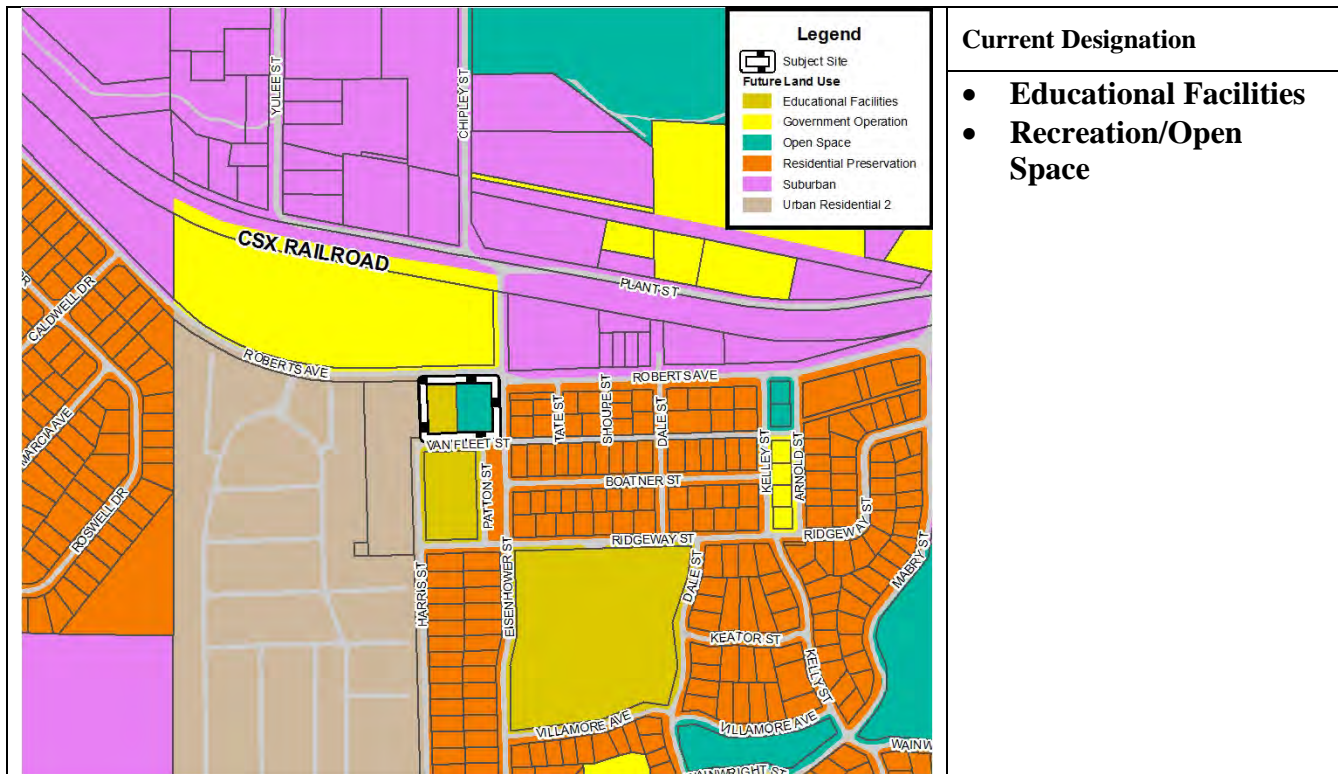
**Local Planning Agency:**

*Approval*

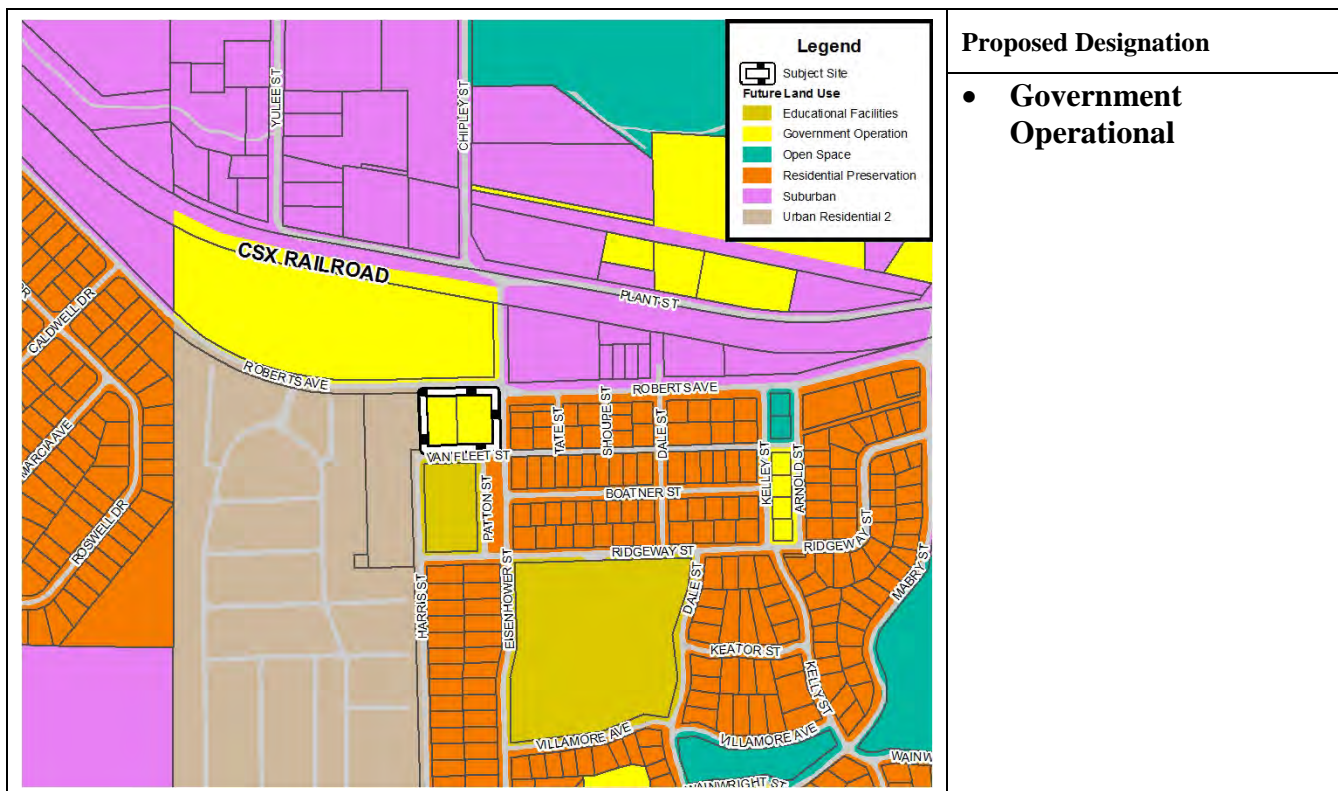
**City Commission and Board of County Commissioners:**

*Approval*

### Current Future Land Use Map Designation



### Proposed Future Land Use Map Designation



# **Map Amendment LMA201802**

3.8 Acres

From: Urban Fringe

To: Suburban

**Staff Recommendation:**

*Approval*

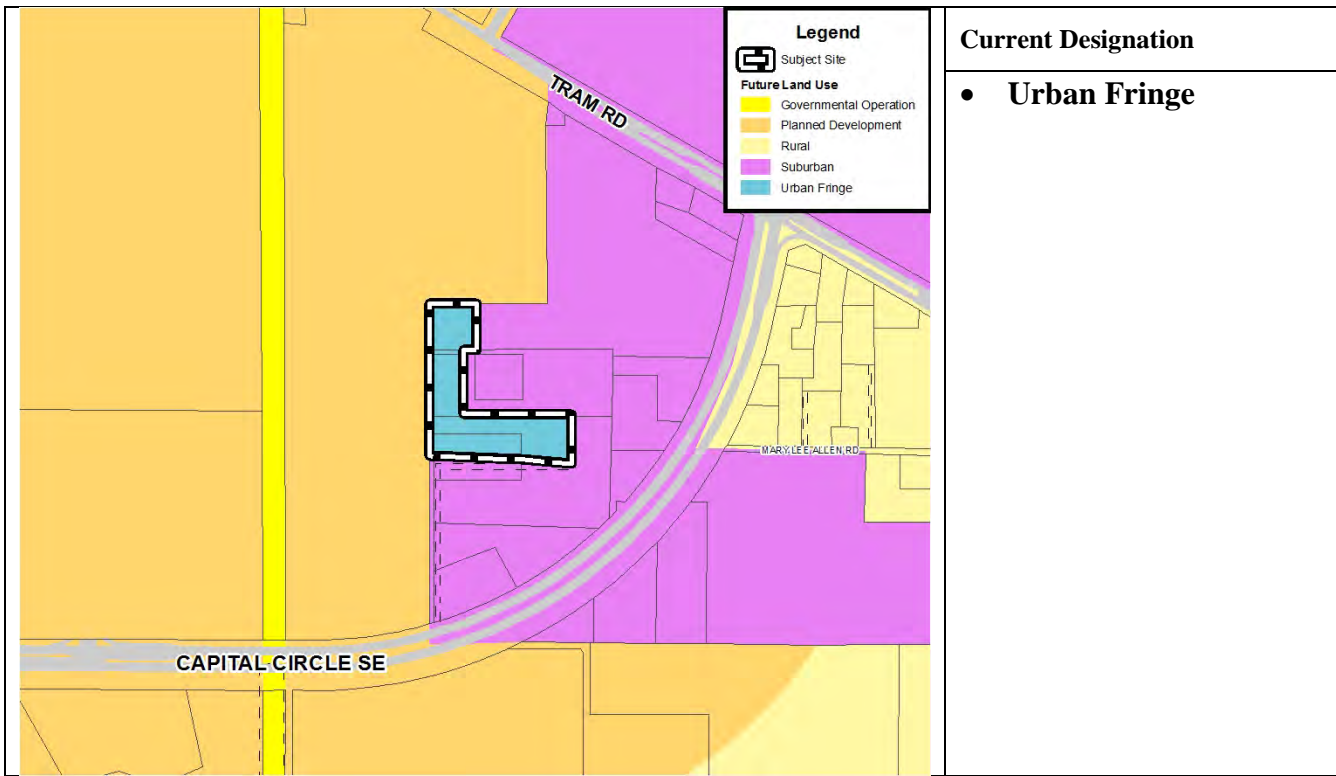
**Local Planning Agency:**

*Approval*

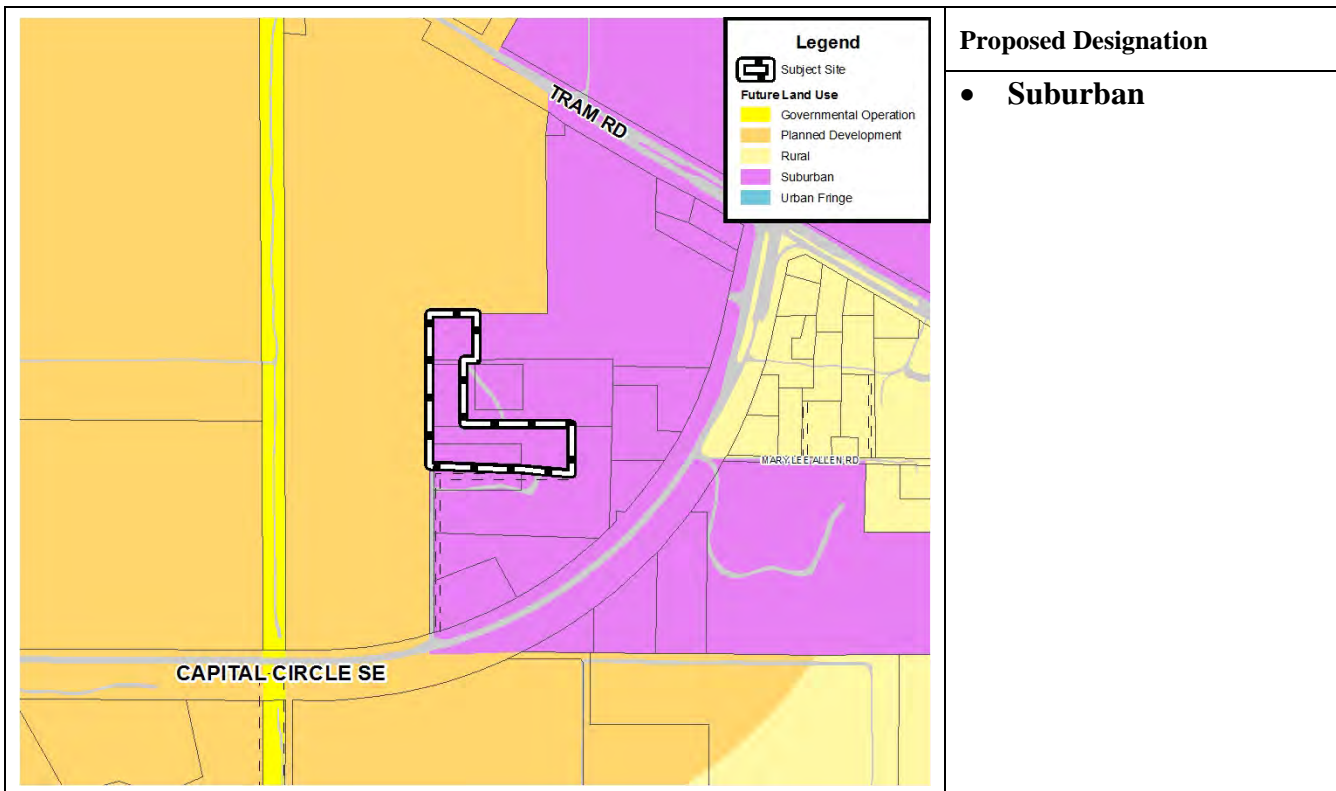
**Board of County Commissioners and City Commission:**

*Approval*

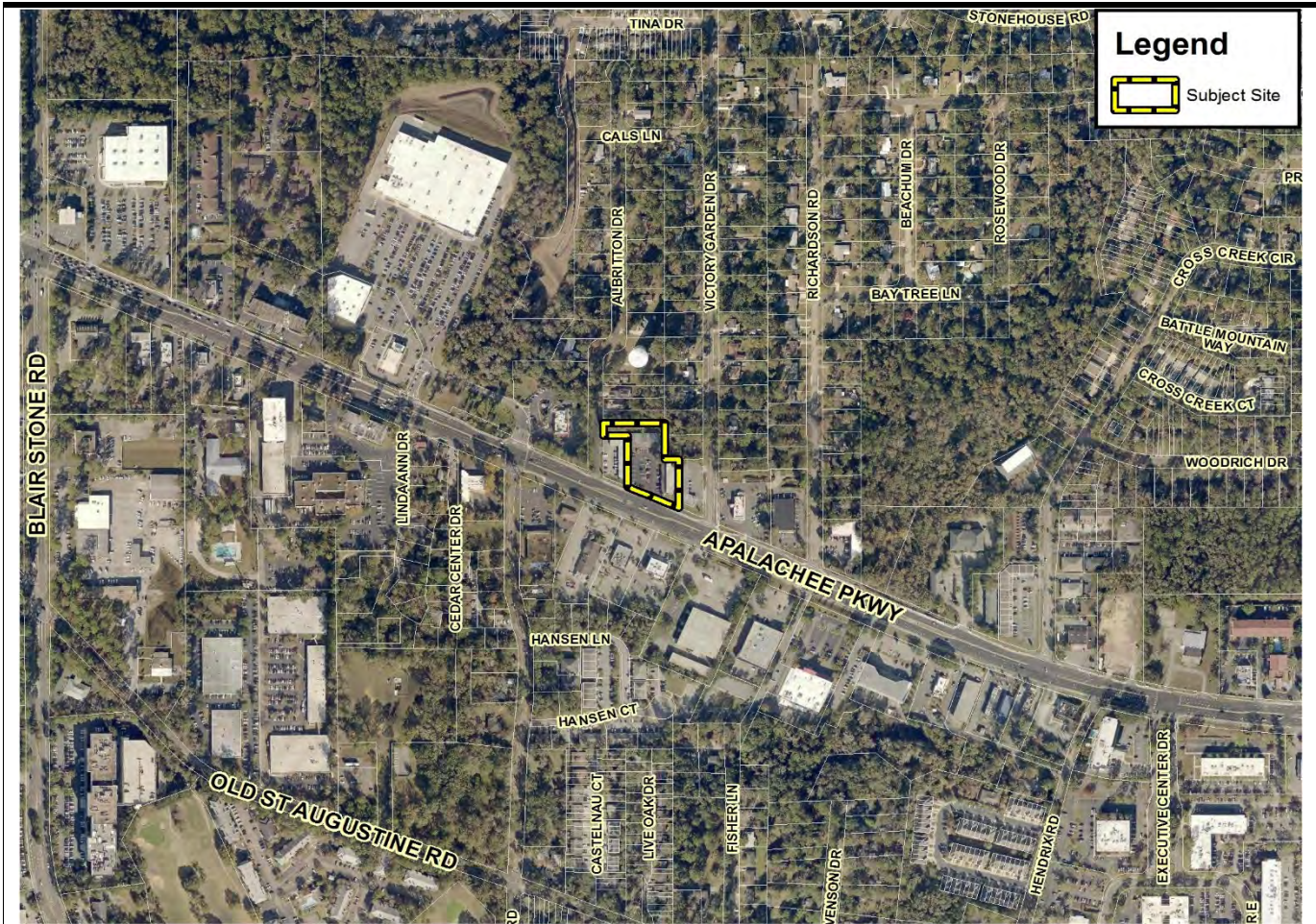
### Current Future Land Use Map Designation



### Proposed Future Land Use Map Designation



**ATTACHMENT #4  
OTHER SUPPORTING  
INFORMATION**



**SUMMARY**

|  |   |  |
|--|---|--|
| <b>Property Owners:</b><br>Parkway Place Partners, Limited             | <b>Property Location:</b><br>At the intersection of Apalachee Parkway and Albritton Drive   | <b>TLCPD Recommendation:</b><br><br><b>Approve</b> |
| <b>Applicant:</b><br>Parkway Place Partners Ltd.                       |   |  |
| <b>TLCPD Staff:</b><br>Debra Thomas                                    | <b>Current Future Land Use &amp; Zoning:</b><br><u>Future Land Use:</u> Residential Preservation<br><u>Zoning:</u> Residential Preservation – 2 and Residential Preservation –1 | <b>LPA Recommendation:</b><br><br><b>Approve</b>   |
| <b>Contact Information:</b><br>debra.thomas@talgov.com<br>850-891-6418 | <b>Proposed Future Land Use &amp; Zoning:</b><br><u>Future Land Use:</u> Suburban<br><u>Zoning:</u> Commercial Parkway  |  |
| <b>Date:</b> October 27, 2017  | <b>Updated:</b> March 1, 2018   |  |

**A. REASON FOR REQUESTED CHANGE**

The subject site is approximately 0.41 acres of a 1.31 acre parcel. The subject site is a portion of an existing shopping center.

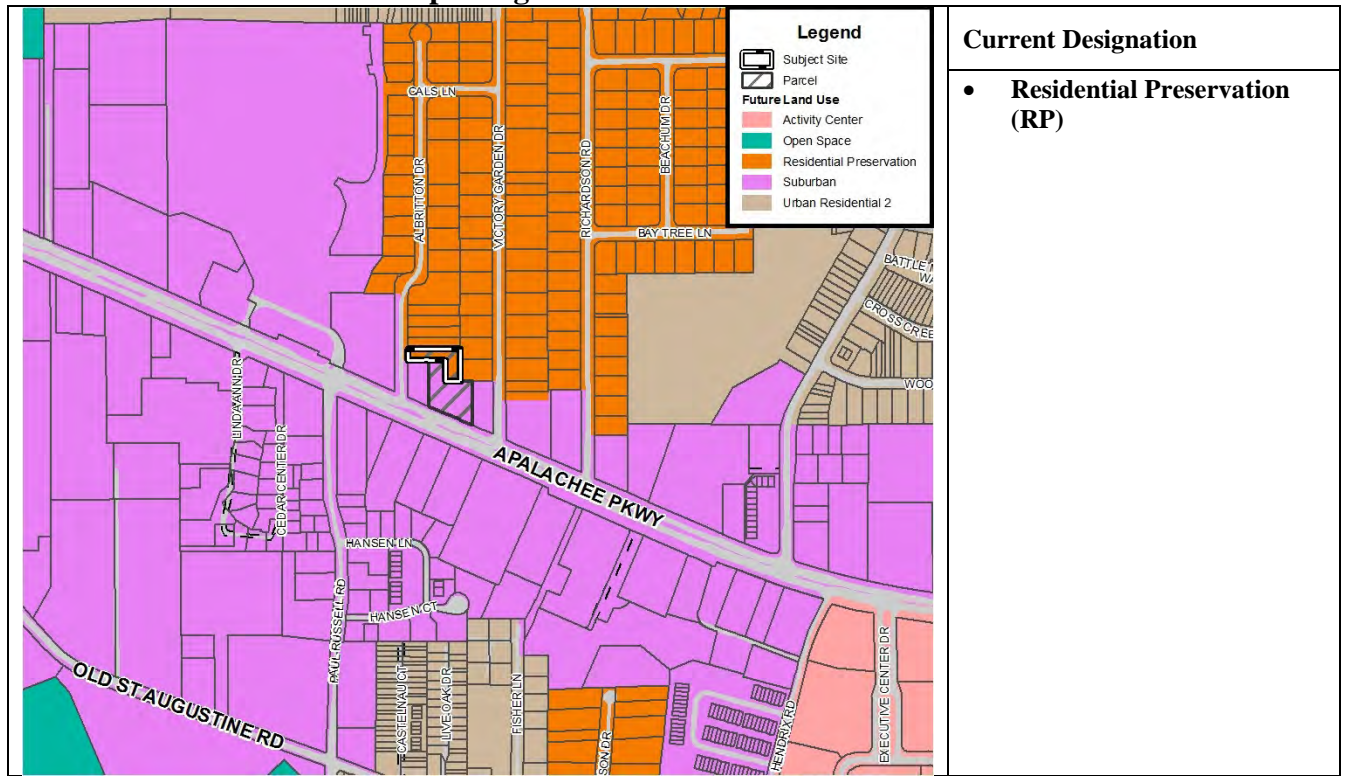
The applicant stated that his reason for the amendment request is “to bring the shopping center into zoning conformity that is reflective of its commercial nature and consistency with the remainder of the shops in the center. This is the only property in the center that is not commercially designated or zoned. The conditions of the area today are significantly different than they were in 1984; this area along this segment of Apalachee Parkway has completed its transition to commercial except for this one storefront in the shopping center. As a residentially-zoned property in a single storefront in this otherwise commercial building, it has no utility. All the conditions of the 1984 Limited Use Site Plan remain in place today [Attachment #1] as it relates to impact adjoining residential properties. The amendment and rezoning would permit the applicant to market the storefront to commercial interests rather than residential only.”

**B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION**

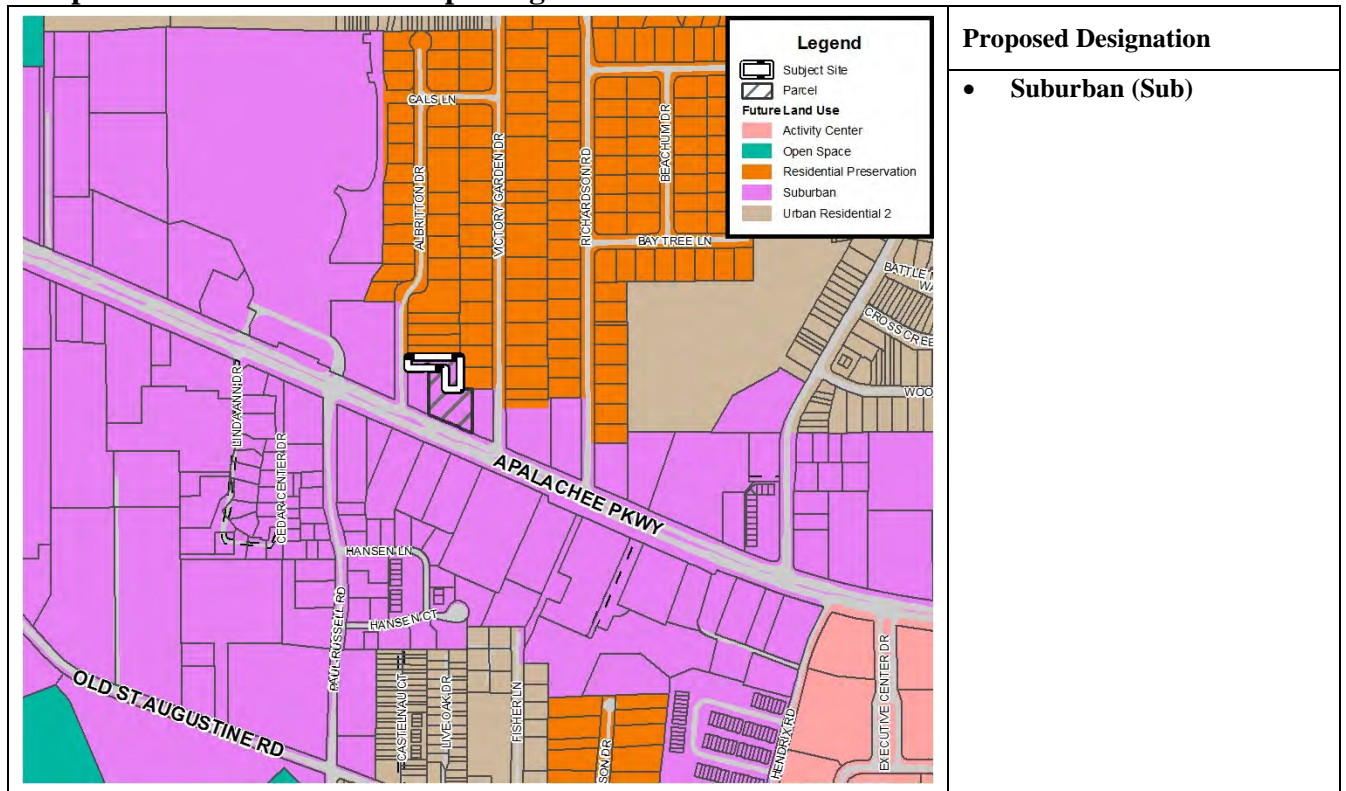
The subject site is currently designated Residential Preservation on the Future Land Use Map (FLUM). The proposed amendment would change the FLUM designation of the site to Suburban.

The following maps illustrate the current and proposed FLUM designations for the subject site.

### Current Future Land Use Map Designation



### Proposed Future Land Use Map Designation





### **C. STAFF RECOMMENDATION**

Find that the proposed Future Land Use Map amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend ADOPTION of the proposed amendment.

Find that the proposed rezoning is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend APPROVAL of the proposed rezoning.

### **D. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION**

Find that the proposed Future Land Use Map amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend ADOPTION of the proposed amendment.

Find that the proposed rezoning is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend APPROVAL of the proposed rezoning.

### **E. SUMMARY OF FINDINGS**

Staff presents the following findings of fact:

1. The proposed amendment is consistent with and furthered the intent of Land Use Policy 2.2.5 which establishes the Suburban future land use category. This category recognizes the way much of Tallahassee-Leon County has developed since the 1940s. It is intended to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. The Suburban category also predominantly consists of single-use projects. The subject site is located near medium and low density residential areas, shopping, and employment centers, which is consistent with the intent of the category. The proposed land and zoning is consistent with the development patterns near the subject site and the current retail development on the subject site parcel.
2. The subject site does not meet the description or intent of the Residential Preservation future land use category. The Residential Preservation category is incompatible within the shopping center.
3. This amendment will unify a single parcel under one future land use category and one zoning district.
4. The proposed amendment reinstates the commercial use designation that was in place prior to the 1992 City-wide rezoning.
5. The proposed amendment has no adverse impact on existing or planned infrastructure.
6. The Commercial Parkway district is intended to be located in areas designated Suburban on the future land use map of the comprehensive plan and shall apply to areas exhibiting an existing development pattern of office, general commercial, community facilities, and

intensive automotive commercial development abutting urban area arterial roadways with high traffic volumes.

## **F. STAFF ANALYSIS**

### History and Background

The subject site consists of one storefront within the Parkway Place shopping center located north of Apalachee Parkway. The shopping center was built in 1985.

The 0.41-acre subject site was rezoned from R-1 (Single Family Residential) to C-2 (General Commercial) with Limited Use with Site Plan in 1984. The remainder of the shopping center where the subject site is located was already zoned C-2 (General Commercial). The owners of the shopping center agreed to the Limited Use with Site Plan (LUSP) component of the rezoning to address concerns residential property owners to the east and north. The structural conditions put in place at the time of the limited use site plan (e.g. building orientation, buffers, etc.) remain in place today.

The subject site remained in C-2 (LUSP) zoning district until 1992, when the City Zoning Code was amended to reflect the Future Land Use Map (FLUM) designations of the newly adopted Comprehensive Plan. In 1990, the Comprehensive Plan changed the subject site to the Residential Preservation FLUM. The zoning was changed to Residential Preservation-2 (RP-2) to implement the Residential Preservation FLUM designation of the site. These designations were inconsistent with the existing development on the site and the adjoining retail uses.

### Current and Proposed Future Land Use Categories

The complete Comprehensive Plan policies for existing FLUM categories, Residential Preservation (Land Use Policy 2.2.3) and proposed FLUM category, Suburban (Land Use Policy 2.2.5), are included as Attachment #2.

#### *Residential Preservation (Current)*

The subject site is currently designated Residential Preservation (RP) on the Future Land Use Map. Policy 2.2.3 of the Land Use Element of the Comprehensive Plan outlines the intent and typical uses associated with the RP land use category. The RP land use category is characterized by existing homogeneous residential areas within the community predominantly accessible by local streets. The primary function of this category is to protect existing stable and viable residential areas from incompatible land use intensities and density intrusions. Future development primarily will consist of infill due to the built-out nature of the areas. Commercial, office, and industrial land uses are prohibited. Future arterial and/or expressways should be planned to minimize impacts within this category. Single family, townhouse and cluster housing may be permitted within a range of up to six units per acre. Consistency with surrounding residential type and density shall be a major determinant in granting development approval.

The subject site does not meet the description or intent of the Residential Preservation future land use category.

### Residential Preservation Analysis

The following analysis evaluates whether the subject site is consistent with the characteristics of the Residential Preservation land use category.

A) Existing land use within the area is predominantly residential.

**Analysis:** The site is developed as a commercial shopping center. The shopping center was built in 1985.

B) Majority of traffic is local in nature.

i) Predominance of residential uses front on local streets.

**Analysis:** The site is accessed by Apalachee Parkway, a Principle Arterial.

ii) Relatively safe internal mobility.

**Analysis:** The subject site is a shopping center that wraps around a parking lot.

C) Densities within the area generally are six (6) units per acre or less.

**Analysis:** The site is developed as a commercial shopping center. The shopping center was built in 1985. There are no residential units on the subject site.

D) Existing residential type and density exhibits relatively homogeneous patterns.

**Analysis:** The site is developed as a commercial shopping center. The shopping center was built in 1985. There are no residential units on the subject site.

E) Assessment of stability of the residential area, including but not limited to:

i) Degree of home ownership.

**Analysis:** The site is developed as a commercial shopping center. The shopping center was built in 1985. There are no residential units on the subject site.

ii) Existence of neighborhood organizations.

**Analysis:** The site is developed as a commercial shopping center. The shopping center was built in 1985. There are no residential units on the subject site. As such, the subject site is not part of a neighborhood organization.

### *Suburban (Proposed)*

The proposed FLUM designation for the subject site is Suburban. The Suburban land use category allows for a wide range of uses, including housing (up to twenty dwelling units per acre), retail/office, and light industrial. Land Use Element Policy 2.2.5 outlines the intent of the Suburban land use category, which is to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses.

Policy 2.2.5 also states that allowed uses within Suburban are regulated by zoning districts which implement the intent of the category, and which recognize the unique land use patterns, character, and availability of infrastructure in its different areas. The subject site's proposed Suburban FLUM designation is consistent with the development of the subject site and nearby properties along Apalachee Parkway, a principle arterial. The subject site adjoins existing Suburban designated property.

### Consistency with Comprehensive Plan

The proposed amendment is consistent with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan. The complete text of these policies is included as Attachment #3.

Policy 1.4.5 of the Land Use Element identifies several criteria against which Future Land Use Map and zoning changes must be evaluated. Such changes must be evaluated for consistency with the adopted goals, objective and policies of the Comprehensive Plan as well as consistency with and the furtherance of the intent of the requested future land use category. The proposed amendment is consistent with the intent of Land Use Policy 2.2.5 which establishes the Suburban future land use category. This category recognizes the way much of Tallahassee-Leon County has developed since the 1940s. It is intended to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. The Suburban category also predominantly consists of single-use projects that are interconnected whenever feasible. The subject site consists of a single use project. The subject site is also near shopping and employment opportunities and is served by transit, sidewalks, and central water and sewer, all of which promote the intent of the Suburban land use category.

Policy 1.1.5 [L] states that Future Land Use Map densities and intensities are intended to reflect the availability of capital infrastructure. The proposed map amendment would reflect the availability of capital infrastructure.

Policy 1.1.7 [L] requires that higher density and mixed-use development and its ancillary activities shall be channeled into locations which have proper access to the existing transportation system; minimal environmental constraints; sufficient stormwater treatment capacity; compatible existing land use and readily available sewer and water infrastructure. The subject site has access to all urban services and infrastructure.

### Zoning

A rezoning application will be processed concurrently with this map amendment, if approved. A zoning change from Residential Preservation-2 and Residential Preservation-1 to Commercial Parkway is being requested to implement the proposed amendment to the Future Land Use Map. The Land Development Code sections for the current zoning district of Residential Preservation-2 (Section 10-241) and the proposed zoning district of Commercial Parkway (Section 10-258) are included as Attachment #4.

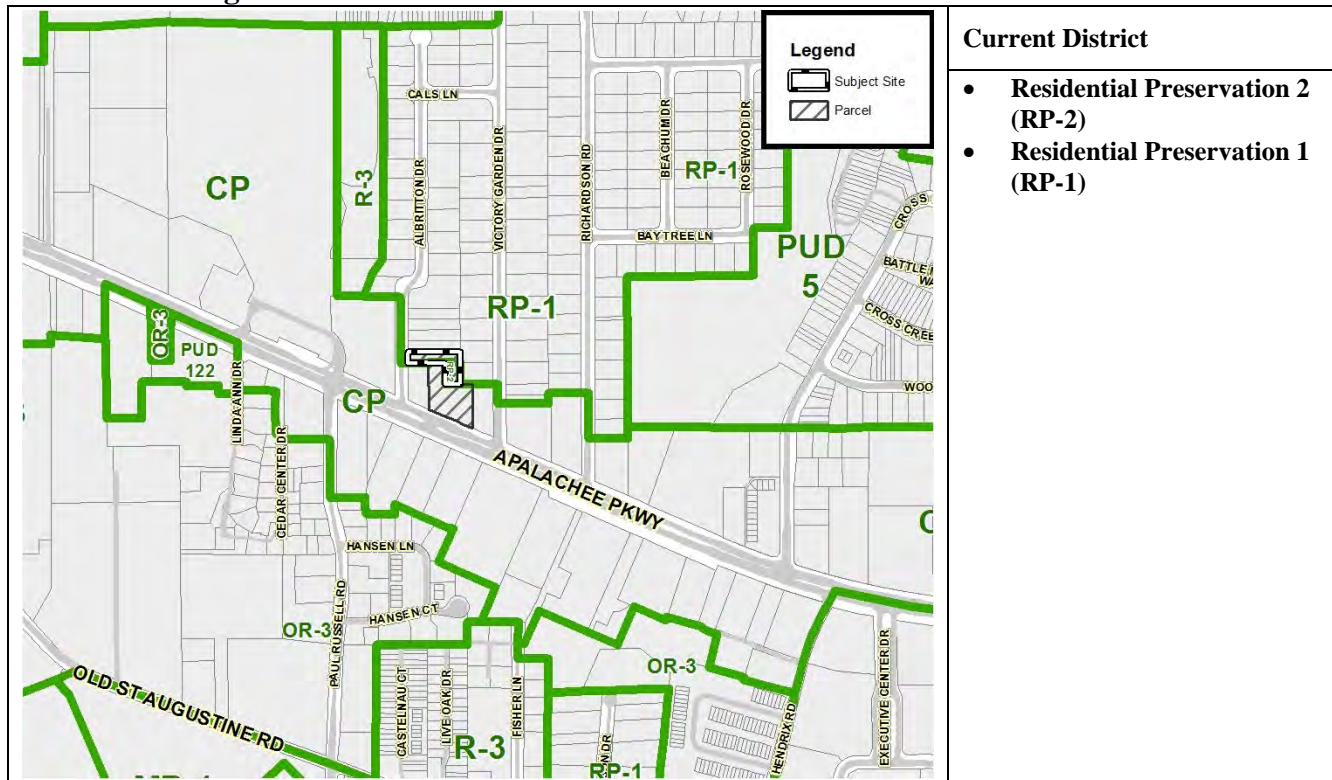
The current Residential Preservation-2 (RP-2) zoning district allows low density residential in the form of single family and two-family dwellings up to a maximum density of six (6) dwelling units per acre. It also allows passive and active recreation, community services, and light infrastructure. Under this zoning district, commercial, retail, office and industrial activities are not permissible.

The current Residential Preservation-1 (RP-1) zoning district allows low density residential in the form of single family and two-family dwellings up to a maximum density of 3.6 dwelling units per acre. It also allows passive and active recreation, community services, and light infrastructure. Under this zoning district, commercial, retail, office and industrial activities are not permissible.

The proposed Commercial Parkway (CP) district is one of the zoning districts intended to implement the Suburban land use category. The CP zoning district is intended for areas exhibiting an existing development pattern of office, general commercial, retail, and automotive commercial development. The proposed Commercial Parkway zoning would be consistent with the existing development on the site and the development patterns in the area along Apalachee Parkway.

The following maps illustrate the current and proposed zoning for the Subject Site.

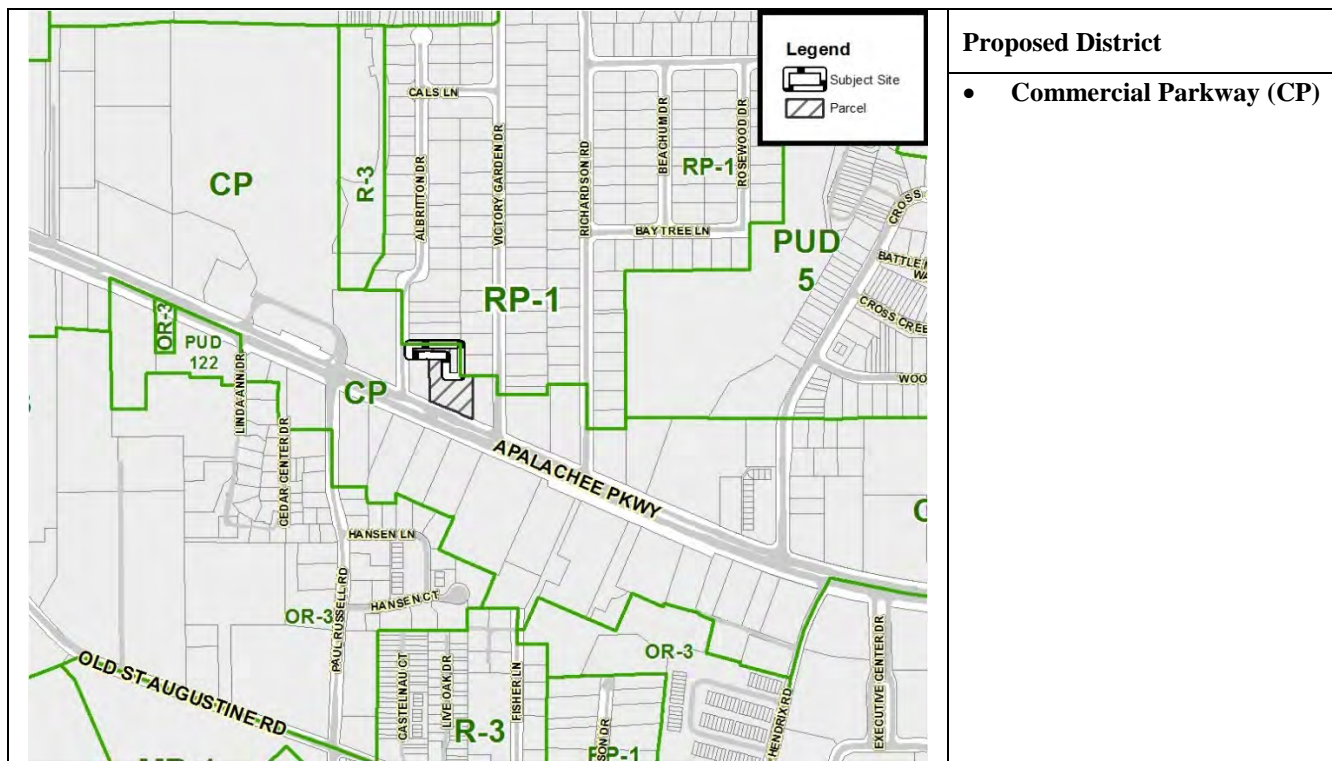
**Current Zoning**



**Current District**

- Residential Preservation 2 (RP-2)
- Residential Preservation 1 (RP-1)

**Proposed Zoning**



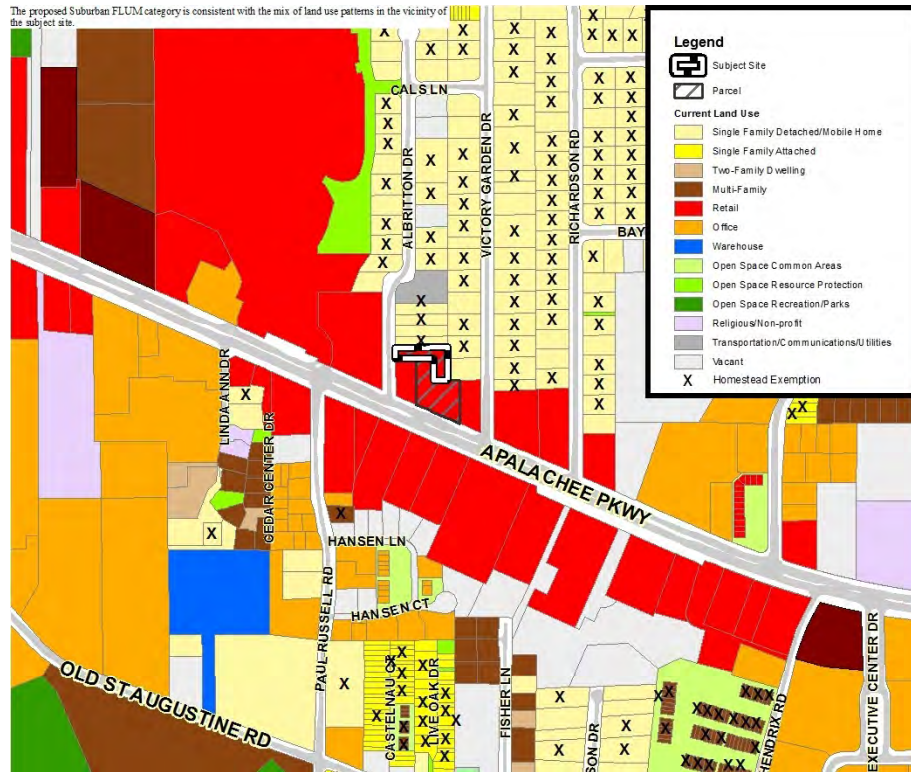
**Proposed District**

- Commercial Parkway (CP)

### Existing Land Uses

The existing development is consistent with nearby uses along Apalachee Parkway. The subject site consists of a storefront in in a shopping center that was built in 1985. Neighboring properties to the subject include an office and dry cleaners to the west, shopping and residential to the east, residential to the north, and Apalachee Parkway (a six-lane arterial roadway) and retail to the south.

### Existing Land Use Map



Infrastructure Analysis

*Water/Sewer*

The subject site is connected to City of Tallahassee potable water and sewer services.

*Schools*

No impacts based on non-residential use onsite. The subject area is zoned for Apalachee Elementary School, Fairview Middle School, and Rickards High School. School concurrency impact forms were submitted to the Leon County School Board’s Division of Facilities, Construction and Maintenance and approved by the School Board on November 21, 2017.

| <b>School Name</b>        | <b>Apalachee Elementary</b> | <b>Fairview Middle</b> | <b>Rickards High</b> |
|---------------------------|-----------------------------|------------------------|----------------------|
| Present Capacity          | 144                         | 327                    | 545                  |
| Post Development Capacity | 144                         | 327                    | 545                  |

The table above depicts preliminary calculations provided by School Board staff based on the maximum residential development allowed under the requested future land use category. Final school concurrency calculations will be conducted in the future when a site plan for proposed development is submitted.

*Roadway Network*

The subject site is immediately north of Apalachee Parkway, a principle arterial, east of Albritton Drive, a local street, and west of Victory Garden Drive, a minor collector street. The site is accessed from Apalachee Parkway.

*Pedestrian and Bicycle Network*

The site is accessible via sidewalks on Apalachee Parkway, which has sidewalks on both sides. There are no sidewalks on Victory Garden Drive and Albritton Street; however, there are shared lanes on Victory Garden Drive.

*Transit Network*

StarMetro provides transit services along Apalachee Parkway via the Live Oak Route and Southwood Route.

Environmental Analysis

The subject site is part of an existing shopping center. It is within the Lake Lafayette drainage basin and County environmental data indicate no known protected environmental features on the site.



**F. PUBLIC OUTREACH AND NOTIFICATION**

An initial mailing was sent to approximately 141 property owners within 1,000 feet of Subject Site.

| Public Outreach |   | Date              | Details  |
|-----------------|---|-------------------|--|
| X               | Mail Notification of Proposed Changes           | October 23, 2017  | Notices Mailed to Property Owners within 1000 feet   |
| X               | Notice of Proposed Land Use Change and Rezoning | November 8, 2017  | Two signs providing details of proposed land use and zoning changes posted on subject site |
| X               | Public Open House                               | November 16, 2017 | 5:30 PM, Second Floor, Frenchtown Renaissance Center                                       |
| X               | Staff Reports Available Online                  | December 20, 2017 | Email Subscription Notice sent to all users of service                                     |

**Public Open House - November 16, 2017:** 14 citizens attended the first open house to discuss the 2018 Cycle amendments. Of the 14 attendees, two were present for this amendment. One of the two attendees for this amendment was the applicant’s agent. There were no questions or comments on this proposed amendment.

**G. STAFF REPORT UPDATE**

Below is a list of all public meetings and actions taken by appointed or elected bodies in consideration of this proposed amendment:

| Cycle 2018 Meetings |                                       | Dates             | Time and Locations                                   |
|---------------------|---------------------------------------|-------------------|--|
| X                   | Local Planning Agency Workshop        | November 7, 2017  | 3:00 PM, Second Floor, Frenchtown Renaissance Center |
| X                   | Local Planning Agency Public Hearing  | January 2, 2018   | 6:00 PM, Second Floor, Frenchtown Renaissance Center |
| X                   | Joint City-County Commission Workshop | January 23, 2018  | 1:00 PM, Fifth Floor, Leon County Courthouse         |
| X                   | Joint City-County Adoption Hearing    | February 27, 2018 | 6:00 PM, Fifth Floor, Leon County Courthouse         |

**Local Planning Agency Workshop - November 7, 2017:** Members of the Local Planning Agency asked if the Land Use amendment and rezoning would result in the existing buffers being evaluated or modified. According the City of Tallahassee Growth Management Department, “This development was permitted in 1983 and constructed in 1985 as a commercial development, shopping center. The use is not changing and is not required further review. If in the future the site were to

redevelop it would be subject to the requirements of applicable Codes in effect at the time of the redevelopment; buffers, stormwater, landscaping, among others.”

**Local Planning Agency Public Hearing - December 5, 2017:** Due to a Blueprint Intergovernmental Agency (IA) meeting being scheduled for the same afternoon, the members of the Local Planning Agency voted to continue the Public Hearing to the January 2, 2018 Local Planning Agency meeting.

**Local Planning Agency Public Hearing – January 2, 2018:** The Local Planning Agency supported staff’s recommendation of approval based upon consistency with the Comprehensive Plan and findings of fact outlined in this staff report.

**Joint City-County Adoption Public Hearing – February 27, 2018:** The City Commission and Board of County Commissioners voted to approve the proposed amendment.

## H. ATTACHMENTS

- Attachment #1: Exhibit A 1984 Rezoning C-2 Limited Use Site Plan Ordinance
- Attachment #2: Current and Proposed Future Land Use Categories:
  - Land Use Policy 2.2.3 Residential Preservation
  - Land Use Policy 2.2.5 Suburban
- Attachment #3: Comprehensive Plan Policies relevant to the proposed amendment:
  - Land Use Policy 1.4.5 Criteria for evaluating Comp Plan amendment
  - Land Use Policy 2.2.5 Suburban
- Attachment #4: Zoning District Charts referenced in the report:
  - Residential Preservation–2 (Section 10-241)
  - Commercial Parkway (Section 10-258)



**2018 Comprehensive Plan Amendment Cycle**  
**PCM201801**  
**Parkway Place/Apalachee Parkway**

**Attachment #1**

Exhibit A 1984 Rezoning C-2 Limited Use Site Plan Ordinance

ORDINANCE NO. 84-0-2378

AN ORDINANCE DESIGNATING AND INCLUDING ADDITIONAL TERRITORY AS AND IN COMMERCIAL 2 LIMITED USE WITH SITE PLAN ON THE OFFICIAL ZONING PLAN OR MAP OF THE CITY OF TALLAHASSEE ADOPTED AND ESTABLISHED BY THE CITY COMMISSION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF TALLAHASSEE:

SECTION 1. That the following described part or area of the City of Tallahassee be and the same is hereby changed from Residence 1 and hereby designated and established as Commercial 2 Limited Use with site plan (all the principal, restricted, and accessory uses permitted in the C-2 General Commercial district) on the official zoning plan or map of the City of Tallahassee adopted and established by the City Commission:

The West 45 feet of Lots 33 and 34, Block B, Victory Garden Estates, a subdivision as per map or plat thereof recorded in Plat Book 2, Page 131 of the Public Records of Leon County, Florida.

SECTION 2. The Mayor and the City Treasurer-Clerk are hereby directed to designate and include the above-described area in the City of Tallahassee on the official zoning plan or map of the City of Tallahassee adopted and established by the City Commission.

SECTION 3. All ordinances or parts of ordinances in conflict herewith be, and the same are, hereby repealed.

SECTION 4. This ordinance shall become effective immediately upon its passage.


INTRODUCED in the City Commission on the 25th day of September, A.D., 1984.

PASSED the City Commission the 9th day of October, A.D., 1984.

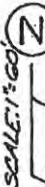
CITY OF TALLAHASSEE, FLORIDA

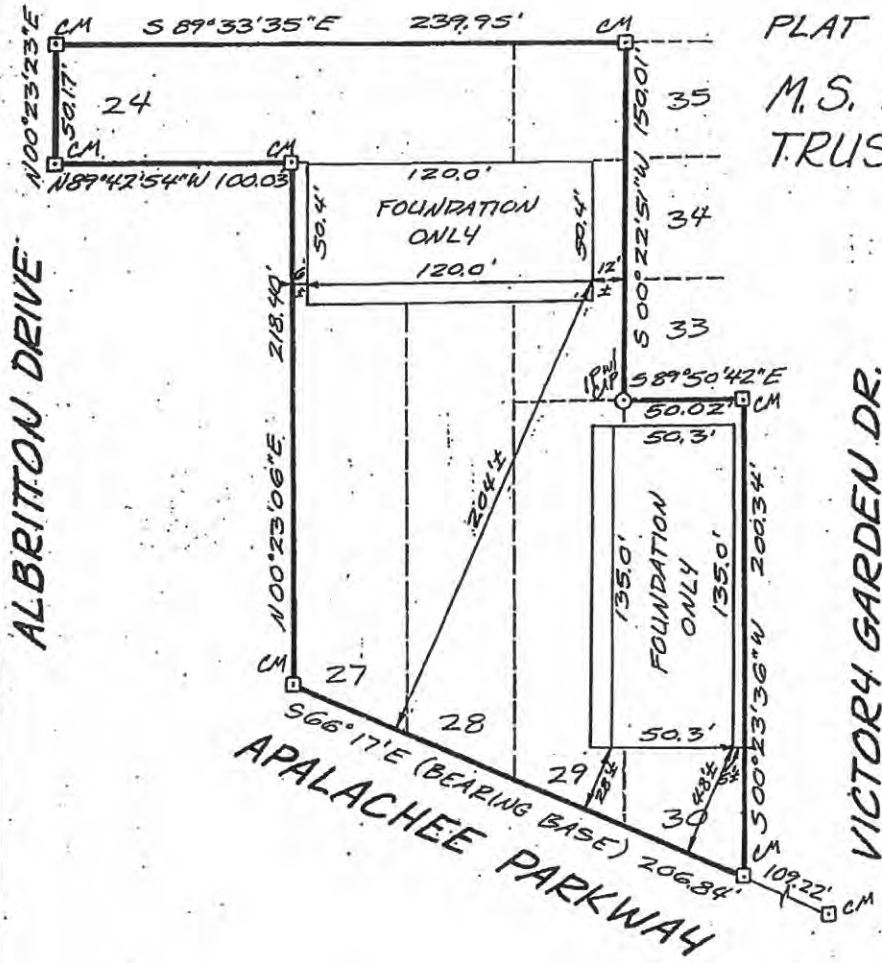
  
\_\_\_\_\_  
KENT SPRIGGS, Mayor

ATTEST:

  
\_\_\_\_\_  
ROBERT B. INZER  
City Treasurer-Clerk


PLAT OF:  
 LOTS 24, 27, 28, 29, 30 AND  
 PART OF LOTS 33, 34 & 35  
 VICTORY GARDEN ESTATES  
 PLAT BOOK 2, PAGE 131  
 LEON COUNTY, FLORIDA

SCALE: 1"=60'  




PLAT FOR:  
 M.S. LAND  
 TRUST

I HEREBY CERTIFY THIS TO BE A TRUE AND ACCURATE REPRESENTATION OF THE PROPERTY SHOWN HEREON AND WAS MADE UNDER MY DIRECT SUPERVISION AND CONTROL. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS AS ESTABLISHED BY CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE. THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN. I HAVE CONSULTED THE P.I.A. FLOOD MAPS AND HAVE DETERMINED THAT THIS LOT IS NOT IN A FLOOD PRONE AREA.

  
 PAUL N. WILLIAMSON, P.L.S.  
 FLORIDA REGISTRATION NO. 3208

JOB# 80-079  
 PSR# 4447  
 # 4873  
 NB# 67/41  
 # 91/12

PREPARED FOR:

DATE: 6-1-84  
 3-4-85

SUN BANK

B4

PAUL N. WILLIAMSON P.L.S.

1016 THOMASVILLE ROAD SUITE 112, TALLAHASSEE, FLORIDA 32303

BROWARD DAVIS & ASSOC., INC.

PLANNING • SURVEYING • ENGINEERING  
DEVELOPMENT MANAGEMENT

2414 Mjhan Drive  
F. O. Box 12907  
Tallahassee, Florida 32317

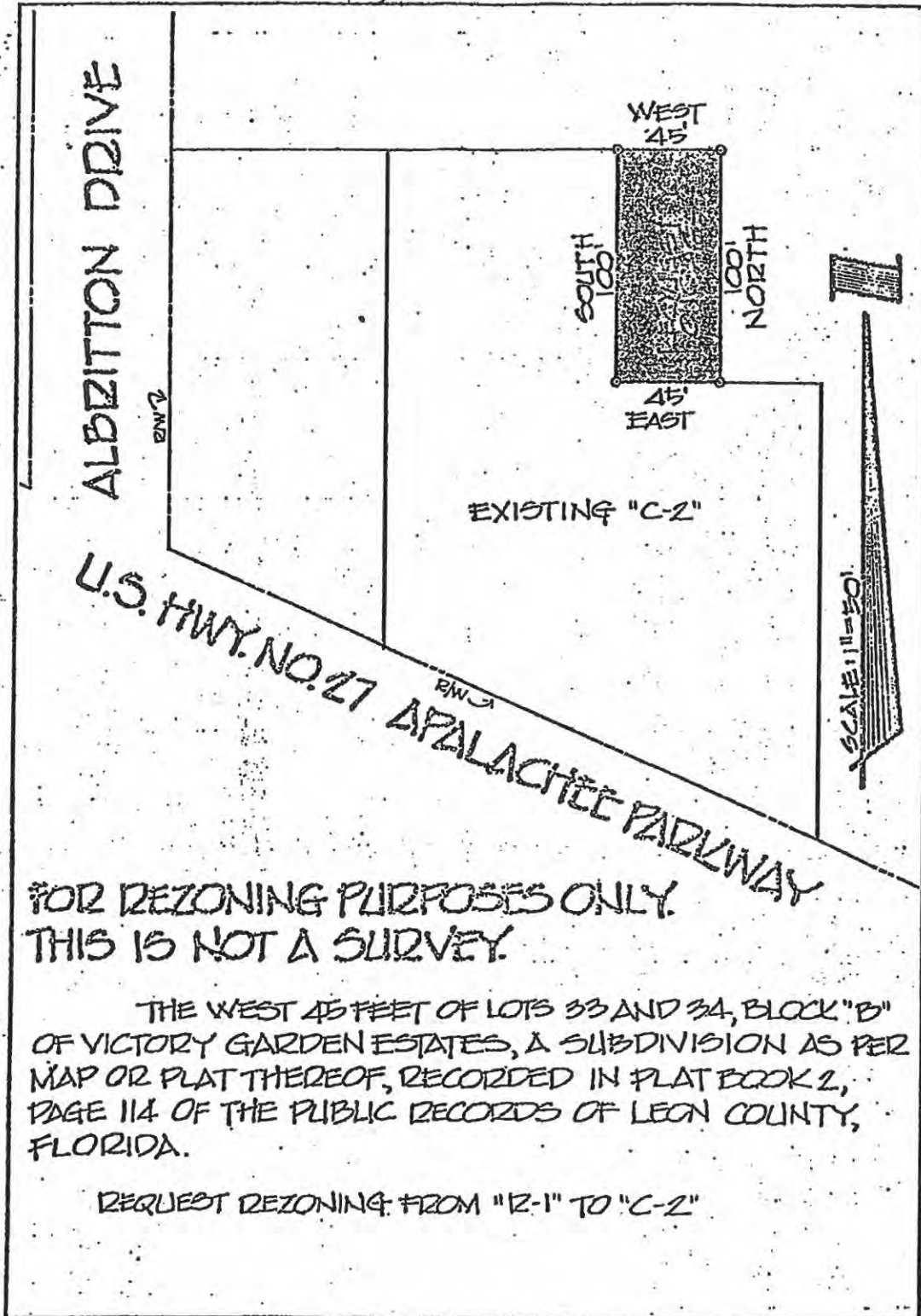
904-878-4191  
904-577-5000

CLIENT


MO LAND TRUST

SHEET TITLE

DEZONING PLAT



|          |        |
|----------|--------|
| NOTEBOOK |        |
| JOB NO.  | 79-049 |
| PSR NO.  | 3970   |

APPROVED and SIGNED   
REGISTERED LAND SURVEYOR  
FLORIDA REG. NO. \_\_\_\_\_  
Date SEPT. 21, 1984

SHEET \_\_\_\_\_ OF \_\_\_\_\_

**Attachment #2**

Current and Proposed Future Land Use Categories:

- Land Use Policy 2.2.3 Residential Preservation
- Land Use Policy 2.2.5 Suburban



## **LAND USE ELEMENT**

### **Policy 2.2.3: [L]**

#### **RESIDENTIAL PRESERVATION** *(Effective 7/16/90; Revision Effective 7/26/06)*

Characterized by existing homogeneous residential areas within the community which are predominantly accessible by local streets. The primary function is to protect and preserve existing stable and viable residential areas from incompatible land use intensities and density intrusions. Future development primarily will consist of infill due to the built out nature of the areas. Commercial, including office as well as any industrial land uses, are prohibited. Future arterial and/or expressways should be planned to minimize impacts within this category. Single family, townhouse and cluster housing may be permitted within a range of up to six units per acre. Compatibility with surrounding residential type and density shall be a major determinant in granting development approval.

For Residential Preservation areas outside the Urban Service area the density of the residential preservation area shall be consistent with the underlying land use category.

The Residential Preservation category shall be based on the following general criteria. For inclusion, a residential area should meet most, but not necessarily these criteria.

- 1) Existing land use within the area is predominantly residential
- 2) Majority of traffic is local in nature
  - a) Predominance of residential uses front on local street
  - b) Relatively safe internal pedestrian mobility
- 3) Densities within the area generally of six units per acre or less
- 4) Existing residential type and density exhibits relatively homogeneous patterns
- 5) Assessment of stability of the residential area, including but not limited to:
  - a) Degree of home ownership
  - b) Existence of neighborhood organizations

In order to preserve existing stable and viable residential neighborhoods within the Residential Preservation land use category, development and redevelopment activities in and adjoining Residential Preservation areas shall be guided by the following principles:

- a) The creation of transitional development area (TDA) for low density residential developments.

Higher density residential developments proposed for areas adjoining an established neighborhood within the residential preservation land use category shall provide a transitional development area along the shared property line in the higher density residential development. The development density in the transitional development area shall be the maximum density allowed in the Residential Preservation land use category. Development within the transitional development area shall be designed, sized and scaled to be compatible with the adjoining residential preservation area.

Transitional development areas shall be non-mapped areas and shall be approved at the time of site plan approval. The factors cited in paragraph (e) below shall be considered when determining the size of transitional development areas. The land development regulations shall specify development thresholds for the implementation of transitional development areas.

b) Limitation on future commercial intensities adjoining low density residential preservation neighborhoods.

New or redeveloped commercial uses adjoining residential preservation designated areas shall mitigate potential impacts by providing a transitional development area between the commercial uses and residential preservation uses and only those commercial activities which are compatible with low density residential development in terms of size and appearance shall be allowed. The factors cited in paragraph (e) below shall be used when determining the compatibility, design techniques and the size of transitional development areas. The design and layout of adjoining commercial uses shall be oriented to place the section of the development with the least potential negative impacts next to the residential preservation area.

c) Limitations on existing light industry adjoining residential preservation neighborhoods.

New, expanding or redeveloped light industrial uses adjoining low density residential areas within the residential preservation land use category shall mitigate potential negative impacts by providing a transitional development area between the light industrial uses and the low and medium density residential uses. The factors cited in paragraph (e) below shall be considered when determining compatibility, design techniques and the size of the transitional development area.

The design and layout of adjoining light industrial uses shall be oriented to place the section of the development with the least potential negative impacts in the area next to the existing and/or future low density residential area in the residential preservation land use category. New light industrial land uses shall not be designated next to a residential preservation area.

d) Additional development requirements for allowed community facilities when adjoining low density residential areas, except for cemeteries or religious facilities to be used solely for religious functions. Such development requirements will also apply to ancillary facilities when proposed in conjunction with religious facilities, and are to result in effective visual and sound buffering (either through vegetative buffering or other design techniques) between the community facilities and the adjoining residential preservation area.

e) Land use compatibility with low density residential preservation neighborhoods

A number of factors shall be considered when determining a land use compatible with the residential preservation land use category. At a minimum, the following factors shall be considered to determine whether a proposed development is compatible with existing or proposed low density residential uses and with the intensity, density, and scale of surrounding development within residential preservation areas: proposed use(s); intensity; density; scale; building size, mass, bulk, height and orientation; lot coverage; lot size/ configuration; architecture; screening; buffers, including vegetative buffers; setbacks; signage; lighting; traffic circulation patterns; loading area locations; operating hours; noise; and odor. These factors shall also be used to determine the size of transitional development areas.

f) Limitations on Planned Unit Developments in the Residential Preservation land use category.

Planned Unit Developments proposed within *the interior of a* Residential Preservation designated recorded or unrecorded subdivisions shall be generally consistent with the density of the existing residential development in the recorded or unrecorded subdivision. *Parcels abutting arterial roadways and/or major collectors may be permitted to achieve six dwelling units per acre.*

The existing predominant development density patterns in Residential Preservation are listed in paragraph (g) below. Within 18 months of adoption, the PUD regulations shall be amended to include provisions addressing the preservation of established residential preservation designated areas. Said provisions shall address any proposed increase in density and the factors cited in paragraph (e) above.

g) Limitations on resubdivision of lots within established Residential Preservation designated areas.

To protect established single family neighborhoods from density intrusions, consistency within the recorded or unrecorded subdivision shall be the primary factor in granting approval for development applications. Consistency for the purposes of this paragraph shall mean that parcels proposed for residential development shall develop consistent with the lot size and density of the recorded or unrecorded subdivision.

1. Guidance on the resubdivision of lots in recorded and unrecorded single family subdivisions shall be provided in the Land Development Code.
2. Parcels proposed for residential development shall develop at densities generally consistent with the density of existing residential development in the recorded or unrecorded subdivision with the exception of parcels abutting arterial and/or major collector roadways which may be permitted up to six dwelling units per acre.

There may be two distinct density patterns in the Residential Preservation land use category as shown below:

| <b>Existing land use character of the subdivision</b>  | <b>Gross residential density</b>   |
|--|--|
| Homogenous, very low density single family detached units (City Only)  | 0-3.6 dwelling units per acre (generally consistent with density of the subdivision) |
| Low density single family detached and/or non-single family detached units (including but not limited to townhomes and duplexes) | 0-6.0 dwelling units per acre (generally consistent with density of the subdivision) |

This section shall not be construed as to restrict the development of building types allowed by the applicable zoning district.

***Policy 2.2.5: [L]***

SUBURBAN (EFF. 3/14/07)

To create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Employment opportunities should be located near residential areas, if possible within walking distance. This category recognizes the manner in which much of Tallahassee-Leon County has developed since the 1940s. The category predominantly consists of single-use projects that are interconnected whenever feasible. Mixed-use projects and the principles of traditional neighborhood developments are encouraged, though not required. The Suburban category is most suitable for those areas outside of the Central Core. However, additional areas inside the Central Core may be designated as appropriate based on existing land use pattern.

To complement the residential aspects of this development pattern, recreational opportunities, cultural activities, commercial goods and services should be located nearby. To reduce automobile dependency of residents and employers alike, mass transit stops should be located at large commercial centers and appropriate street and pedestrian connections established between commercial and residential areas. Except within mixed use centers, larger scale commercial development should be buffered from adjacent residential neighborhoods.

Development shall comply with the Suburban Intensity Guidelines. Business activities are not intended to be limited to serve area residents; and as a result may attract shoppers from throughout larger portions of the community.

Suburban Intensity Guidelines ( EFF. 3/14/07; REV. EFF. 7/14/14)

Table 4: Suburban Intensity Guidelines

| Development Patterns              | Allowed Land Uses  | Gross Residential Density | Non-Res Intensity  | Percentage Mix of Uses |
|-----------------------------------|--|---------------------------|--|------------------------|
| Low Density Residential           | Residential, Recreation, Light Infrastructure & Community Service  | 0 to 8 UNITS/ (4)         | 10,000 SQ FT/ACRE  | 65-80%                 |
| Low Density Residential Office    | Residential, Office, Recreation, Light Infrastructure & Community Service  | 0 to 8 UNITS/ (4)         | 10,000 SQ FT/ACRE (5)  |                        |
| Medium Density Residential        | Residential, Recreation, Light Infrastructure & Community Service  | 8 to 16 UNITS/ ACRE       | 20,000 SQ FT/ACRE  |                        |
| Medium Density Residential Office | Residential, Office, Ancillary 1 <sup>st</sup> Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools  | 8 to 20 UNITS/ ACRE       | 20,000 SQ FT/ACRE <sup>(6)</sup>                             |                        |
| Village Center                    | Residential, Office, Commercial up to 50,000 SQ FT, maximum business size. Centers shall not be located closer than ¼ mile to another village center or commercial development including more than 20,000 SQ FT of floor area. | 8 to 16 UNITS/ ACRE       | 12,500 SQ FT/ACRE per parcel for center 20 acres or less (7) |                        |
| Urban Pedestrian Center           | Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service  | 6 to 16 UNITS/ (3) ACRE   | Up to 20,000 SQ FT/ACRE (3)                                  | 65-80%                 |
| Suburban Corridor                 | Residential, Office, Commercial, Recreation, Light & Heavy Infrastructure & Community Service  | Up to 16 UNITS/ ACRE      | Up to 25,000 SQ FT/ACRE (8)                                  |                        |
| Medical Center                    | Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service  | 6 to 20 UNITS/ (1) ACRE   | 80,000 SQ FT/ACRE (2)  |                        |
| Business Park                     | Office, Residential and Commercial   | Up to 16 UNITS/ ACRE      | 20,000 SQ FT/ ACRE   | 35-50%                 |
| Light Industrial                  | Office, Commercial up to 10,000 SQ FT per business, Light Industrial, Recreation, Light & Heavy Infrastructure, Community Service & Post-Secondary Schools and ancillary residential   | 1 UNIT/ DEVELOPMENT       | 20,000 SQ FT/ ACRE (9)                                       |                        |

Notes:

- (1) 8 units/acre minimum for exclusively residential;
- (2) Hospitals up 176,000 sq ft/acre;
- (3) 20 units/acre and 40,000 sq ft/acre for multiple use development; Combined residential and non-residential development may have up to 40,000 SF and up to a six story building. Residential use, office use and commercial use is allowed.
- (4) Low Density Residential and Residential Office development patterns can have a minimum of 1 unit per acre if water and sewer are not available.
- (5) The maximum square footage is increased to 12,500 SF if the project is a mixed-use development.

- (6) The maximum square footage increases to 40,000 SF per acre and maximum height increases to six stories if 50% of parking is structured. This provision only applies to areas previously designated as Mixed Use C.
- (7) 250,000 SF of total development permitted on 20 to 30 acre centers.
- (8) Storage areas may be 50,000 SF per acre. Office and Retail is allowed.
- (9) Storage areas may be 50,000 SF per acre.

While mixed land uses are encouraged in the Suburban Future Land Use Category, the more prevalent pattern will be a compatibly integrated mix of single-use developments that include low and medium density residential, office, retail and light industrial development. Allowed land uses within the Suburban Future Land Use Category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Suburban Future Land Use Category. In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.

**Attachment #3**

Comprehensive Plan Policies relevant to the proposed amendment:

- Land Use Policy 1.4.5 Criteria for evaluating Comp Plan amendment
- Land Use Policy 2.2.5 Suburban

**Policy 1.4.5: [L]** (*Revision Effective 3/14/07*)

The Tallahassee-Leon County Comprehensive Plan, its future land use map and future land use categories as defined within the Plan, the land use summary charts which are intended to be a pictorial representation of existing policies in the comprehensive plan, and land development regulations adopted by local government as provided in the Plan shall in combination provide a unified system for the regulation of land use. Land use regulations shall be consistent with the intended functions, land uses and intensity of the land use category designated on the future land use map.

- a) Any requested text amendment to the Comprehensive Plan shall be evaluated for consistency with the overall intent of the adopted Goals, Objectives, and Policies of the Plan;
- b) Any requested amendment to the Future Land Use Map shall be evaluated for consistency with the adopted Goals, Objectives, and Policies of the Plan as well as consistency with and the furtherance of the intent of the requested future land use category;
- c) Any request for a change in zoning use classification and specific zoning district mapping within a future land use category shall be evaluated for consistency with the adopted Goals, Objectives, and Policies of the Plan as well as consistency with and the furtherance of the intent of the future land use category in which it is located;
- d) The determination that a land use is permitted within a zoning district shall be made based upon a listing of allowable land uses within a zoning district or that an unlisted land use is substantially similar to allowable uses within the same district.



***Policy 2.2.5: [L]***

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| Business Park                     | Office, Residential and Commercial   | Up to 16 UNITS/ ACRE      | 20,000 SQ FT/ ACRE   |                        |
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**Attachment #3**

Zoning District Charts referenced in the report:

- Residential Preservation-2 (Section 10-241)
- Commercial Parkway (Section 10-258)

SECTION 10-241 RESIDENTIAL PRESERVATION  
 ALLOWABLE USES, APPROPRIATE PERMIT LEVEL AND APPLICABLE DEVELOPMENT AND LOCATIONAL  
 STANDARDS

- P PERMITTED USE
- S SPECIAL EXCEPTION
- R RESTRICTED USE

| SIC<br>CODE | RESIDENTIAL PRESERVATION - 2<br>NAME OF USE             | LAND USE TYPE |    |    |    |    |
|-------------|---|---------------|----|----|----|----|
|             |   | LR            | PR | AR | CS | LI |
|             | <b>RESIDENTIAL</b>                                      |               |    |    |    |    |
|             | Dwelling, One-Family                                    | P             |    |    |    |    |
|             | Dwelling, Two-Family<br>(Rooming Houses are prohibited) | P             |    |    |    |    |
|             | Dwelling, 2-Unit Townhouses                             | P             |    |    |    |    |
|             | <b>SERVICES</b>   |               |    |    |    |    |
| 821         | Elementary and secondary schools                        |               |    |    | S  |    |
| 866         | Religious Organizations                                 |               |    |    | S  |    |
|             | <b>RECREATION</b>                                       |               |    |    |    |    |
|             | Hiking and Nature Trails                                |               | P  |    |    |    |
|             | Picnicking  |               | P  |    |    |    |
|             | Canoe Trails  |               | P  |    |    |    |
|             | Bicycle Trails  |               | P  |    |    |    |
|             | Horseback Riding Trails                                 |               | P  |    |    |    |
|             | Tot Lots  |               |    | P  |    |    |
|             | Court Sports  |               |    | R  |    |    |
|             | Field Sports  |               |    | R  |    |    |
|             | <b>PUBLIC ADMINISTRATION</b>                            |               |    |    |    |    |
|             | Police Protection                                       |               |    |    | S  |    |
|             | Fire Protection   |               |    |    | S  |    |
|             | Public Order and Safety                                 |               |    |    | S  |    |

| LEGEND |                           |
|--------|---------------------------|
| LR     | = LOW DENSITY RESIDENTIAL |
| PR     | = PASSIVE RECREATION      |
| AR     | = ACTIVE RECREATION       |
| CS     | = COMMUNITY SERVICES      |
| LI     | = LIGHT INFRASTRUCTURE    |

| RESIDENTIAL PRESERVATION-2           |   | DEVELOPMENT TYPE   |  |   |  |
|--------------------------------------|---|--|--|---|--|
|                                      | SINGLE FAMILY & 2 UNIT-TOWNHOUSE RESIDENTIAL UNITS NON-CLUSTERED                            | SINGLE FAMILY RESIDENTIAL UNITS CLUSTERED  | DUPLEX RESIDENTIAL UNIT NON-CLUSTERED  | COMM SERVICES, ACTIVE REC., PUBLIC, PRIMARY & SECONDARY SCHOOLS |  |
| MINIMUM SETBACKS (FT)                |   |  |  |   |  |
| Front Yard                           |   | Perimeter Setback  |  |   |  |
| Building                             | 15  | 25   | 20   | 25  |  |
| Parking                              |   |  |  | 20  |  |
| Corner Yard                          |   | Perimeter Setback  |  |   |  |
| Building                             | 15  | 25   | 20   | 25  |  |
| Parking                              |   |  |  | 20  |  |
| Interior Side Yard                   |   | Perimeter Setback  |  |   |  |
| Building*                            | 7.5   | 15   | 7.5  | 20  |  |
| Parking                              |   |  |  | 20  |  |
| Rear Yard                            |   | Perimeter Setback  |  |   |  |
| Building                             | 25  | 25   | 25   | 25  |  |
| Parking                              |   |  |  | 10  |  |
| MAXIMUM % OF IMPERVIOUS SURFACE AREA | 40  | 40 (of net area)   | 40   | 40  |  |
| MAX. HEIGHT FEET                     | 35  | 35   | 35   | 35  |  |
| MIN. LOT AREA (ACRES)                |   |  |  | 1/2 ACRE  |  |
| MINIMUM LOT FRONTAGE (FEET)          | 15  | 15   | 15   |   |  |
|                                      | 7,260 SQ. FT. AVG OF ALL LOTS CREATED WITH A MINIMUM LOT SIZE OF NO LESS THAN 9,000 SQ. FT. | THE NET DENSITY OF THE PROJECT SITE (CLUSTERED) DEVELOPMENT AND REQUIRED OPEN SPACE) MAY BE NO GREATER THAN 3.6 UNITS PER ACRE | 14,520 SQ. FT. AVG OF ALL LOTS CREATED WITH A MINIMUM LOT SIZE OF NO LESS THAN 7,500 SQ. FT. |   |  |

\* Zero-lot line construction permitted along common wall of townhouse dwelling units.

**Sec. 10-258. CP Commercial Parkway District**

The following applies to CP Commercial Parkway District:

| PERMITTED USES  |  |  |
|---|--|--|
| 1. District Intent  | 2. Principal Uses  | 3. Accessory Uses  |
| <p>The CP district is intended to be located in areas designated Suburban on the future land use map of the comprehensive plan and shall apply to areas exhibiting an existing development pattern of office, general commercial, community facilities, and intensive automotive commercial development abutting urban arterial roadways with high traffic volumes. The CP district is most suitable for those areas outside of the Multimodal Transportation District (MMTD) as described in the comprehensive plan. Additional CP inside the MMTD may only be designated when the existing land use pattern is mostly comprised of single use developments with suburban character as described in the Suburban Future Land Use Category. The CP district is characterized by a linear pattern of development. Residential development up to a maximum of 16 dwelling units per acre is permitted. There is no minimum gross density for residential when developed in conjunction with non-residential land uses. However, for all other residential developments, a minimum gross density of 6 dwelling units per acre shall be required, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum densities. The access management standards set forth in for the CP district addressing limitations placed on access are intended to minimize and control ingress and egress to arterial roadways and to promote smooth and safe traffic</p> | <p>(1) Antique shops.<br/>                     (2) Armored truck services.<br/>                     (3) Automotive sales and rental (includes any type of motor vehicle including boats and motorcycles).<br/>                     (4) Automotive service and repair, including car wash.<br/>                     (5) Automotive--retail, parts, accessories, tires, etc.<br/>                     (6) Bait and tackle shops.<br/>                     (7) Banks and other financial institutions.<br/>                     (8) Broadcasting studios.<br/>                     (9) Building contractors and related services, without outdoor storage.<br/>                     (10) Camera and photographic stores.<br/>                     (11) Cemeteries.<br/>                     (12) Cocktail lounges and bars.<br/>                     (13) Commercial kennels.<br/>                     (14) Community facilities, including libraries, religious facilities, vocational schools, police/fire stations, and charitable donation stations.<br/>                     Elementary, middle, and high schools are prohibited. Other community facilities may be allowed in accordance with section 10-413.<br/>                     (15) Day care centers.<br/>                     (16) Gift, novelty, and souvenir stores.<br/>                     (17) Golf courses.</p> | <p>(18) Hotels and motels, including bed and breakfast inns.<br/>                     (19) Indoor amusements (bowling, billiards, skating, etc.)<br/>                     (20) Indoor theaters (including amphitheaters).<br/>                     (21) Laundromats, laundry and dry-cleaning pickup stations.<br/>                     (22) Lawn or tree removal services.<br/>                     (23) Mailing services.<br/>                     (24) Medical and dental offices, services, laboratories, and clinics.<br/>                     (25) Manufactured home sales lots.<br/>                     (26) Mortuaries.<br/>                     (27) Motor vehicle fuel sales.<br/>                     (28) Motor vehicle racing tracks, go-carts, etc.<br/>                     (29) Nonmedical offices and services, including business and government offices and services.<br/>                     (30) Nonstore retailers.<br/>                     (31) Nursing homes and residential care facilities.<br/>                     (32) Off-street parking facilities.<br/>                     (33) Outdoor amusements (golf courses, bathing cages, driving ranges, etc.)<br/>                     (34) Passive and active recreational facilities.<br/>                     (35) Pawnshops.<br/>                     (36) Personal services (barber shops, fitness clubs, etc.).</p> |
|   |  | <p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the land use administrator.<br/>                     (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the land use administrator.</p>   |

**PERMITTED USES**

| <b>1. District Intent</b>  | <b>2. Principal Uses</b>   |  |  |
|--|--|--|--|
| <p>flow of the general traveling public. Reuse of existing single use sites for multiple use developments, adding new uses to single use sites and/or multiple use developments in the CP district that share parking facilities, have parking structures and/or have high floor area ratios are encouraged in the CP district.</p> <p>New CP districts in the Suburban FLUM category shall have access to arterial or major collector streets.</p> <p><b>Development standards for properties located within the MMTD are established within Division 4 of this Code.</b></p> | <p>(37) Pest control services.<br/>           (38) Pet day care centers.<br/>           (39) Photocopying and duplicating services.<br/>           (40) Printing and publishing.<br/>           (41) Recreational vehicle park.<br/>           (42) Rental and sales of dvds, video tapes and games.<br/>           (43) Rental of tools, small equipment, or party supplies.<br/>           (44) Repair services, nonautomotive.<br/>           (45) Residential, multi-family.<br/>           (46) Residential, any type, provided it is located on or above the 2nd floor of a structure containing non-residential development on the first floor.<br/>           (47) Restaurants, with or without drive-in facilities.<br/>           (48) Retail bakeries.<br/>           (49) Retail caskets and tombstones.<br/>           (50) Retail computer, video, record, and other electronics.<br/>           (51) Retail department, apparel, and accessory stores.<br/>           (52) Retail drug store.<br/>           (53) Retail florist.<br/>           (54) Retail food and grocery.<br/>           (55) Retail furniture, home appliances and accessories.<br/>           (56) Retail home/garden supply, hardware and nurseries.<br/>           (57) Retail jewelry stores.<br/>           (58) Retail needlework and instruction.<br/>           (59) Retail newsstand, books, greeting cards.</p> | <p>(60) Retail office supplies.<br/>           (61) Retail optical and medical supplies.<br/>           (62) Retail package liquors.<br/>           (63) Retail pet stores.<br/>           (64) Retail picture framing.<br/>           (65) Retail sporting goods, toy stores.<br/>           (66) Retail trophy stores.<br/>           (67) Self-moving operation.<br/>           (68) Retail shoes, luggage, and leather products.<br/>           (69) Sign shops.<br/>           (70) Social, fraternal and recreational clubs and lodges, including assembly halls.<br/>           (71) Studios for photography, music, art, drama, voice.<br/>           (72) Tailoring.<br/>           (73) Towing, wrecking, and recovery services.<br/>           (74) Trailer sales and service.<br/>           (75) Veterinary services, including veterinary hospitals.<br/>           (76) Warehouses, mini-warehouses, or self-storage facilities.<br/>           (77) Other uses which, in the opinion of the land use administrator, are of a similar and compatible nature to those uses described in this district and provided the use is not specifically permitted in another zoning district.</p> |  |



**DEVELOPMENT STANDARDS**

|   | 4. Minimum Lot or Site Size |              |              | 5. Minimum Building Setbacks |                      |                    |         | 6. Maximum Building Restrictions  |   |
|---|-----------------------------|--------------|--------------|------------------------------|----------------------|--------------------|---------|---|---|
| Use Category  | a. Lot or Site Area         | b. Lot Width | c. Lot Depth | a. Front                     | b. Side-Interior Lot | c. Side-Corner Lot | d. Rear | a. Building Size (excluding gross building floor area used for parking)   | b. Building Height (excluding stories used for parking) |
| Multiple-Family Dwellings   | 10,000 square feet          | 80 feet      | 100 feet     | 15 feet                      | 15 feet on each side | 15 feet            | 25 feet | not applicable  | 4 stories   |
| Residential located on or above the 2nd floor of a multi-use structure  | none                        | none         | none         | 25 feet                      | none                 | 25 feet            | 10 feet | not applicable  | 4 stories   |
| Any Permitted Principal Use   | none                        | none         | none         | 25 feet                      | none                 | 25 feet            | 10 feet | 25,000 s.f. of building floor area per acre and commercial and office uses not to exceed 200,000 s.f. of gross building floor area per parcel, 50,000 s.f. of building area per acre for permitted land uses number (73) warehouses, mini-warehouses, or self-storage facilities as listed in the permitted uses table above. In multi-use structures, residential uses do not count towards this floor area total. | 4 stories   |
| <p>7. <i>Access Management Criteria</i> (In case of a conflict with the provisions of other ordinances or regulations, the most strict provisions shall apply):</p> <p>a.) All roadways:</p> <ol style="list-style-type: none"> <li>1. On all city roadways, the city's spacing standards for driveway access, medians, and signals per roadway class type shall prevail.</li> <li>2. On all county roadways, the county's spacing standards for driveway access, medians, and signals per roadway class type shall prevail.</li> <li>3. On all state arterial roadways, the FDOT's spacing standards for driveway access, medians, and signals, as outlined in the FDOT Access Management Classification System shall prevail. Exceptions to the FDOT Access Management Standards include the following:                             <ol style="list-style-type: none"> <li>a. Existing driveway access for Capital Circle as of December 31, 1995; and</li> </ol> </li> </ol> <p>Properties on Capital Circle which were granted single driveway permits by FDOT on or before December 31, 1995, which have sole access to Capital Circle and do not have other street access.</p> <p>b.) All new commercial development shall construct a vehicular interconnection to adjacent properties that have an existing commercial use. Interconnections shall be required to adjacent vacant properties which are zoned for commercial use. The vehicular interconnections shall be constructed with material consistent with constructed or proposed vehicular use areas. Location of such interconnections shall be approved by the traffic engineer and constructed prior to issuance of a certificate of occupancy. Required interconnections between properties and/or to a private or public roadway, shall be placed in a cross access easement acceptable by</p> |                             |              |              |                              |                      |                    |         |   |   |

**DEVELOPMENT STANDARDS**

the city attorney. Exemptions to and deviations from the interconnection requirements of this section shall be approved by the parking standards committee.

8. *Street Vehicular Access Restrictions:* Properties in the CP zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from nonresidential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street directly across from where the vehicular access point is proposed: RA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, RP-1, RP-2, RP-MH, RP-UF, and RP-R.

9. *Noise Source Restrictions:* In the event that a property zoned CP abuts a residential property, the noise source of the CP zoned property shall not exceed at L10 noise level of 60 dBA in the daytime (7:00 a.m. to 10:00 p.m.) and an L10 noise level of 50 dBA in the night time (10:00 p.m. to 7:00 a.m.) as measured on the property line abutting the source.

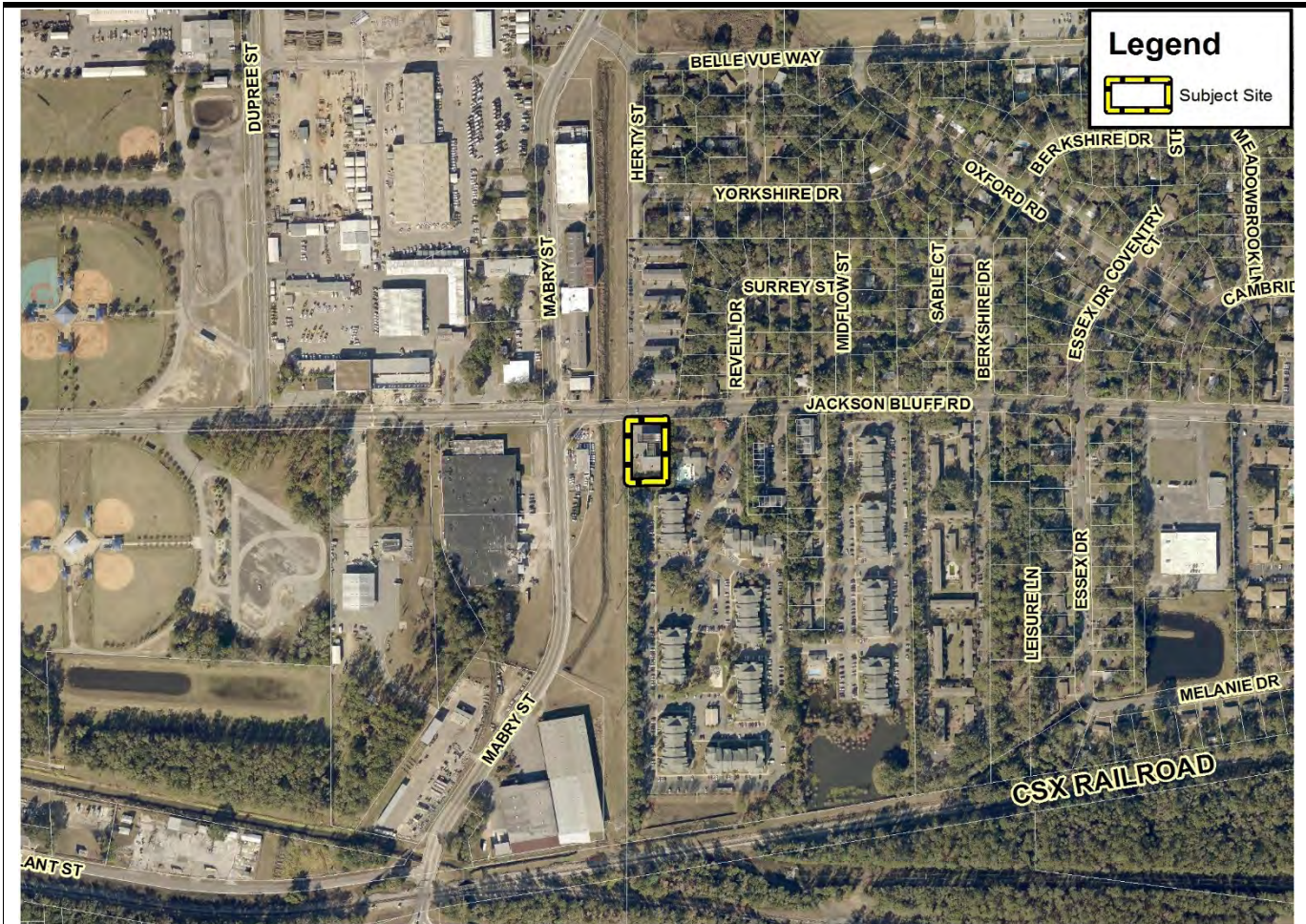
10. *Lighting Standards:* In the event that a property zoned CP abuts a residential property, the night time lighting of the CP zoned property shall meet the following standards: night time lighting shall not exceed 0.5 vertical surface foot candle measured at the property line six feet above grade. Lighting standards shall not exceed 20 feet in height and shall have recessed bulbs and filters which conceal the source of illumination. No wall or roof mounted flood-lights or spot-lights used as general grounds lighting are permitted. Security lighting is permitted.

11. *Additional Criteria for Pet Day Care Centers:* Outside boarding and unsupervised outside activity are prohibited. Hours of operation for pet day care centers shall be 6:00 a.m. to 9:00 p.m.

12. *Additional Criteria for Charitable Donation Stations:* Such station shall have indoor storage for all donations, and shall have an attendant available during normal business hours responsible for the collection and/or storage of said donations. A "charitable donation station" is considered a community service/facility regulated by section 10-413 of this Code.

**General Notes:**

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and nonresidential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500-gallon septic tank. Also, refer to sanitary sewer policy 2.1.12 of the comprehensive plan for additional requirements.
2. Refer to chapter 5, pertaining to environmental management, for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to chapter 4, pertaining to concurrency management, for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).
4. For cluster development standards, refer to section 10-426.



**SUMMARY**

|  |  |                              |
|--|--|------------------------------|
| <b>Property Owners:</b>                          | <b>Property Location:</b>  | <b>TLCPD Recommendation:</b> |
| Lar Lar Development, LLC                         | At the intersection of Jackson Bluff Road and Mabry Street                               | <b>Approve</b>               |
| <b>Applicant:</b>                                |  |                              |
| Lar Lar Development, LLC                         |  |                              |
| <b>TLCPD Staff:</b>                              | <b>Current Future Land Use &amp; Zoning:</b>   | <b>LPA Recommendation:</b>   |
| <b>Debra Thomas</b>                              | <u>Future Land Use:</u> Urban Residential 2<br><u>Zoning:</u> Medium Density Residential | <b>Approve</b>               |
| <b>Contact Information:</b>                      | <b>Proposed Future Land Use &amp; Zoning:</b>  |                              |
| <b>debra.thomas@talgov.com</b><br>(850) 891-6418 | <u>Future Land Use:</u> Suburban<br><u>Zoning:</u> General Commercial                    |                              |
| <b>Date:</b> October 25, 2017                    | <b>Updated:</b> March 1, 2018  |                              |

**A. REASON FOR REQUESTED CHANGE**

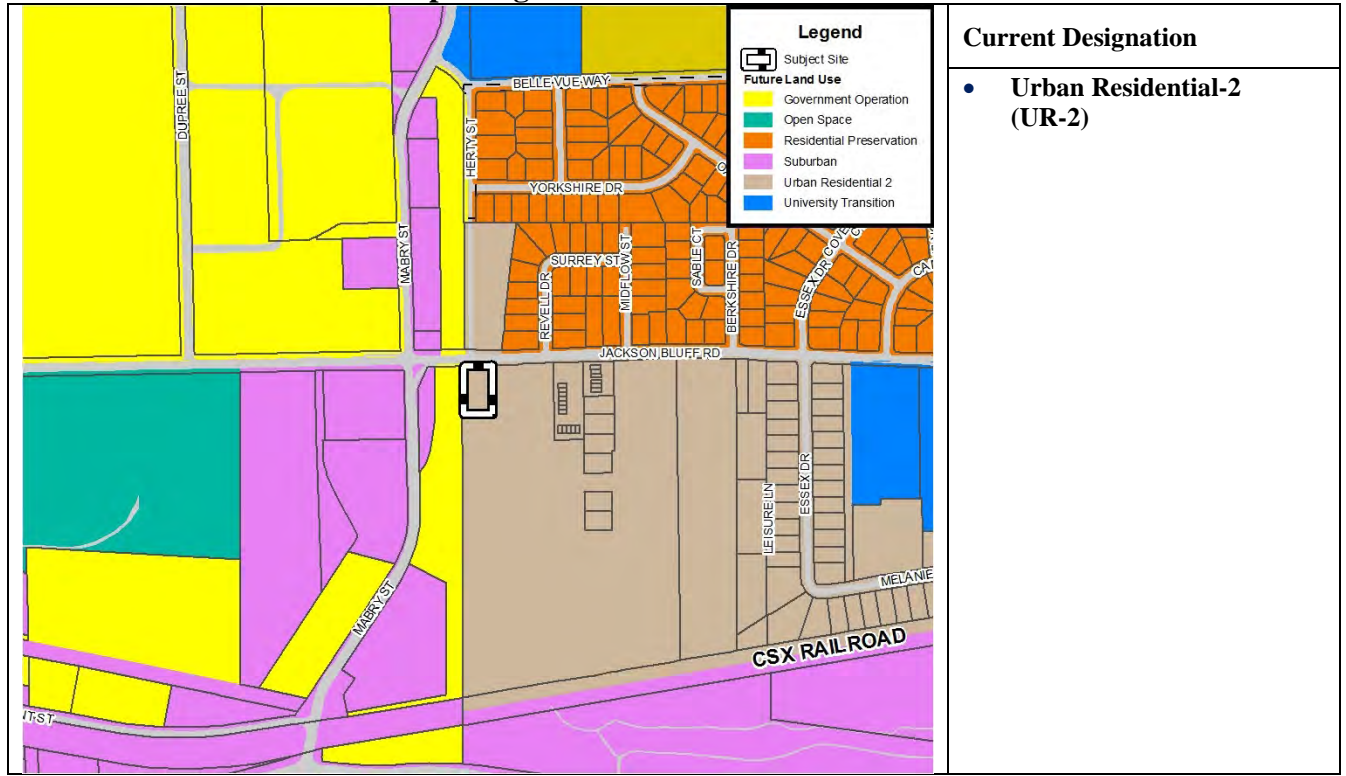
The applicant is requesting the amendment so they can continue to operate the existing business (a gas station and convenience store) that occupies the subject site.

**B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION**

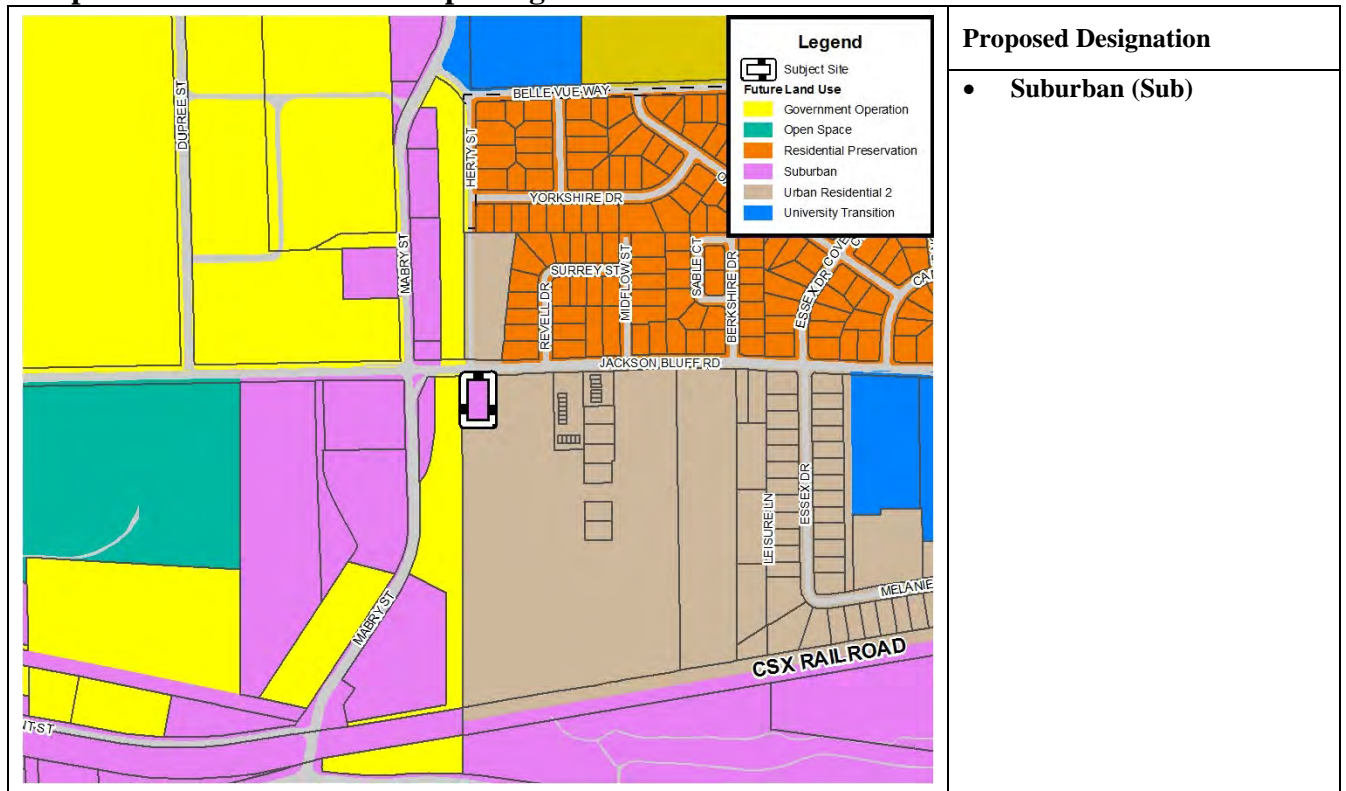
The subject site is currently designated Urban Residential-2 on the Future Land Use Map (FLUM). The proposed amendment would change the FLUM designation of the site to Suburban.

The following maps illustrate the current and proposed FLUM designations for the subject site.

### Current Future Land Use Map Designation



### Proposed Future Land Use Map Designation



### **C. STAFF RECOMMENDATION**

Find that the proposed future land use maps amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend ADOPTION of the proposed amendment.

Find that the proposed rezoning is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend APPROVAL of the proposed rezoning.

### **D. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION**

Find that the proposed future land use map amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend ADOPTION of the proposed amendment.

Find that the proposed rezoning is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend APPROVAL of the proposed rezoning.

### **E. SUMMARY OF FINDINGS**

Staff presents the following findings of fact:

1. The proposed amendment is consistent with Policy 2.2.5 [L] which establishes the proposed Suburban land use category. This category allows for a mix of uses and intensities and implements the historic commercial use of the subject site.
2. The proposed amendment to the Suburban land use category, when implemented with the design standards required within the multimodal district, would further strategies and recommendations from the West Pensacola Sector Plan for the Jackson Bluff Road area. The subject site fronts on Jackson Bluff Road. The Sector Plan recommended that Jackson Bluff remains a walkable/pedestrian friendly road with a mixture of housing types and uses and that higher intensities be allowed for existing retail and multi-family areas.
3. The subject site is in the Mobility District. Approval of this amendment to the land use category would further the goals of the Mobility District and the transportation strategies of the West Pensacola Sector Plan by promoting higher densities and intensities, a prerequisite for successful implementation of mass transit and other alternative modes of transportation.
4. The commercial development on the subject site is inconsistent with the current Urban Residential-2 land use category since it prohibits commercial/retail uses.
5. The proposed amendment is consistent with Policy 1.1.5 [L] and Policy 1.1.7 [L] which seek to channel higher densities and intensities into locations with sufficient urban infrastructure.
6. The proposed zoning is consistent with the development patterns near the subject site and the current commercial use on the site. The subject site also meets the locational criterion for the General Commercial (C-2) zoning district. It is located greater than a quarter mile of other C-1 (Neighborhood Commercial) and C-2 districts.

## F. STAFF ANALYSIS

### History and Background

The subject site is developed with a gas station/convenience store that was built in 1987. Prior to the 1990 Comprehensive Plan adoption and subsequent rezoning in 1992 and 2000, the subject site was zoned General Commercial (C-2) for retail/commercial use.

When the Comprehensive Plan was adopted in 1990, the subject site was designated Mixed-Use B on the Future Land Use Map (FLUM). Sites that were designated Mixed-Use B on the future land use map were given a corresponding zoning district on the zoning map when it was adopted in 1992. In 1999, the Mixed-Use zoning districts were changed to site-specific zoning districts, at which time the subject site was rezoned to the Medium Density Residential (MR-1) zoning district, which was inconsistent with the existing use of the site.

In 2007, the Mixed-Use land use categories were replaced in the Comprehensive Plan with more specific categories. At that time, the subject site was changed from Mixed-Use B to Urban Residential-2 on the Future Land Use Map. This FLUM designation is a residential category which does not allow commercial/retail uses. Since the subject site already had MR-1 zoning from the site-specific rezoning in 1999, that zoning district remained on the subject site after the Future Land Use Map change.

The subject site is within the Southern Strategy Area (SSA) and the West Pensacola Sector Plan Study Area boundary. The Tallahassee-Leon County Comprehensive Plan directs the sector planning of the Southern Strategy Area. The proposed amendment would further strategies and recommendations from the West Pensacola Sector Plan for the Jackson Bluff Road area. The subject site fronts on Jackson Bluff Road. The Sector Plan recommended that Jackson Bluff remains a walkable/pedestrian friendly road with a mixture of housing types and uses, and that higher intensities be allowed for existing retail and multi-family areas. The intent of the Suburban land use category, when implemented with the design standards required within the multimodal district, is consistent with these recommendations.

### Current and Proposed Future Land Use Categories

The complete comprehensive plan policies for the current Future Land Use Map (FLUM) category, Urban Residential-2 (Land Use Policy 2.2.24), and the proposed FLUM category, Suburban (Land Use Policy 2.2.5), are included as Attachment #1.

#### *Urban Residential-2 (Current)*

Land Use Element Policy 2.2.24 outlines the intent of the Urban Residential-2 land use category, which allows townhouses, single-family attached and detached, two-family, and multiple-family dwelling units (up to twenty dwelling units per acre), as well as community facilities related to residential uses. The primary intent of the Urban Residential-2 land use category is to encourage the development of a range of housing densities and types; thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of urban infrastructure. Under this land use category, retail/commercial uses are prohibited. The current retail development on the subject site is not consistent with the Urban Residential-2 FLUM category.

### *Suburban (Proposed)*

The proposed Suburban future land use category permits a wide range of uses from housing up to 20 units per acre to retail/office and light industrial uses. This category recognizes the way much of Tallahassee-Leon County has developed since the 1940s. Land Use Element Policy 2.2.5 establishes the Suburban land use category to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Under this category, employment opportunities should be located near residential areas, if possible within walking distance. The category also consists of predominantly single-use projects that are interconnected whenever feasible. Mixed-use projects are encouraged, though not required. Allowed land uses within this category are regulated by zoning districts which implement the intent of the FLUM, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the category. The proposed Suburban category is more consistent with the existing development patterns near the subject site and the current use of the site.

### Consistency with Comprehensive Plan

Policy 1.4.5 of the Land Use Element identifies several criteria against which future land use map and zoning changes must be evaluated. Such changes must be evaluated for consistency with the adopted goals, objectives and policies of the Comprehensive Plan as well as consistency with and the furtherance of the intent of the requested future land use category. The proposed amendment is consistent with the following objective and policies of the Tallahassee-Leon County Comprehensive Plan. The complete text of these policies is included as Attachment #2.

- Policy 2.2.5 [L] which establishes the Suburban Future Land Use category. This category allows a mixture of uses and intensities and implements the historic commercial use of the subject site.
- Policy 1.1.5 [L] states that Future Land Use Map densities and intensities are intended to reflect the availability of capital infrastructure. The proposed map amendment would reflect the availability of capital infrastructure.
- Policy 1.1.7 [L] requires that higher density and mixed-use development and its ancillary activities shall be channeled into locations which have proper access to the existing transportation system; minimal environmental constraints; sufficient stormwater treatment capacity; compatible existing land use and readily available sewer and water infrastructure.

The subject site has access to all urban services and infrastructure.

- Objective 1.1 [M] promotes vibrant communities with compact urban forms and a mixture of uses to minimize travel distances, reduce vehicle miles traveled and greenhouse gases, and to enhance pedestrian and bicycle mobility and transit accessibility.

The proposed amendment supports compact urban forms and a mixture of uses of the subject site by being located adjacent to Residential and Government Operational uses. The proposed Future Land Use Map designation allows the same potential residential density as the current Future Land Use Map designation, but allows additional commercial and office uses.



### Zoning

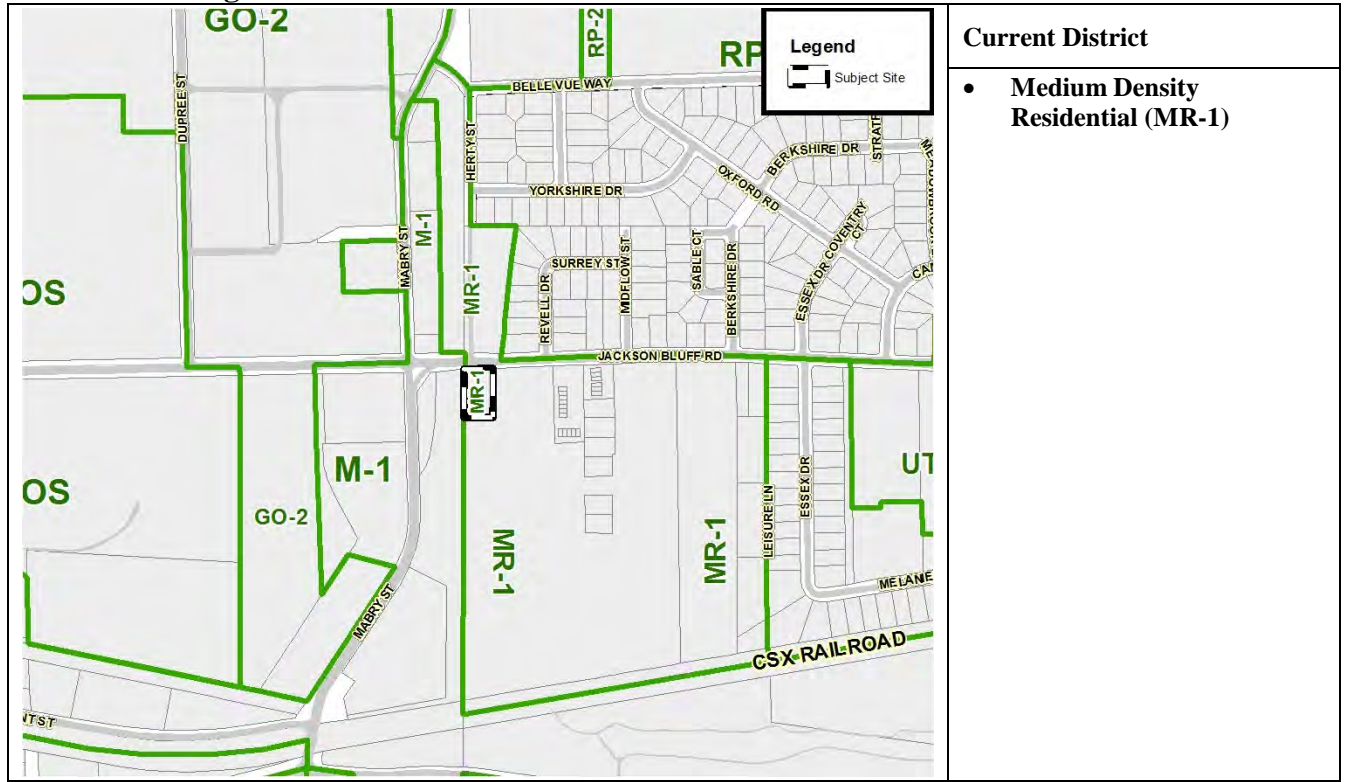
A rezoning application will be processed concurrently with this map amendment, if approved. A zoning change from Medium Density Residential (MR-1) to General Commercial (C-2) is being requested to implement the proposed amendment to the Future Land Use Map. The Land Development Code sections for the current zoning district, Medium Density Residential (Section 10-250), and the proposed zoning district, General Commercial (Section 10-256), are included as Attachment #3.

The current Medium Density Residential zoning district is one of the zoning districts that implements the Urban Residential– 2 future land use category. This zoning district is intended to provide a variety of housing types (up to twenty units per acre). Under this zoning district, commercial, office and retail uses are not permissible. Thus, the existing commercial development on the subject site is inconsistent with this zoning district.

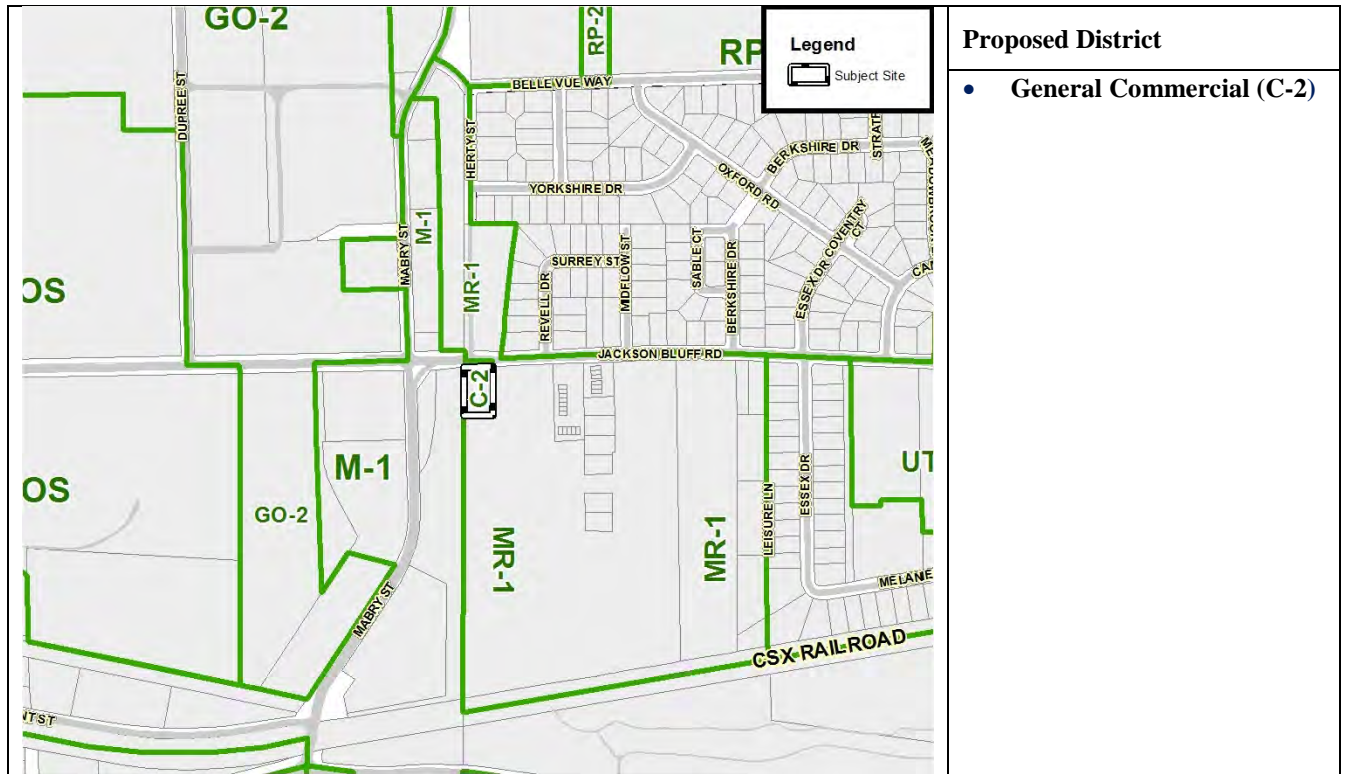
The proposed C-2 zoning district is intended to be in areas designated Suburban on the FLUM and shall apply to areas with direct access to major collectors or arterial roadways located within convenient travelling distance to several neighborhoods. The district is not intended to accommodate large scale commercial or service activities, but rather small groups of retail commercial, professional, office, and community and recreational services. Additionally, this zoning district should not exceed 30 acres or be located closer than ¼ mile to other C-1 or C-2 districts. The subject site meets these locational criteria. The proposed zoning is also consistent with the development patterns near the subject site and the current commercial use on the site.

The following maps illustrate the current and proposed zoning for the Subject Site.

### Current Zoning



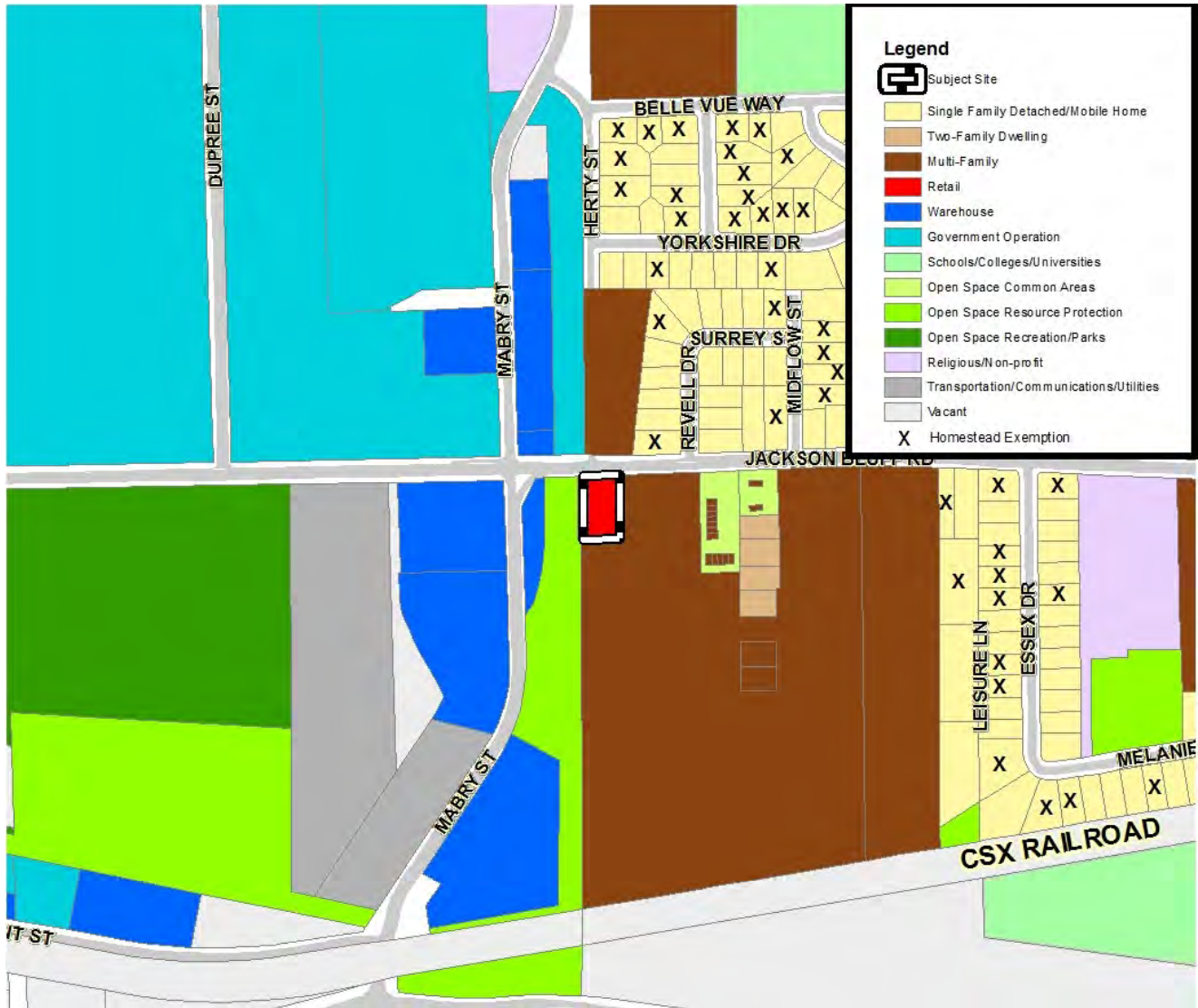
### Proposed Zoning



Existing Land Uses

The subject site is developed with a retail use. The subject site is in an area with a mixture of uses including multi-family, government operations, warehouses, low density residential, and recreation/open space.

**Existing Land Use Map**



Infrastructure Analysis

*Water/Sewer*

The subject site is connected to City of Tallahassee potable water and sewer services.

*Schools*

No impacts based on the non-residential use onsite. The subject area is zoned for Riley Elementary School, Nims Middle School, and Rickards High School. School concurrency impact forms were submitted to the Leon County School Board’s Division of Facilities, Construction and Maintenance and approved by the School Board on November 21, 2017.

| <b>School Name</b>        | <b>Riley Elementary</b> | <b>Nims Middle</b> | <b>Rickards High</b> |
|---------------------------|-------------------------|--------------------|----------------------|
| Present Capacity          | 7                       | 562                | 545                  |
| Post Development Capacity | 6                       | 562                | 545                  |

The table above depicts preliminary calculations provided by School Board staff based on the maximum residential development allowed under the requested future land use category. Final school concurrency calculations will be conducted in the future when a site plan for proposed development is submitted.

*Roadway Network*

The subject site is bound by Jackson Bluff Road, a major collector, and Mabry Street, a major collector. It is located within the Multimodal Transportation District (MMTD) which has a goal of increasing density, mixed use developments, and promoting pedestrian-oriented urban design standards to support walkable development and thereby increase pedestrian, bicycle, and transit use.

*Pedestrian and Bicycle Network*

The subject site is accessible via sidewalks and shared lanes (marked with Sharrows) on Jackson Bluff Road. There are also sidewalks and bike lanes on major portions of Mabry Street near the subject site.

*Transit Network*

StarMetro provides transit services along Jackson Bluff Road via the Forest Route and the Seminole Express Route.

Environmental Analysis

The subject site is within the Lake Munson drainage basin. County environmental data indicate no known protected environmental features on the site.

**F. PUBLIC OUTREACH AND NOTIFICATION**

An initial mailing was sent to approximately 78 property owners within 1,000 feet of subject site.

| Public Outreach |   | Date              | Details  |
|-----------------|---|-------------------|--|
| X               | Mail Notification of Proposed Changes           | October 23, 2017  | Notices Mailed to Property Owners within 1000 feet   |
| X               | Notice of Proposed Land Use Change and Rezoning | November 8, 2017  | Two signs providing details of proposed land use and zoning changes posted on subject site |
| X               | Public Open House                               | November 16, 2017 | 5:30 PM, Second Floor, Frenchtown Renaissance Center                                       |
| X               | Staff Reports Available Online                  | December 20, 2017 | Email Subscription Notice sent to all users of service                                     |

**Public Open House - November 16, 2017:** 14 citizens attended the first open house to discuss the 2018 Cycle amendments. Of the 14 attendees, none were present for this amendment. There were no questions or comments on this proposed amendment.

**G. STAFF REPORT UPDATE**

Below is a list of all public meetings and actions taken by appointed or elected bodies in consideration of this proposed amendment:

| Cycle 2018 Meetings |   | Dates             | Time and Locations                                   |
|---------------------|---|-------------------|--|
| X                   | Local Planning Agency Workshop            | November 7, 2017  | 3:00 PM, Second Floor, Frenchtown Renaissance Center |
| X                   | Local Planning Agency Public Hearing      | January 2, 2017   | 6:00 PM, Second Floor, Frenchtown Renaissance Center |
| X                   | Joint City-County Commission Workshop     | January 23, 2018  | 1:00 PM, Fifth Floor, Leon County Courthouse         |
| X                   | Joint City-County Adoption Public Hearing | February 27, 2018 | 6:00 PM, Fifth Floor, Leon County Courthouse         |

**Local Planning Agency Public Hearing - December 5, 2017:** Due to a Blueprint Intergovernmental Agency (IA) meeting being scheduled for the same afternoon, the members of the Local Planning Agency voted to continue the Public Hearing to the January 2, 2018 Local Planning Agency meeting.

**Local Planning Agency Public Hearing – January 2, 2018:** The Local Planning Agency supported staff’s recommendation of approval based upon consistency with the Comprehensive Plan and findings of fact outlined in this staff report.

**Joint City-County Adoption Public Hearing – February 27, 2018:** The City Commission and Board of County Commissioners voted to approve the proposed amendment.

## H. ATTACHMENTS

- Attachment #1: Current and Proposed Future Land Use Categories:  
Land Use Policy 2.2.24 Urban Residential - 2  
Land Use Policy 2.2.5 Suburban
- Attachment #2: Comprehensive Plan Policies referenced in the report:  
Land Use Policy 1.4.5 Criteria against which future land use map amendments must be evaluated  
Land Use Policy 2.2.5 Suburban  
Land Use Policy 1.1.5 Availability of Infrastructure  
Land Use Policy 1.1.7 Access to Urban Infrastructure  
Mobility Objective 1.1 Compact Urban Forms
- Attachment#3: Zoning Districts Charts referenced in the report:  
Medium Density Residential (MR-1) (Section 10-250)  
General Commercial (C-2) (Section 10-256)

**Attachment #1**

Current and Proposed Future Land Use Categories:

- Land Use Policy 2.2.24 Urban Residential-2
- Land Use Policy 2.2.5 Suburban

***Policy 2.2.24: [L]***

URBAN RESIDENTIAL 2 (REV. EFF. 7/26/06; REV. EFF. 3/14/07; REV. EFF. 1/22/16)

The primary intent of the Urban Residential 2 land use category, which is to be applied only within the Urban Services Area, is to encourage a range of density (4-20 dwelling units per acre) housing, thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of infrastructure. The implementing zoning district(s) shall contain design standards as well as locational criteria to accomplish these goals. The Urban Residential category allows townhouses, single-family detached, two-family, and multiple-family dwelling units as well as open space/recreation and community facilities related to residential uses. The implementing zoning district(s) within the land development regulations shall further specify the allowable uses. Urban Residential 2 may serve as a transition category between lower density residential categories and more intensive development such as higher density residential and/or office land uses or major roadways where alternative modes of transportation are available to support the increased residential densities. The category is not intended to be applied within the interior of an existing designated residential preservation area, unless to correct, legal non-conforming uses and/or densities. The maximum residential density within the Urban Residential 2 category is 20 units per acre.



***Policy 2.2.5: [L]***

**SUBURBAN (EFF. 3/14/07)**

To create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Employment opportunities should be located near residential areas, if possible within walking distance. This category recognizes the manner in which much of Tallahassee-Leon County has developed since the 1940s. The category predominantly consists of single-use projects that are interconnected whenever feasible. Mixed-use projects and the principles of traditional neighborhood developments are encouraged, though not required. The Suburban category is most suitable for those areas outside of the Central Core. However, additional areas inside the Central Core may be designated as appropriate based on existing land use pattern.

To complement the residential aspects of this development pattern, recreational opportunities, cultural activities, commercial goods and services should be located nearby. To reduce automobile dependency of residents and employers alike, mass transit stops should be located at large commercial centers and appropriate street and pedestrian connections established between commercial and residential areas. Except within mixed use centers, larger scale commercial development should be buffered from adjacent residential neighborhoods.

Development shall comply with the Suburban Intensity Guidelines. Business activities are not intended to be limited to serve area residents; and as a result may attract shoppers from throughout larger portions of the community.

Suburban Intensity Guidelines ( EFF. 3/14/07; REV. EFF. 7/14/14)

Table 4: Suburban Intensity Guidelines

| Development Patterns              | Allowed Land Uses  | Gross Residential Density | Non-Res Intensity  | Percentage Mix of Uses |
|-----------------------------------|--|---------------------------|--|------------------------|
| Low Density Residential           | Residential, Recreation, Light Infrastructure & Community Service  | 0 to 8 UNITS/ (4)         | 10,000 SQ FT/ACRE  | 65-80%                 |
| Low Density Residential Office    | Residential, Office, Recreation, Light Infrastructure & Community Service  | 0 to 8 UNITS/ (4)         | 10,000 SQ FT/ACRE (5)  |                        |
| Medium Density Residential        | Residential, Recreation, Light Infrastructure & Community Service  | 8 to 16 UNITS/ ACRE       | 20,000 SQ FT/ACRE  |                        |
| Medium Density Residential Office | Residential, Office, Ancillary 1 <sup>st</sup> Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools  | 8 to 20 UNITS/ ACRE       | 20,000 SQ FT/ACRE <sup>(6)</sup>                             | 65-80%                 |
| Village Center                    | Residential, Office, Commercial up to 50,000 SQ FT, maximum business size. Centers shall not be located closer than ¼ mile to another village center or commercial development including more than 20,000 SQ FT of floor area. | 8 to 16 UNITS/ ACRE       | 12,500 SQ FT/ACRE per parcel for center 20 acres or less (7) |                        |
| Urban Pedestrian Center           | Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service  | 6 to 16 UNITS/ (3) ACRE   | Up to 20,000 SQ FT/ACRE (3)                                  |                        |
| Suburban Corridor                 | Residential, Office, Commercial, Recreation, Light & Heavy Infrastructure & Community Service  | Up to 16 UNITS/ ACRE      | Up to 25,000 SQ FT/ACRE (8)                                  | 35-50%                 |
| Medical Center                    | Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service  | 6 to 20 UNITS/ (1) ACRE   | 80,000 SQ FT/ACRE (2)  |                        |
| Business Park                     | Office, Residential and Commercial   | Up to 16 UNITS/ ACRE      | 20,000 SQ FT/ ACRE   |                        |
| Light Industrial                  | Office, Commercial up to 10,000 SQ FT per business, Light Industrial, Recreation, Light & Heavy Infrastructure, Community Service & Post- Secondary Schools and ancillary residential  | 1 UNIT/ DEVELOP MENT      | 20,000 SQ FT/ ACRE (9)                                       | 5-10%                  |

Notes:

- (1) 8 units/acre minimum for exclusively residential;
- (2) Hospitals up 176,000 sq ft/acre;
- (3) 20 units/acre and 40,000 sq ft/acre for multiple use development; Combined residential and non-residential development may have up to 40,000 SF and up to a six story building. Residential use, office use and commercial use is allowed.
- (4) Low Density Residential and Residential Office development patterns can have a minimum of 1 unit per acre if water and sewer are not available.
- (5) The maximum square footage is increased to 12,500 SF if the project is a mixed-use development.

- (6) The maximum square footage increases to 40,000 SF per acre and maximum height increases to six stories if 50% of parking is structured. This provision only applies to areas previously designated as Mixed Use C
- (7) 250,000 SF of total development permitted on 20 to 30 acre centers.
- (8) Storage areas may be 50,000 SF per acre. Office and Retail is allowed.
- (9) Storage areas may be 50,000 SF per acre.

While mixed land uses are encouraged in the Suburban Future Land Use Category, the more prevalent pattern will be a compatibly integrated mix of single-use developments that include low and medium density residential, office, retail and light industrial development. Allowed land uses within the Suburban Future Land Use Category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Suburban Future Land Use Category. In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.

**Attachment #2**

Comprehensive Plan Policies referenced in the report:

- Land Use Policy 1.4.5 Criteria against which future land use map amendments must be evaluated
- Land Use Policy 2.2.5 Suburban

**Policy 1.4.5: [L]** (*Revision Effective 3/14/07*)

The Tallahassee-Leon County Comprehensive Plan, its future land use map and future land use categories as defined within the Plan, the land use summary charts which are intended to be a pictorial representation of existing policies in the comprehensive plan, and land development regulations adopted by local government as provided in the Plan shall in combination provide a unified system for the regulation of land use. Land use regulations shall be consistent with the intended functions, land uses and intensity of the land use category designated on the future land use map.

- a) Any requested text amendment to the Comprehensive Plan shall be evaluated for consistency with the overall intent of the adopted Goals, Objectives, and Policies of the Plan;
- b) Any requested amendment to the Future Land Use Map shall be evaluated for consistency with the adopted Goals, Objectives, and Policies of the Plan as well as consistency with and the furtherance of the intent of the requested future land use category;
- c) Any request for a change in zoning use classification and specific zoning district mapping within a future land use category shall be evaluated for consistency with the adopted Goals, Objectives, and Policies of the Plan as well as consistency with and the furtherance of the intent of the future land use category in which it is located;
- d) The determination that a land use is permitted within a zoning district shall be made based upon a listing of allowable land uses within a zoning district or that an unlisted land use is substantially similar to allowable uses within the same district.

***Policy 2.2.5: [L]***

**SUBURBAN (EFF. 3/14/07)**

To create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Employment opportunities should be located near residential areas, if possible within walking distance. This category recognizes the manner in which much of Tallahassee-Leon County has developed since the 1940s. The category predominantly consists of single-use projects that are interconnected whenever feasible. Mixed-use projects and the principles of traditional neighborhood developments are encouraged, though not required. The Suburban category is most suitable for those areas outside of the Central Core. However, additional areas inside the Central Core may be designated as appropriate based on existing land use pattern.

To complement the residential aspects of this development pattern, recreational opportunities, cultural activities, commercial goods and services should be located nearby. To reduce automobile dependency of residents and employers alike, mass transit stops should be located at large commercial centers and appropriate street and pedestrian connections established between commercial and residential areas. Except within mixed use centers, larger scale commercial development should be buffered from adjacent residential neighborhoods.

Development shall comply with the Suburban Intensity Guidelines. Business activities are not intended to be limited to serve area residents; and as a result may attract shoppers from throughout larger portions of the community.

Suburban Intensity Guidelines ( EFF. 3/14/07; REV. EFF. 7/14/14)

Table 4: Suburban Intensity Guidelines

| Development Patterns              | Allowed Land Uses  | Gross Residential Density | Non-Res Intensity  | Percentage Mix of Uses |
|-----------------------------------|--|---------------------------|--|------------------------|
| Low Density Residential           | Residential, Recreation, Light Infrastructure & Community Service  | 0 to 8 UNITS/ (4)         | 10,000 SQ FT/ACRE  | 65-80%                 |
| Low Density Residential Office    | Residential, Office, Recreation, Light Infrastructure & Community Service  | 0 to 8 UNITS/ (4)         | 10,000 SQ FT/ACRE (5)  |                        |
| Medium Density Residential        | Residential, Recreation, Light Infrastructure & Community Service  | 8 to 16 UNITS/ ACRE       | 20,000 SQ FT/ACRE  | 65-80%                 |
| Medium Density Residential Office | Residential, Office, Ancillary 1 <sup>st</sup> Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools  | 8 to 20 UNITS/ ACRE       | 20,000 SQ FT/ACRE <sup>(6)</sup>                             |                        |
| Village Center                    | Residential, Office, Commercial up to 50,000 SQ FT, maximum business size. Centers shall not be located closer than ¼ mile to another village center or commercial development including more than 20,000 SQ FT of floor area. | 8 to 16 UNITS/ ACRE       | 12,500 SQ FT/ACRE per parcel for center 20 acres or less (7) |                        |
| Urban Pedestrian Center           | Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service  | 6 to 16 UNITS/ (3) ACRE   | Up to 20,000 SQ FT/ACRE (3)                                  | 35-50%                 |
| Suburban Corridor                 | Residential, Office, Commercial, Recreation, Light & Heavy Infrastructure & Community Service  | Up to 16 UNITS/ ACRE      | Up to 25,000 SQ FT/ACRE (8)                                  |                        |
| Medical Center                    | Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service  | 6 to 20 UNITS/ (1) ACRE   | 80,000 SQ FT/ACRE (2)  | 5-10%                  |
| Business Park                     | Office, Residential and Commercial   | Up to 16 UNITS/ ACRE      | 20,000 SQ FT/ ACRE   |                        |
| Light Industrial                  | Office, Commercial up to 10,000 SQ FT per business, Light Industrial, Recreation, Light & Heavy Infrastructure, Community Service & Post- Secondary Schools and ancillary residential  | 1 UNIT/ DEVELOP MENT      | 20,000 SQ FT/ ACRE (9)                                       |                        |

Notes:

- (1) 8 units/acre minimum for exclusively residential;
- (2) Hospitals up 176,000 sq ft/acre;
- (3) 20 units/acre and 40,000 sq ft/acre for multiple use development; Combined residential and non-residential development may have up to 40,000 SF and up to a six story building. Residential use, office use and commercial use is allowed.
- (4) Low Density Residential and Residential Office development patterns can have a minimum of 1 unit per acre if water and sewer are not available.
- (5) The maximum square footage is increased to 12,500 SF if the project is a mixed-use development.

- (6) The maximum square footage increases to 40,000 SF per acre and maximum height increases to six stories if 50% of parking is structured. This provision only applies to areas previously designated as Mixed Use C
- (7) 250,000 SF of total development permitted on 20 to 30 acre centers.
- (8) Storage areas may be 50,000 SF per acre. Office and Retail is allowed.
- (9) Storage areas may be 50,000 SF per acre.

While mixed land uses are encouraged in the Suburban Future Land Use Category, the more prevalent pattern will be a compatibly integrated mix of single-use developments that include low and medium density residential, office, retail and light industrial development. Allowed land uses within the Suburban Future Land Use Category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Suburban Future Land Use Category. In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.



**Attachment #3**

Zoning Districts Charts referenced in the report:

- Medium Density Residential (MR-1) (Section 10-250)
- General Commercial (C-2) (Section 10-256)

**Section 10-250. MR-1 Medium Density Residential District.**

The following applies to the MR-1 Medium Density Residential District:

| PERMITTED USES  |  |
|---|--|
| 1. District Intent  | 2. Principal Uses  |
| <p>The MR-1 district is intended to be located in areas designated Urban Residential 2 or Suburban on the Future Land Use Map of the Comprehensive Plan, in close proximity to more intensive non-residential uses, including commercial and office uses; and to residentially compatible public facilities such as schools, parks, and transit facilities. The MR-1 district is intended to achieve densities consistent with urban development, use of public transit, and efficient use of public infrastructure. Off-street parking facilities in the MR-1 district shall be located and designed to promote convenient access to pedestrian and mass transit facilities. The MR-1 district shall provide for a wide range of residential housing types. The maximum gross density allowed for new residential development in the MR-1 district is 20 dwelling units per acre, while the minimum gross density allowed is 8 dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum densities. Certain community and recreational facilities related to residential uses and day care centers are also permitted.</p> <p><b>Development standards for properties located within the MMTD are established within Division 4 of this Code.</b></p> | <p><b>3. Accessory Uses</b></p> <p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator.</p> <p>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.</p>   |
|   | <p><b>2. Principal Uses</b></p> <p>(1) Community facilities related to residential uses, including religious facilities, police/fire stations, and elementary, middle, and high schools. Libraries or vocational schools are prohibited. Other community facilities may be allowed in accordance with Section 10-413 of these regulations.</p> <p>(2) Day care centers.</p> <p>(3) Golf courses.</p> <p>(4) Multiple-family dwellings.</p> <p>(5) Nursing homes and other residential care facilities.</p> <p>(6) Passive and active recreational facilities.</p> <p>(7) Rooming Houses.</p> <p>(8) Single-family attached dwellings.</p> <p>(9) Single-family detached dwellings.</p> <p>(10) Two-family dwellings.</p> <p>(11) Zero-lot line single-family detached dwellings.</p> |

| Use Category                                   | 4. Minimum Lot or Site Size                             |  |              | 5. Minimum Building Setbacks |   |                    | 6. Maximum Building Restrictions |   |   |
|--|---|--|--------------|------------------------------|---|--------------------|----------------------------------|---|---|
|  | a. Lot or Site Area                                     | b. Lot Width                             | c. Lot Depth | a. Front                     | b. Side-Interior Lot  | c. Side-Corner Lot | d. Rear                          | a. Building Size (excluding gross building floor area used for parking) | b. Building Height (excluding stories used for parking) |
| Single-Family Detached Dwellings               | 5,000 square feet                                       | 50 feet                                  | 100 feet     | 15 feet                      | 7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet | 15 feet            | 25 feet                          | not applicable  | 3 stories   |
| Zero-Lot Line Single-Family Detached Dwellings | 3,750 square feet                                       | 30 feet interior lot; 40 feet corner lot | 100 feet     | 20 feet                      | 0 feet one side; 5 feet other side  | 15 feet            | 25 feet                          | not applicable  | 3 stories   |
| Two-Family Dwellings                           | 7,000 square feet                                       | 70 feet                                  | 100 feet     | 15 feet                      | Same as single-family dwellings above   | 15 feet            | 25 feet                          | not applicable  | 3 stories   |
| Single-Family Attached Dwellings               | 1,600 square feet minimum; average of 2,000 square feet | 16 feet                                  | none         | 20 feet                      | none  | 15 feet            | 25 feet                          | maximum length: 8 units   | 3 stories   |
| Rooming Houses                                 | 5,000 square feet                                       | 50 feet                                  | 100 feet     | 15 feet                      | 7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet | 15 feet            | 25 feet                          | not applicable  | 3 stories   |
| Multiple-Family Dwellings                      | 10,000 square feet                                      | 80 feet                                  | 100 feet     | 15 feet                      | 15 feet on each side  | 15 feet            | 25 feet                          | not applicable  | 3 stories   |
| Any Permitted Principal Non-Residential Use    | 12,000 square feet                                      | 80 feet                                  | 100 feet     | 15 feet                      | 15 feet on each side  | 15 feet            | 25 feet                          | 20,000 square feet of gross building floor area per acre                | 3 stories   |

**GENERAL NOTES:**

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
2. Refer to chapter 5, environmental management for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to chapter 4, concurrency management ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).
4. For cluster development standards, refer to Section 10-426.

## Section 10-256. C-2 General Commercial District

The following applies to the C-2 General Commercial District:

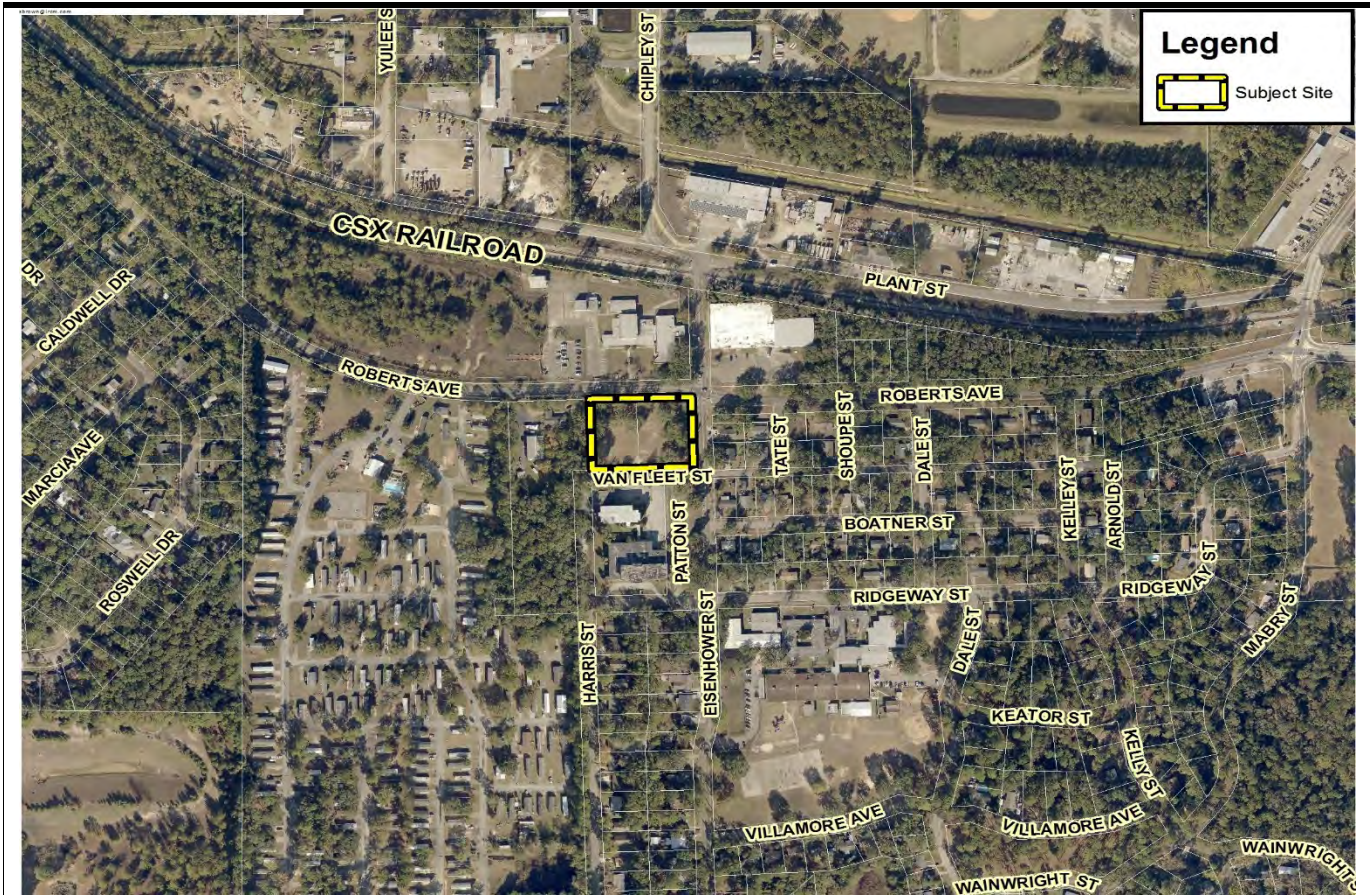
| PERMITTED USES   |  | 3. Accessory Uses  |
|--|--|--|
| 1. District Intent   | 2. Principal Uses  |  |
| <p>The C-2 district is intended to be located in areas designated Suburban on the Future Land Use Map of the Comprehensive Plan and shall apply to areas with direct access to major collectors or arterial roadways located within convenient traveling distance to several neighborhoods, wherein small groups of retail commercial, professional, office, community and recreational facilities and other convenience commercial activities are permitted in order to provide goods and services that people frequently use in close proximity to their homes. The C-2 district is not intended to accommodate large scale commercial or service activities or other types of more intensive commercial activity. The maximum gross density allowed for new residential development in the C-2 district is 16 dwelling units per acre, with a minimum gross density of 8 dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum density. The residential uses are required to be located on the second floor or above a building containing commercial or office uses on the first floor. Mixed use projects in the C-2 district are encouraged, but are not required. In order to maintain compact and non-linear characteristics, C-2 districts shall not be located closer than ¼ mile to other C-1 or C-2 districts or to parcels containing commercial developments including more than 20,000 gross square feet of floor area and shall not exceed 30 acres in size.</p> <p><b>Development standards for properties located within the MMTD are established within Division 4 of this Code.</b></p> | <p>(1) Antique shops.<br/>                     (2) Automotive service and repair, including car wash.<br/>                     (3) Bait and tackle shops.<br/>                     (4) Banks and other financial institutions.<br/>                     (5) Camera and photographic stores.<br/>                     (6) Cocktail lounges and bars.<br/>                     (7) Community facilities related to the permitted principal uses, including libraries, religious facilities, police/fire stations. Elementary, middle, and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-413.<br/>                     (8) Day care centers.<br/>                     (9) Gift, novelty, and souvenir shops.<br/>                     (10) Indoor amusements (bowling, billiards, skating, etc.).<br/>                     (11) Indoor theaters (including amphitheaters).<br/>                     (12) Laundromats, laundry and dry cleaning pick-up stations.<br/>                     (13) Mailing services.<br/>                     (14) Medical and dental offices, services, laboratories, and clinics.<br/>                     (15) Motor vehicle fuel sales.<br/>                     (16) Non-medical offices and services, including business and government offices and services.<br/>                     (17) Non-store retailers.<br/>                     (18) Passive and active recreational facilities.<br/>                     (19) Personal services (barber shops, fitness clubs etc.).<br/>                     (20) Pet day care centers<br/>                     (21) Photocopying and duplicating services.<br/>                     (22) Rental and sales of dvds, video tapes and games.<br/>                     (23) Rental of tools, small equipment, or party supplies.</p> | <p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator.<br/>                     (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.</p> |

| PERMITTED USES     |   |
|--------------------|---|
| 1. District Intent | 2. Principal Uses   |
|                    | <p>(24) Repair services, non-automotive.</p> <p>(25) Residential (any type), provided that it is located on the second floor or above a building containing commercial or office uses on the first floor.</p> <p>(26) Restaurants, with or without drive-in facilities.</p> |
|                    | 3. Accessory Uses   |

| DEVELOPMENT STANDARDS  |                             |              |                              |          |                      |                                  |         |   |   |
|--|-----------------------------|--------------|------------------------------|----------|----------------------|----------------------------------|---------|---|---|
| Use Category   | 4. Minimum Lot or Site Size |              | 5. Minimum Building Setbacks |          |                      | 6. Maximum Building Restrictions |         |   |   |
|  | a. Lot or Site Area         | b. Lot Width | c. Lot Depth                 | a. Front | b. Side-Interior Lot | c. Side-Corner Lot               | d. Rear | a. Building Size (excluding gross building floor area used for parking)   | b. Building Height (excluding stories used for parking) |
| Any Permitted Principal Use  | none                        | none         | none                         | 25 feet  | 15 feet on each side | 25 feet                          | 10 feet | 12,500 square feet of non-residential gross building floor area per acre and commercial and/or office uses not to exceed 200,000 square feet of gross building floor area for districts less than 20 acres and commercial and/or office uses not to exceed 250,000 square feet of gross building floor area for districts 20 to 30 acres in size. Individual buildings may not exceed 50,000 gross square feet. | 3 stories   |
| <p><b>7. Street Vehicular Access Restrictions:</b> Properties in the C-2 zoning district shall be located on a major collector or arterial street, but may have additional vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: R-A, R-1, R-2, R-3, R-4, R-5, MH, RP-1, RP-2, RP-MH, RP-UJF, and RP-R.</p> |                             |              |                              |          |                      |                                  |         |   |   |
| <p><b>8. Additional Criteria and Restrictions for Pet Day Centers:</b> Outside boarding and unsupervised outside activity are prohibited. In the event that a pet day care center abuts a residential property, the center shall not exceed an L10 noise level of 60 dBA in the daytime (6:00 A.M. to 9:00 P.M.) as measured on the property line abutting the center. Hours of operation for Pet Day Care Centers shall be 6:00 A.M. to 9:00 P.M.</p>   |                             |              |                              |          |                      |                                  |         |   |   |
| <p><b>9. Additional Criteria for Charitable Donation Stations:</b> Such station shall have indoor storage for all donations, and shall have an attendant available during normal business hours responsible for the collection and/or storage of said donations. A "charitable donation station" is considered a community service/facility regulated by section 10-413 of this Code.</p>  |                             |              |                              |          |                      |                                  |         |   |   |

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
2. Refer to chapter 5, pertaining to environmental management, for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to chapter 4, pertaining to concurrency management, for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).
4. For cluster development standards, refer to Section 10-426.



**SUMMARY**

| Property Owners:   | Property Location:  | TLCPD Recommendation:                            |
|--|---|--|
| City of Tallahassee & State of Florida                                 | At the intersection of Roberts Avenue and Eisenhower Street   | <b>Approve</b>                                   |
| <b>Applicant:</b><br>Tallahassee-Leon County Planning Department       |   |  |
| <b>TLCPD Staff:</b><br>Debra Thomas                                    | <b>Current Future Land Use &amp; Zoning:</b><br>Future Land Use: Recreation/Open Space & Educational Facilities<br>Zoning: Residential Preservation - 2 | <b>LPA Recommendation:</b><br><br><b>Approve</b> |
| <b>Contact Information:</b><br>debra.thomas@talgov.com<br>850-891-6418 | <b>Proposed Future Land Use &amp; Zoning:</b><br>Future Land Use: Government Operational<br>Zoning: Government Operational - 1                          |  |
| <b>Date:</b> October 23, 2017  | <b>Updated:</b> March 1, 2018   |  |

**A. REASON FOR REQUESTED CHANGE**

Florida State University intends to purchase the subject site to construct a medical teaching facility/community medical clinic. The site's current zoning district, Residential Preservation-2 (RP-2), does not allow the proposed use of the site. This map amendment would provide the appropriate land use category and implementing zoning to facilitate the proposed development.

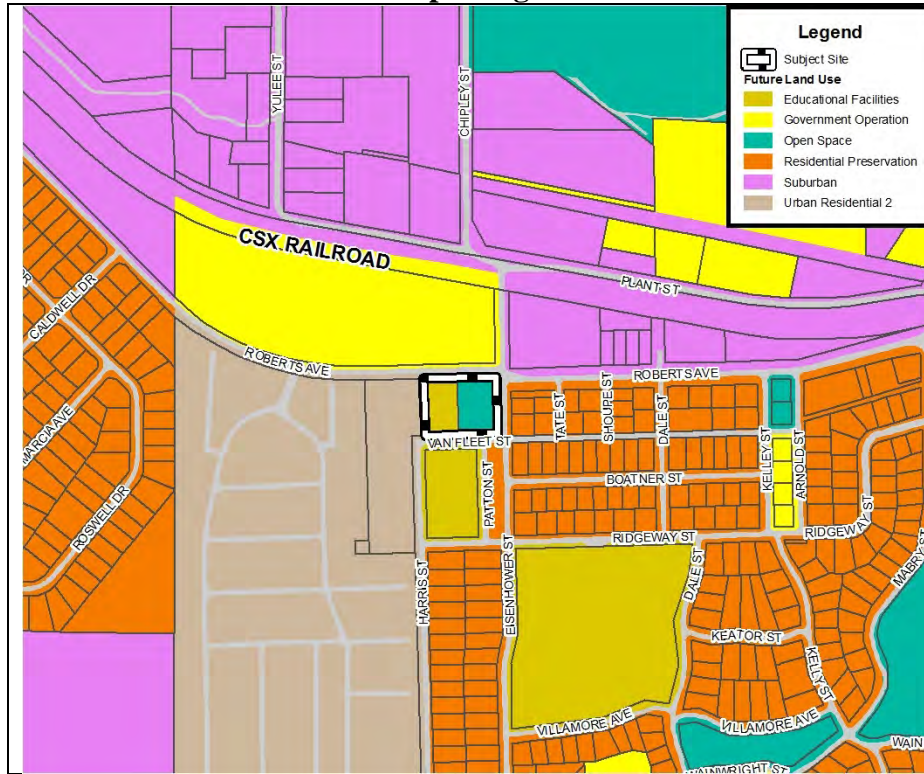
**B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION**

The subject area is currently designated Educational Facilities and Recreation/Open Space on the Future Land Use Map (FLUM). The proposed amendment would change the FLUM designation of the site to Government Operational.

The following maps illustrate the current and proposed FLUM designations for the subject site.



### Current Future Land Use Map Designation



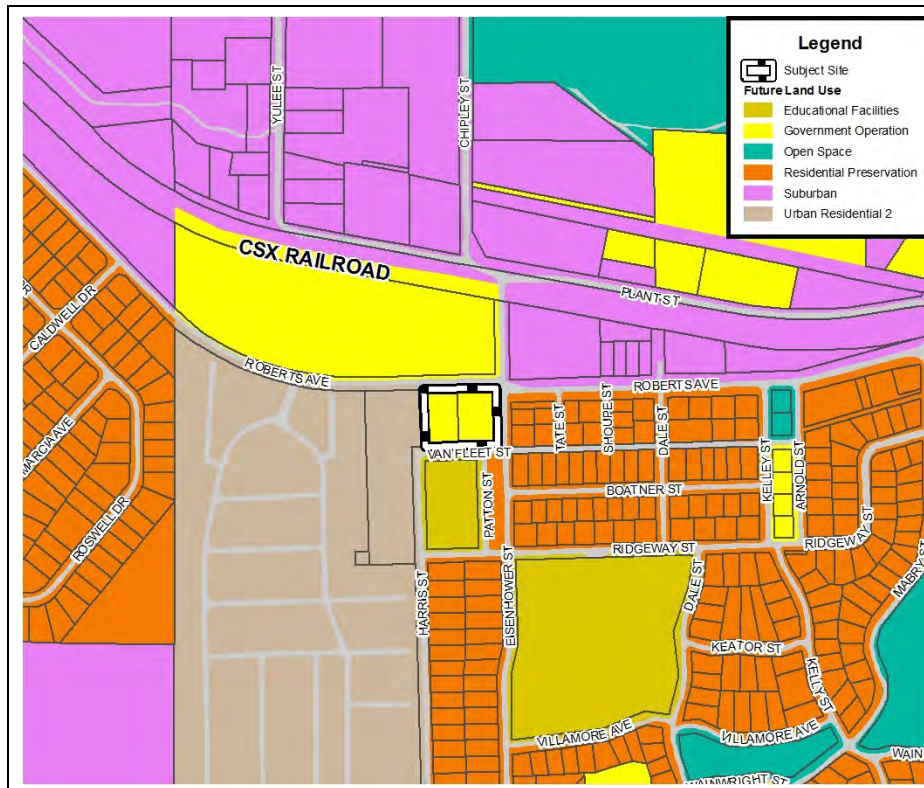
**Legend**

- Subject Site
- Future Land Use**
- Educational Facilities
- Residential Preservation
- Suburban
- Urban Residential 2

### Current Designation

- **Educational Facilities & Recreation/Open Space (ED & ROS)**

### Proposed Future Land Use Map Designation



**Legend**

- Subject Site
- Future Land Use**
- Educational Facilities
- Residential Preservation
- Suburban
- Urban Residential 2

### Proposed Designation

- **Government Operational (GO)**

### **C. STAFF RECOMMENDATION**

Find that the proposed future land use map amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend ADOPTION of the proposed amendment.

Find that the proposed rezoning is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend APPROVAL of the proposed rezoning.

### **D. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION**

Find that the proposed future land use map amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend ADOPTION of the proposed amendment.

Find that the proposed rezoning is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend APPROVAL of the proposed rezoning.

### **E. SUMMARY OF FINDINGS**

Staff presents the following findings of fact:

1. The proposed amendment furthers the intent of Land Use Policy 2.2.16 which establishes the Government Operational land use category. It is the intent of the Government Operational FLUM to contain the land uses and services provided by government for the community. The proposed Florida State University College of Medicine medical teaching facility/clinic will provide medical services to the general community.
2. The proposed amendment is consistent with Land Use Objective 5.1, which requires the coordination of future plans of state government, school board, the institutions of higher learning, and other applicable entities with the Comprehensive Plan.
3. The proposed amendment furthers one of the intents of the “Vision Statement” of the Comprehensive Plan, which is to direct quality development and redevelopment into the area designated as the “Southern Strategy Area”. The subject site is in the Southern Strategy Area.
4. The proposed amendment is consistent with and furthers the intent of Land Use Policies 11.5.2 and 11.5.3, which speak to opportunities in the Southern Strategy Area, including encouraging healthcare facilities to locate in this target area.
5. The proposed development of medical facility would be consistent with the proposed zoning district of Government Operational-1. Under this zoning district health clinics are classified as a principal use.

## **F. STAFF ANALYSIS**

### History and Background

The subject area is comprised of two parcels totaling 1.79 acres. One of the parcels is under the City of Tallahassee ownership and the other under State of Florida ownership. The parcels are located immediately south of Roberts Avenue and immediately west of Eisenhower Street. Florida State University (FSU) has expressed an interest in purchasing the subject site for a medical teaching facility and community medical clinic. The teaching facility is one of the factors that influence the accreditation of the Florida State University College of Medicine.

The site's current zoning district, Residential Preservation-2 (RP-2), does not allow the proposed use of the site. This map amendment would provide the appropriate land use category and implementing zoning district to facilitate the proposed development.

### Current and Proposed Future Land Use Categories

The complete comprehensive plan policies for existing FLUM categories, Recreation/Open Space (Land Use Policy 2.2.14) and Educational Facilities (Land Use Policy 2.2.13), and proposed FLUM category, Government Operational (Land Use Policy 2.2.16), are included as Attachment #1.

#### *Recreation/Open Space and Educational Facilities (Current)*

The existing Educational Facilities future land use category includes public schools, public lands for which educational facilities are proposed or planned, and private facilities with capacity for over three hundred students. Under this land use category, permitted uses are limited to educational facilities and ancillary community services to serve the student population or the community in general. The parcel currently under State of Florida ownership is designated Educational Facilities. While this land use category would allow for a medical teaching facility, presently there is not an accompanying educational facilities zoning district to implement the FLUM designation.

The existing Recreation/Open Space land use category allows for government owned lands that have active or passive recreational facilities, historic sites, forests, cemeteries, or wildlife management areas. Privately owned lands which have golf courses, cemeteries, or wildlife management areas are also allowed. Other permitted use includes silviculture. The parcel currently owned by the City of Tallahassee is designated Recreation/Open Space on the Future Land Use Map (FLUM).

#### *Government Operational (Proposed)*

The proposed Government Operational land use category contains facilities such as community services, light infrastructure, heavy infrastructure, and post-secondary, that provide for the operation of and provision of services on property owned or operated by local, state or federal government. The government facilities may also include services and uses provided by private entities operating on property owned by government.

### Consistency with Comprehensive Plan

Policy 1.4.5 of the Land Use Element identifies several criteria against which future land use map and zoning changes must be evaluated. Such changes must be evaluated for consistency with the adopted goals, objective and policies of the Comprehensive Plan as well as consistency with and

the furtherance of the intent of the requested future land use category.

The proposed amendment is consistent with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan. The complete text of these policies is included as Attachment #2.

The proposed amendment further the intent of Land Use Policy 2.2.16, which establishes the Government Operational future land use category. It is the intent of the Government Operational FLUM to contain the land uses and services provided by government for the community. The proposed medical teaching facility/clinic will provide medical services to the general community.

The proposed amendment is consistent with Land Use Objective 5.1, which requires the coordination of future plans of state government, school board, the institutions of higher learning, and other applicable entities with the Comprehensive Plan.

The proposed amendment further one of the intents of the “Vision Statement” of the Comprehensive Plan which is to direct quality development and redevelopment into the area designated as the “Southern Strategy Area”. The subject site is in the Southern Strategy Area.

Lastly, the proposed amendment is consistent with and furthered the intent of Land Use Policies 11.5.2 and 11.5.3, which speak to opportunities in the Southern Strategy Area, including encouraging healthcare facilities to locate in this target area.

### Zoning

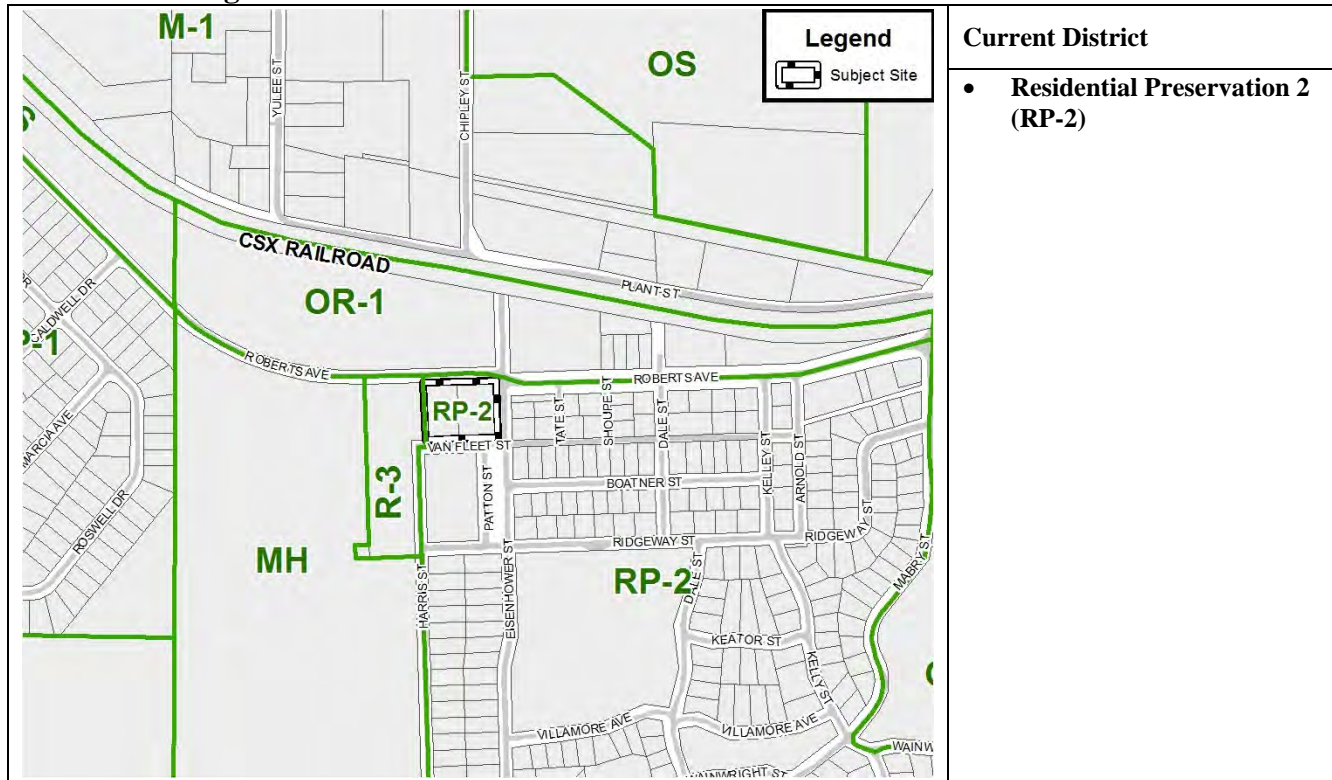
A rezoning application will be processed concurrently with this map amendment, if approved. A zoning change from Residential Preservation-2 to Government Operational-1 is being requested to implement the proposed amendment to the Future Land Use Map. The Land Development Code sections for the current zoning district of Residential Preservation-2 (Section 10-241) and the proposed zoning district of Government Operational-1(Section 10-270) are included as Attachment #3.

The current Residential Preservation–2 zoning district is one of the zoning districts that implements the Residential Preservation future land use category. The subject site is zoned Residential Preservation-2; however, the future land use category for the subject site is not Residential Preservation. Under this residential zoning district, single family and two-family housing are allowed up to six dwelling units per acre. Also allowed is passive and active recreation, light infrastructure, and community services in a comparable scale.

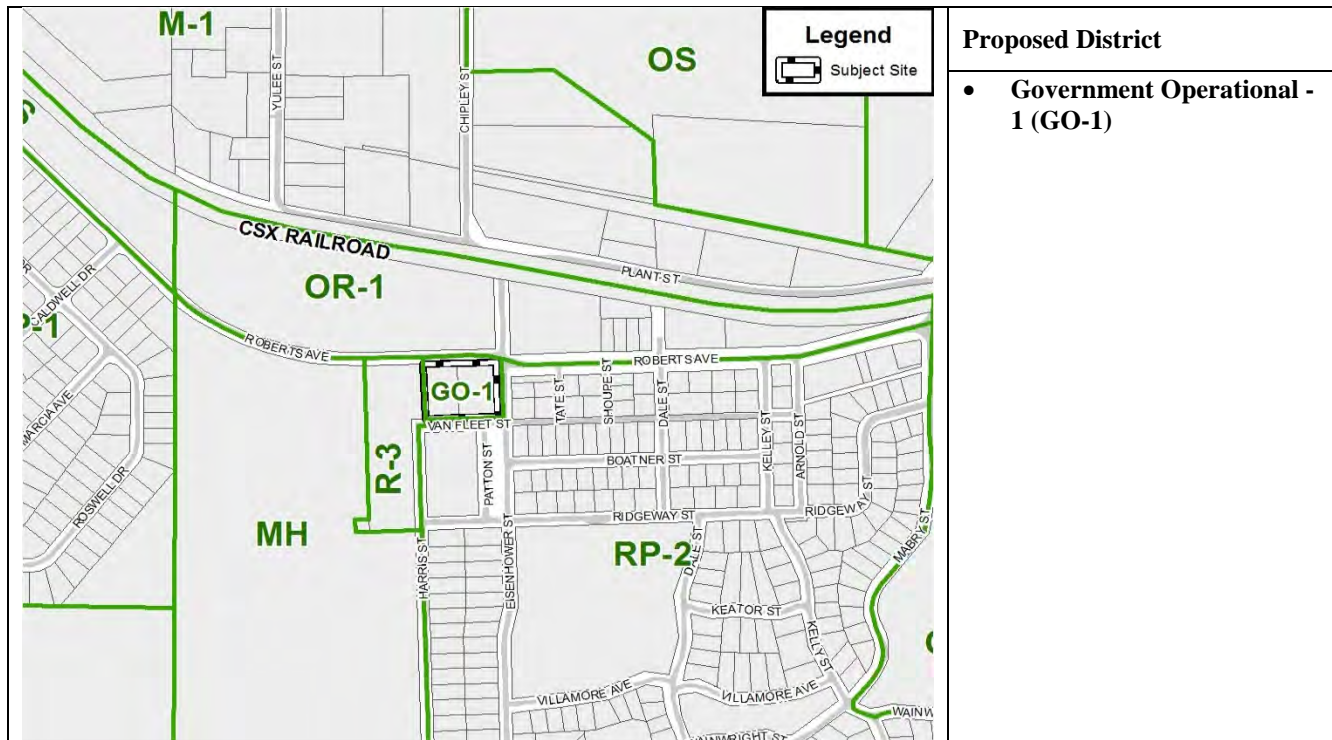
The proposed Government Operational zoning district is one of the zoning districts intended to implement the Government Operational land use category. The primary function of this district is to provide for the operation of and provision of services by local, state, and federal government. The provisions of this district are intended to allow facilities that are defined within the Land Development Code as Community Services, Light Infrastructure, and Post-Secondary uses. Under this zoning district, health clinics are a principal use. Thus, the proposed development of medical facility would be consistent with this zoning district.

The following maps illustrate the current and proposed zoning for the subject site.

**Current Zoning**



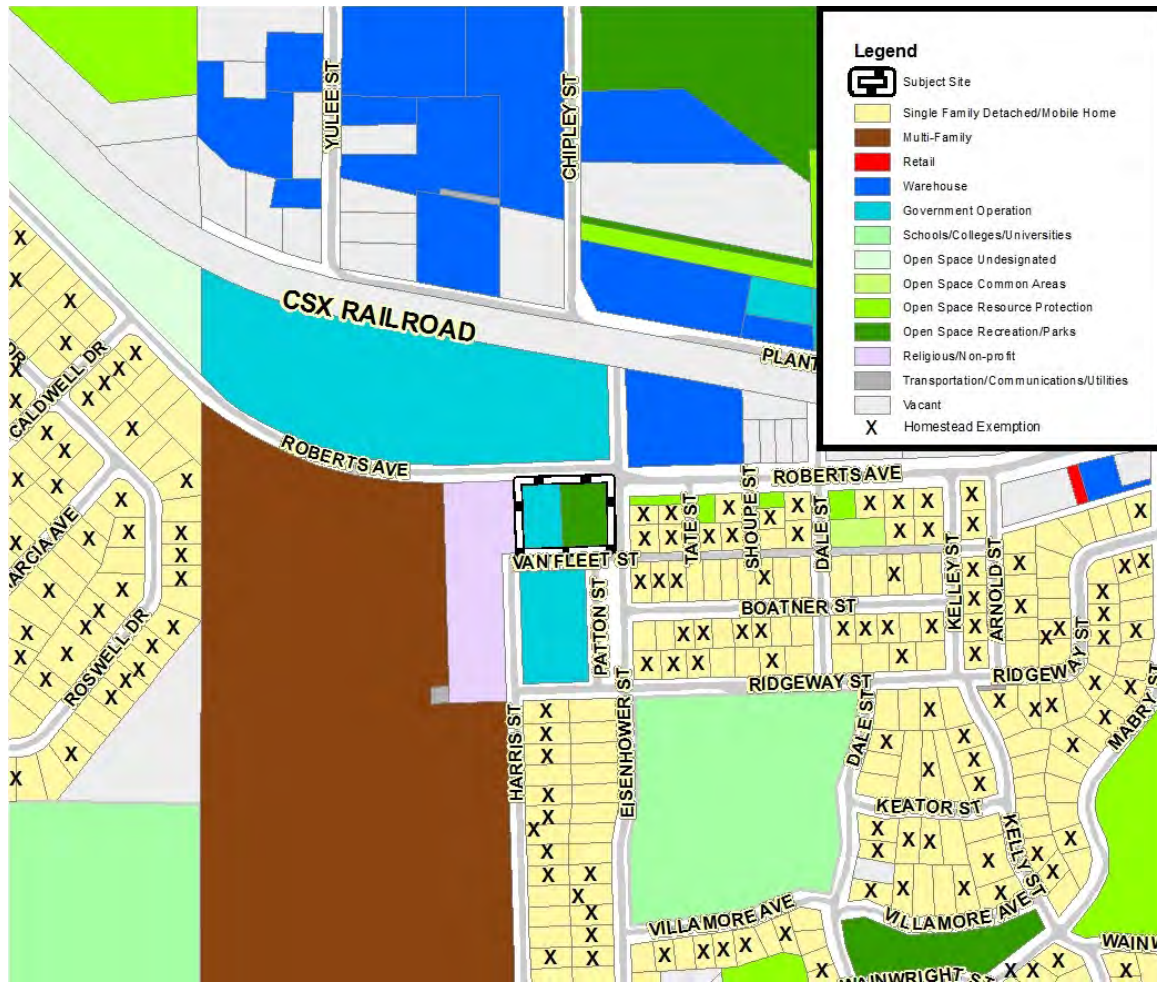
**Proposed Zoning**



### Existing Land Uses

The subject site consists of two parcels. One parcel contains vacant government land and the other contains passive open space. The existing land uses surrounding the subject site include a low density residential subdivision to the east (Mabry Manor), government operations to the north and south in the forms of a navy support facility and a state facility, and to the west a non-profit facility (Habitat for Humanity Office), multi-family, and a low density residential subdivision (Seminole Manor). The proposed change would be consistent with the immediate development pattern near the site near to the south and north.

### Existing Land Use Map



### Infrastructure Analysis

#### *Water/Sewer*

City of Tallahassee potable water and sewer services are available to the subject site. Adequate potable water and sewer capacity exists to accommodate development of the site under the proposed land use and zoning.

#### *Schools*

No impacts based on non-residential uses onsite. The subject area is zoned for Sabal Palm Elementary School, Nims Middle School, and Rickards High School.

#### *Roadway Network*

The subject site is bound by minor collector roads, Roberts Road and Eisenhower Street. Since the subject site is not in the Multi-Modal Transportation District, concurrency requirements will be determined during the site plan review process as future development occurs on the site.

#### *Pedestrian and Bicycle Network*

The subject site is accessible via sidewalks on both Roberts Avenue and Eisenhower Road.

#### *Transit Network*

StarMetro provides transit services along Robert Avenue via the Live Oak Route.

### Environmental Analysis

The subject site is within the Lake Munson drainage basin. County environmental data indicate no known protected environmental features on the site.

**F. PUBLIC OUTREACH AND NOTIFICATION**

An initial mailing was sent to approximately 85 property owners within 1,000 feet of Subject Site.

| Public Outreach |   | Date              | Details  |
|-----------------|---|-------------------|--|
| X               | Mail Notification of Proposed Changes           | October 23, 2017  | Notices Mailed to Property Owners within 1000 feet   |
| X               | Notice of Proposed Land Use Change and Rezoning | November 8, 2017  | Two signs providing details of proposed land use and zoning changes posted on subject site |
| X               | Public Open House                               | November 16, 2017 | 5:30 PM, Second Floor, Frenchtown Renaissance Center                                       |
| X               | Staff Reports Available Online                  | December 20, 2017 | Email Subscription Notice sent to all users of service                                     |

**Public Open House - November 16, 2017:** 14 citizens attended the first open house to discuss the 2018 Cycle amendments. Of the 14 attendees, none were present to discuss this amendment. There were no questions or comments on this proposed amendment.

**G. STAFF REPORT UPDATE**

Below is a list of all public meetings and actions taken by appointed or elected bodies in consideration of this proposed amendment:

| Cycle 2018 Meetings |                                       | Dates             | Time and Locations                                   |
|---------------------|---------------------------------------|-------------------|--|
| X                   | Local Planning Agency Workshop        | November 7, 2017  | 3:00 PM, Second Floor, Frenchtown Renaissance Center |
| X                   | Local Planning Agency Public Hearing  | January 2, 2018   | 6:00 PM, Second Floor, Frenchtown Renaissance Center |
| X                   | Joint City-County Commission Workshop | January 23, 2018  | 1:00 PM, Fifth Floor, Leon County Courthouse         |
| X                   | Joint City-County Adoption Hearing    | February 27, 2018 | 6:00 PM, Fifth Floor, Leon County Courthouse         |

**Local Planning Agency Public Hearing - December 5, 2017:** Due to a Blueprint Intergovernmental Agency (IA) meeting being scheduled for the same afternoon, the members of the Local Planning Agency voted to continue the Public Hearing to the January 2, 2018 Local Planning Agency meeting.

**Local Planning Agency Public Hearing – January 2, 2018:** The Local Planning Agency supported staff’s recommendation of approval based upon consistency with the Comprehensive Plan and findings



of fact outlined in this staff report. The Local Planning Agency also voted to recommend that the City include a stipulation with the sale of the City-owned property requiring the property to be used for the development of a health clinic.

**Joint City-County Commission Workshop – January 23, 2018:** During the discussion on this proposed amendment, a question arose regarding the location of the proposed FSU Health Clinic in relation to the Bond Community Health Center. Upon review of Section 330e of the Public Health Services Act, staff found no conflicts resulting from the location of the proposed health clinic.

**Joint City-County Adoption Public Hearing – February 27, 2018:** The City Commission and Board of County Commissioners voted to approve the proposed amendment.

## H. ATTACHMENTS

Attachment #1: Current and Proposed Future Land Use Categories:

Land Use Policy 2.214 Recreation/Open Space

Land Use Policy 2.2.13 Educational Facilities

Land Use Policy 2.216 Government Operational

Attachment #2: Comprehensive Plan Goals, Objective, and Policies referenced in the report:

Land Use Policy 1.4.5 Criteria against which future land use map amendments must be evaluated

Land Use Policy 2.2.16 Government Operational

Land Use Objective 5.1 Coordination of Future Plans

Land Use Vision Statement Provides Intent of the Southern Strategy Area

Land Use Policies 11.5.2 and 11.5.3 Encourages Healthcare Facilities in the Southern Strategy Area

Attachment #3: Zoning Districts Charts referenced in the report:

Residential Preservation – 2 (Section 10-241)

Government Operational – 2 (Section 10-270)

**Attachment #1**

Current and Proposed Future Land Use Categories:

- Land Use Policy 2.214 Recreation/Open Space
- Land Use Policy 2.2.13 Educational Facilities
- Land Use Policy 2.216 Government Operational

**POLICY 2.2.14**

**RECREATION/OPEN SPACE** (*Effective 8/17/92; Rev. Effective 7/26/06; Renumbered 3/14/07*)

This 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.

**Policy 2.2.13: [L]**

**EDUCATIONAL FACILITIES** *(Effective 8/17/92; Rev. Effective 7/26/06; Renumbered 3/14/07)*

This category contains:

- (1) All public schools including elementary, middle school, high school, and post-secondary.
- (2) All public lands for which educational facilities are proposed or planned.
- (3) Private facilities with capacities for over three hundred students are also included in this category.

Permitted uses in this land use category are limited to educational facilities and ancillary community services to serve the student population, or the community in general. Allowed land uses within the Educational Facilities future land use category shall be regulated by zoning districts which implement the intent of this category.

**Policy 2.2.16: [L]**

**GOVERNMENT OPERATIONAL** (*Effective 8/17/92; Revision Effective 7/26/06; Renumbered 3/14/07; Revision Effective 12/24/2010*)

Contains facilities, which include those defined on the Land Use Development Matrix as Community Services, Light Infrastructure, Heavy Infrastructure, and Post Secondary, that provide for the operation of and provision of services on property owned or operated by local, state and federal government. The government facilities may include services and uses provided by private entities operating on property owned by the local, state, or federal government. These facilities shall include, but are not limited to:

|                                |                                  |
|--------------------------------|----------------------------------|
| Airports*                      | Offices                          |
| Correctional Facilities        | Outdoor Storage Facilities       |
| Courts                         | Police/Fire Stations             |
| Electric Generating Facilities | Sanitary Sewer Percolation Ponds |
| Electric Sub-Stations          | Sanitary Sewer Pump Stations     |
| Health Clinics                 | Sanitary Sewer Sprayfields       |
| Libraries                      | Vehicle Maintenance Facilities   |
| Incinerators                   | Waste to Energy                  |
| Materials Recovery Facilities  | Water Tanks                      |
| Museums                        | Water Treatment Plants           |
| Postal Facilities              | Water Wells                      |

\*Includes services and uses provided by private entities that are commonly located at commercial service airports.

**Attachment #2**

Comprehensive Plan Goals, Objective, and Policies referenced in the report:

- Land Use Policy 1.4.5 Criteria against which future land use map amendments must be evaluated
- Land Use Policy 2.2.16 Government Operational
- Land Use Objective 5.1 Coordination of Future Plans
- Land Use Vision Statement Provides Intent of the Southern Strategy Area Land Use Policies 11.5.2 and 11.5.3 Encourages Healthcare Facilities in the Southern Strategy Area

**Policy 1.4.5: [L]** *(Revision Effective 3/14/07)*

The Tallahassee-Leon County Comprehensive Plan, its future land use map and future land use categories as defined within the Plan, the land use summary charts which are intended to be a pictorial representation of existing policies in the comprehensive plan, and land development regulations adopted by local government as provided in the Plan shall in combination provide a unified system for the regulation of land use. Land use regulations shall be consistent with the intended functions, land uses and intensity of the land use category designated on the future land use map.

- a) Any requested text amendment to the Comprehensive Plan shall be evaluated for consistency with the overall intent of the adopted Goals, Objectives, and Policies of the Plan;
- b) Any requested amendment to the Future Land Use Map shall be evaluated for consistency with the adopted Goals, Objectives, and Policies of the Plan as well as consistency with and the furtherance of the intent of the requested future land use category;
- c) Any request for a change in zoning use classification and specific zoning district mapping within a future land use category shall be evaluated for consistency with the adopted Goals, Objectives, and Policies of the Plan as well as consistency with and the furtherance of the intent of the future land use category in which it is located;
- d) The determination that a land use is permitted within a zoning district shall be made based upon a listing of allowable land uses within a zoning district or that an unlisted land use is substantially similar to allowable uses within the same district.

**Policy 2.2.16: [L]**

**GOVERNMENT OPERATIONAL** *(Effective 8/17/92; Revision Effective 7/26/06; Renumbered 3/14/07; Revision Effective 12/24/2010)*

Contains facilities, which include those defined on the Land Use Development Matrix as Community Services, Light Infrastructure, Heavy Infrastructure, and Post Secondary, that provide for the operation of and provision of services on property owned or operated by local, state and federal government. The government facilities may include services and uses provided by private entities operating on property owned by the local, state, or federal government. These facilities shall include, but are not limited to:

|                                |                                  |
|--------------------------------|----------------------------------|
| Airports*                      | Offices                          |
| Correctional Facilities        | Outdoor Storage Facilities       |
| Courts                         | Police/Fire Stations             |
| Electric Generating Facilities | Sanitary Sewer Percolation Ponds |
| Electric Sub-Stations          | Sanitary Sewer Pump Stations     |
| Health Clinics                 | Sanitary Sewer Sprayfields       |
| Libraries                      | Vehicle Maintenance Facilities   |
| Incinerators                   | Waste to Energy                  |
| Materials Recovery Facilities  | Water Tanks                      |
| Museums                        | Water Treatment Plants           |
| Postal Facilities              | Water Wells                      |

\*Includes services and uses provided by private entities that are commonly located at commercial service airports.



**PUBLIC FACILITIES LAND USE**

**Objective 5.1:** [L] (*Effective 7/16/90*)

Coordinate the future plans of State government, School Board, the institutions of higher learning, and other applicable entities with this Comprehensive Plan.

## **VISION STATEMENT AND IMPLEMENTATION**

*(Rev. Effective 7/26/06; Revision Effective 1/7/10)*

In the early 1820s, Florida government alternated business between St. Augustine and Pensacola. At that time, travel between the cities was hazardous and the journey long. In 1823, the site of Tallahassee was chosen as the seat of government for the Territory of Florida because of its central location and abundance of natural resources. It was noted then, "A more beautiful country can scarcely be imagined; it is high, rolling, and well watered." In the new capital, commerce expanded and a new school of higher learning was founded. From these historic roots, Tallahassee and Leon County is now the center of Florida's government and respected worldwide for its schools of higher education.

We are fortunate to have retained the natural beauty that inspired the sitting of Florida's state capital. The community relies upon the comprehensive plan to protect the natural resources and scenic beauty while encouraging the responsible, healthy growth of Tallahassee and Leon County. The comprehensive plan seeks to balance the management of growth with environmental protection but gives precedence to environmental protection.

Evolving land use patterns within the County have exhibited sprawl characteristics. Sprawl is, perhaps, the most inefficient pattern of land use. Costs associated with the provision of both capital and social infrastructure are higher than more compact patterns. This must be taken into consideration when local government is faced with limited fiscal resources and increasing demand for services.

Sprawl encourages degradation of the County's natural resources by prematurely committing vast areas to the impact of urbanization. Phased, orderly growth mitigates this situation by comprehensively addressing development impacts to our natural systems. Leap frog development associated with sprawl is piecemeal in nature and is detrimental to any type of comprehensive framework.

Another aspect of urban sprawl is the tendency toward strip commercial development, i.e., the commercialization along major streets which occurs as infill between sprawled developments. This strip development negatively affects traffic safety and flow, as well as creating aesthetic problems associated with advertising signs. While many of the negative effects of strip development can be controlled to some extent by regulatory means, a more positive approach is to prevent its spread by means of land use policies.

The purpose of the comprehensive plan is to preserve, protect and enhance the quality of life for all citizens. The plan encourages and supports economically sound residential, educational, employment, cultural, recreational, commercial and industrial opportunities for the citizens. This is facilitated by systematically planning for growth, development and redevelopment.

The natural environment is one of the many criteria which, when combined, form the community's perceived quality of life. The natural environment is a major component in the quality of life equation for Leon County. As such, it must be protected. Development and the ancillary activities associated with it must be channeled into locations that protect the natural and aesthetic environment. Unwise land use decisions which ultimately require expensive environmental retrofitting, paid for by the general populace, must be eliminated. In order to achieve this, it is the intent of this Plan to include strong environmental objectives and policies within the Land Use Element and other applicable portions of the Plan.

The residential environment is also one of many criteria which form the community's perceived quality of life and must be protected. An economic base of stable public employment has fostered development of stable residential neighborhoods. Citizens identify with and value their neighborhoods in all parts of the community and at all income levels. Containing sprawl will necessarily increase density and intensity in the existing urban area. Unwise land use decisions and premature non-residential development in established residential areas can seriously and permanently alter the character of a neighborhood. Not only actual changes, but also the perception of a constant assault on a neighborhood undermine an otherwise desirable residential environment. Development and its ancillary activities should be channeled into locations that offer the greater opportunity for the higher density and mixture of uses that a policy of urban containment encourages. It is the intent of the plan to maintain the integrity of existing neighborhoods while encouraging new residential developments to incorporate a wider range of non-residential uses.

Essential for planning are objectives and policies that protect and enhance the natural environment, water resources, the canopy roads, and residential neighborhoods. To this end, regulatory tools such as concurrency management, urban service area designation, planned unit developments and special protection zones are used to foster the community's vision. An underlying premise is the linkage between land use and infrastructure. The plan is based on the principle that development should pay for itself and this vision is implemented, in part, through the accomplishment of several strategies described below.

Traditional values within Leon County prohibit the strict implementation of an urban containment strategy. Urban service area demarcations must be located to allow for some degree of large lot, single family subdivisions. In addition, some urban areas located away from the core, such as Chaires, Fort Braden, and Miccosukee, must be provided for. Overall, however, it is the intent of this comprehensive plan to concentrate development in the Tallahassee urban area plus provide for a minimum number of designated areas of urban development.

It is the responsibility of every citizen of Leon County to pay his or her fair share first to achieve and then to maintain the community wide adopted levels of service (LOS) for capital infrastructure and urban services. However, it is not a current resident's responsibility to pay for new developments' fair share costs through subsidization. Thus, in a sense, future development must be self-sufficient.

Existing and new residents should not be bound by minimum level of service standards adopted community wide. The ability to enhance these minimums should be provided for as long as the end user pays for the incurred costs. User fees, special assessments or MSTUs are instruments, which can be used to accomplish this. Furthermore, it should be recognized that congestion can actually be a sign of a healthy urban area, and that automobile congestion can lead to individuals making a modal switch to transit, provided the transit system provides access to common destinations with convenient frequency.

The plan encourages projects and activities that provide significant additional value to the community. This includes supporting development in strategic areas such as the Downtown Overlay, Multimodal Transportation District and Southern Strategy Areas.

The intent of the Southern Strategy is to direct quality development and redevelopment into the area designated as the Southern Strategy area. Success of the Southern Strategy will benefit the entire community in terms of an increased tax base, greater choices for residential and employment opportunities, and other general quality of life factors such as greater availability of

shopping, recreation and educational opportunities throughout the community. The focus of this strategy is to make this area of the community a desirable residential location for people of all incomes. This area contains many assets we strive for in other parts of the community such as close proximity to jobs and downtown, walk-to commercial, neighborhood schools and parks, and affordable housing. Similarly, the Lake Bradford Chain of Lakes, the St. Marks Bike Trail and its extensions, and the proximity of the National Forest make this area important for environmental and recreational reasons. It also contains historic neighborhoods and is in proximity to cultural activities in the community, with museums and nearby concert facilities; educational activities, with two nearby universities and the community college. It contains a great diversity of neighborhoods, housing, and employment close to the urban core. These are the assets that make a true city.

The Downtown Overlay consists primarily of the urban core of the City of Tallahassee and is intended to clearly distinguish the City's Downtown Boundary. This overlay district primarily comprises the Capital Center area, Gaines Street Corridor, and parts of the Southern Strategy Area. The intent of this overlay district is to encourage high density and quality redevelopment as well as remove barriers to achieving the allowable densities within this area.

In order to ensure the long-term viability of our entire community as well as the efficiency of our public and private investments, it is important to protect the housing resources, neighborhoods, and business and commercial districts that make up the Multimodal Transportation District and the Downtown Overlay by adopting strategies which promote neighborhood revitalization, urban infill, homeownership, and redevelopment.

The plan also supports diversification of our local economy, utilizing our highly educated workforce, our two local universities, community college and various technical schools and state government. With approximately 38% of all employment in Tallahassee-Leon County based in the government sector, this community is a reflection of its role as the State Capital and as a center for higher education. This employment structure has long provided a stable and predictable economic base.

This plan recognizes the likely continuation of growth in the State government and university segments of the local economy. A major strength of this aspect of our community is the opportunity that it provides for selective diversification. With a strong economic base, the focus for the future can be to actively seek desirable industries that will have a synergy with existing economic resources, such as job training and research and development activities associated with the universities and other educational entities.

This Plan is based on maintaining the historical growth rate of Leon County. Specifically, Tallahassee-Leon County should continue to grow with an emphasis on selected growth that pays for itself through the provision of well paid jobs and economic leverage factors which enhance the quality of life of the community. The universities and state government, which have been our traditional economic strengths, should be built upon and encouraged to expand. Thus, selected recruitment and continued expansion of the universities and state government should form the nucleus for the continued growth of Leon County.

Our comprehensive plan is a living document, used every day in decisions made by local governments. It is regularly reviewed and amended to ensure that it remains current and consistent with our community vision.

**Policy 11.5.2: [L]** *(Effective 1/7/10)*

The economic revitalization of the Southern Strategy Area shall focus on business opportunities from the following industries: Aerospace, Defense/Security, Materials and Healthcare.

**Policy 11.5.3: [L]** *(Effective 1/7/10)*

Healthcare facilities shall be encouraged to locate in the Southern Strategy Area. Non-financial incentives shall be provided to facilitate the location of such facilities within the Southern Strategy Area and/or within the southern section of Tallahassee-Leon County.

**Attachment #3**

Zoning Districts Charts referenced in the report:

- Residential Preservation – 2 (Section 10-241)
- Government Operational – 2 (Section 10-270)

SECTION 10-241 RESIDENTIAL PRESERVATION

ALLOWABLE USES APPROPRIATE PERMIT LEVEL AND APPLICABLE DEVELOPMENT AND LOCATIONAL STANDARDS

P PERMITTED USE

S SPECIAL EXCEPTION

R RESTRICTED USE

| SIC<br>CODE | RESIDENTIAL PRESERVATION - 2<br>NAME OF USE            | LAND USE TYPE |    |    |    |    |
|-------------|--|---------------|----|----|----|----|
|             |  | LR            | PR | AR | CS | LI |
|             | <b>RESIDENTIAL</b>                                     |               |    |    |    |    |
|             | Dwelling One-Family                                    | P             |    |    |    |    |
|             | Dwelling Two-Family<br>(Rooming Houses are prohibited) | P             |    |    |    |    |
|             | Dwelling 2-Unit Townhouses                             | P             |    |    |    |    |
|             | <b>SERVICES</b>  |               |    |    |    |    |
| 821         | Elementary and secondary schools                       |               |    |    | S  |    |
| 866         | Religious Organizations                                |               |    |    | S  |    |
|             | <b>RECREATION</b>                                      |               |    |    |    |    |
|             | Hiking and Nature Trails                               |               | P  |    |    |    |
|             | Picnicking   |               | P  |    |    |    |
|             | Canoe Trails   |               | P  |    |    |    |
|             | Bicycle Trails   |               | P  |    |    |    |
|             | Horseback Riding Trails                                |               | P  |    |    |    |
|             | Tot Lots   |               |    | P  |    |    |
|             | Court Sports   |               |    | R  |    |    |
|             | Field Sports   |               |    | R  |    |    |
|             | <b>PUBLIC ADMINISTRATION</b>                           |               |    |    |    |    |
|             | Police Protection                                      |               |    |    | S  |    |
|             | Fire Protection  |               |    |    | S  |    |
|             | Public Order and Safety                                |               |    |    | S  |    |

| LEGEND |                           |
|--------|---------------------------|
| LR     | = LOW DENSITY RESIDENTIAL |
| PR     | = PASSIVE RECREATION      |
| AR     | = ACTIVE RECREATION       |
| CS     | = COMMUNITY SERVICES      |
| LI     | = LIGHT INFRASTRUCTURE    |

| RESIDENTIAL PRESERVATION-2                  |  | DEVELOPMENT TYPE  |  |   |  |
|---|--|---|--|---|--|
|   |  | SINGLE FAMILY & 2 UNIT-TOWNHOUSE RESIDENTIAL UNITS NON-CLUSTERED                            | SINGLE FAMILY RESIDENTIAL UNITS CLUSTERED  | DUPLEX RESIDENTIAL UNIT NON-CLUSTERED   | COMM SERVICES, ACTIVE REC, PUBLIC, PRIMARY & SECONDARY SCHOOLS |
| <b>MINIMUM SETBACKS (FT)</b>                |  |   |  |   |  |
| Front Yard                                  |  | 15  | Perimeter Setback<br>25  | 20  | 25<br>20   |
| Building                                    |  |   |  |   |  |
| Parking                                     |  |   |  |   |  |
| Corner Yard                                 |  | 15  | Perimeter Setback<br>25  | 20  | 25<br>20   |
| Building                                    |  |   |  |   |  |
| Parking                                     |  |   |  |   |  |
| Interior Side Yard                          |  | 7.5   | Perimeter Setback<br>15  | 7.5   | 20<br>20   |
| Building*                                   |  |   |  |   |  |
| Parking                                     |  |   |  |   |  |
| Rear Yard                                   |  | 25  | Perimeter Setback<br>25  | 25  | 25<br>10   |
| Building                                    |  |   |  |   |  |
| Parking                                     |  |   |  |   |  |
| <b>MAXIMUM % OF IMPERVIOUS SURFACE AREA</b> |  | 40  | 40 (of net area)   | 40  | 40   |
| <b>MAX HEIGHT FEET</b>                      |  | 35  | 35   | 35  | 35   |
|   |  | 7,260 SQ. FT. AVG OF ALL LOTS CREATED WITH A MINIMUM LOT SIZE OF NO LESS THAN 5,000 SQ. FT. | THE NET DENSITY OF THE PROJECT SITE (CLUSTERED) DEVELOPMENT AND REQUIRED OPEN SPACE) MAY BE NO GREATER THAN 3.5 UNITS PER ACRE | 14,520 SQ. FT AVG OF ALL LOTS CREATED WITH A MINIMUM LOT SIZE OF NO LESS THAN 7,500 SQ. FT. | 1/2 ACRE   |
| <b>MIN. LOT AREA (ACRES)</b>                |  | 15  | 15   | 15  |  |
| <b>MINIMUM LOT FRONTAGE (FEET)</b>          |  |   |  |   |  |

\* Zero-lot line construction permitted along common wall of townhouse dwelling units.



**Section 10-270. GO-1 Government Operational Office / Light Industrial District.**

The following applies to the GO-1 Government Operational Office / Light Industrial District:

| <b>PERMITTED USES</b>   |  |
|---|--|
| <p><b>1. District Intent</b></p> <p>The Government Operational (GO-1) district is intended to be located in areas designated as Government Operational on the Future Land Use Map of the Comprehensive Plan; however, this zoning district shall not be applied within the Downtown Overlay area. The primary function of this district is to provide for the operation of and provision of services by local, state and federal government. The provisions of this district are intended to allow facilities that are defined within the Land Development Code as Community Services, Light Infrastructure and Post-Secondary uses.</p> <p><b>Development standards for properties located within the MMTD are established within Division 4 of this Code.</b></p> | <p><b>2. Principal Uses</b></p> <ol style="list-style-type: none"> <li>1. Courts</li> <li>2. Police/ Fire Stations</li> <li>3. Government Offices</li> <li>4. Sanitary Sewer Pump Stations</li> <li>5. Postal Facilities</li> <li>6. Health Clinics</li> <li>7. Water Wells</li> <li>8. Electric Sub Stations</li> <li>9. Water Tanks</li> <li>10. Libraries</li> <li>11. Museums</li> <li>12. Post Secondary</li> <li>13. Other uses, which in the opinion of the Land Use Administrator, are of a similar and compatible nature to the uses described in this district.</li> </ol> |
|   | <p><b>3. Accessory Uses</b></p> <ol style="list-style-type: none"> <li>1. A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principle use or structure, as determined by the Land Use Administrator.</li> </ol>  |

**DEVELOPMENT STANDARDS**

| Use Category            | 4. Minimum Lot or Site Size |              |              | 5. Minimum Building Setbacks |                        |                      | 6. Maximum Building Restrictions |   |   |
|-------------------------|-----------------------------|--------------|--------------|------------------------------|------------------------|----------------------|----------------------------------|---|---|
|                         | a. Lot or Site Area         | b. Lot Width | c. Lot Depth | a. Front                     | b. Side – Interior Lot | c. Side – Corner Lot | d. Rear                          | a. Building Size (excluding gross building floor area used for parking) | b. Building Height (Including stories used for parking) |
| Permitted Principal Use | None                        | None         | None         | 25 feet                      | 15 feet on each side   | 25 feet              | 10 feet                          | None  | 3 stories   |

**7. Buffering and Screening Requirements:**

- a) Buffering shall be provided if adjacent to a residential zoning district of a type D standard (see Section 10-177). Any existing trees and vegetation are required to remain used to either fully or partially satisfy the buffering requirements.
- b) The off-site visual impacts associated with outdoor service functions or areas such as loading areas, trash collections, outdoor storage, or mechanical equipment shall be mitigated by the use of screening material consistent with the materials and design treatments of the primary façade of the primary building and/or evergreen landscape plant material.
- c) On site parking adjoining roadways shall be screened from view from public roadways by landscape buffers with a minimum height of three feet. Approved height of screening shall take into consideration the elevation of the site in relation to the public roadway.

**General Notes:**

- 1. If central sanitary sewer is not available, non-residential development is limited to a maximum of 2,500 square feet of building area. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
- 2. Refer to Chapter 5 pertaining to environmental management, for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements,
- 3. Refer to Chapter 4, pertaining to concurrency management, for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.)
- 4. Refer to Chapter 10, Section 413. Community services and facilities/institutional uses.



**SUMMARY**

| Property Owners:   | Property Location:  | TLCPD Recommendation:              |
|--|---|------------------------------------|
| Frank Williams   | SW of the intersection of Capital Circle SE and Tram Road               | <b>Approve with expansion area</b> |
| <b>Applicant:</b><br>Charles Hubbard   |   |                                    |
| TLCPD Staff:   | Current Future Land Use & Zoning:                                       | LPA Recommendation:                |
| Stephen M. Hodges  | <u>Future Land Use:</u> Urban Fringe (UF)<br><u>Zoning:</u> UF          | <b>Approve with expansion area</b> |
| Contact Information:   | Proposed Future Land Use & Zoning:                                      |                                    |
| <a href="mailto:Stephen.Hodges@talgov.com">Stephen.Hodges@talgov.com</a><br>(850) 891-6408 | <u>Future Land Use:</u> Suburban<br><u>Zoning:</u> M-1 Light Industrial |                                    |
| <b>Date:</b> November 8, 2017  | <b>Updated:</b> March 1, 2018   |                                    |

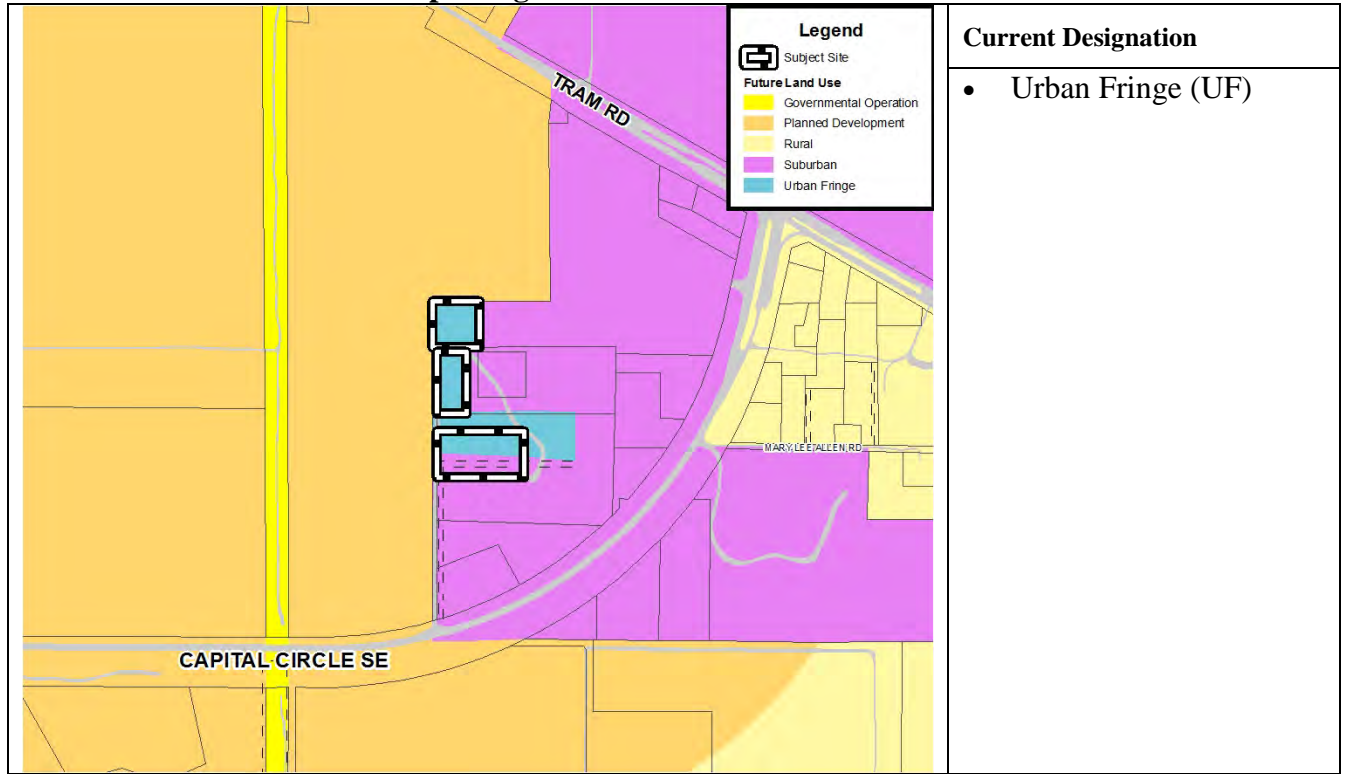
**A. REASON FOR REQUESTED CHANGE**

The applicant has requested this proposed land use amendment to change a small area that is currently designated Urban Fringe (UF) on the Future Land Use Map (FLUM) to Suburban. The intent of this proposed change is to make this area consistent with other adjacent and nearby properties owned by the applicant so that these properties can be sold for light industrial development at a later date.

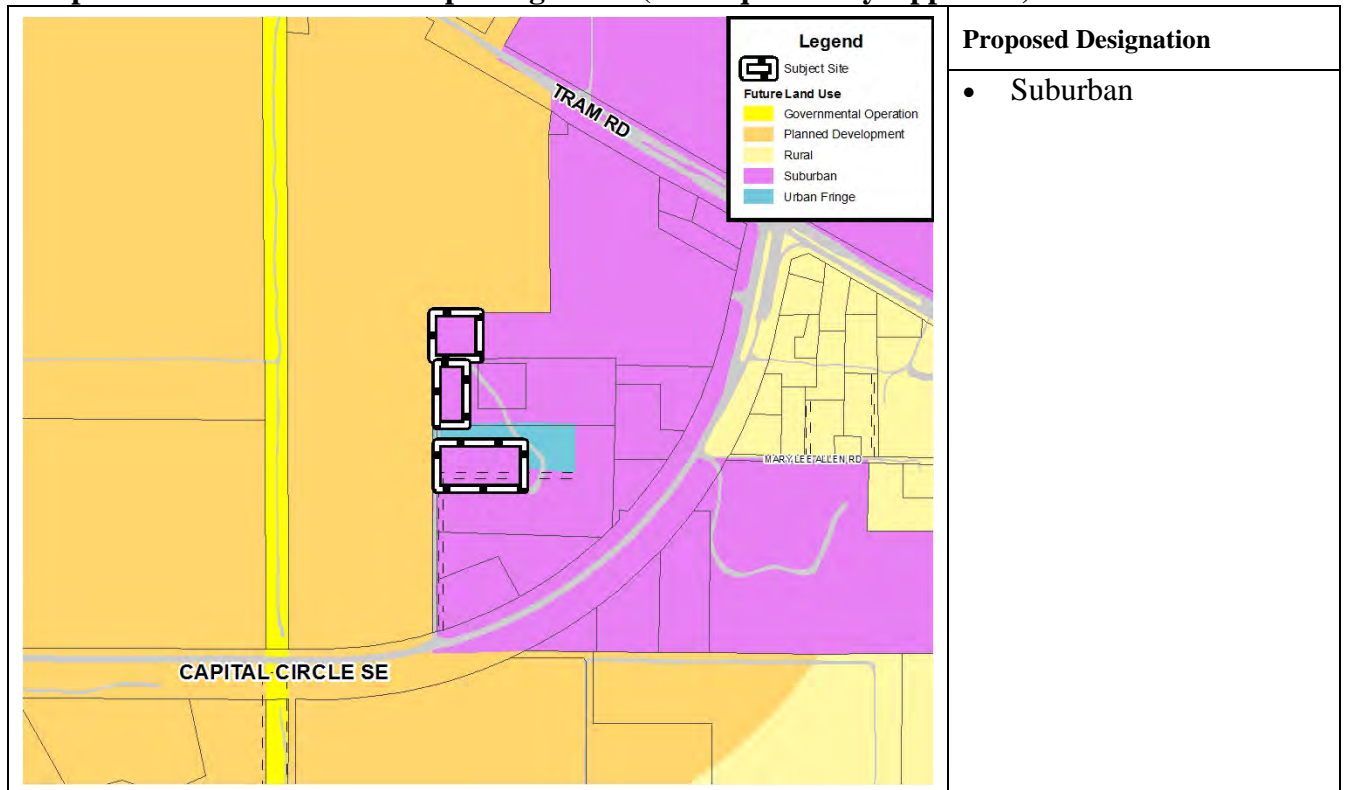
**B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION**

The subject area currently designated Urban Fringe on the FLUM is surrounded by Planned Development and Suburban land uses. The following maps illustrate the current and proposed FLUM designations for the subject area.

**Current Future Land Use Map Designation**

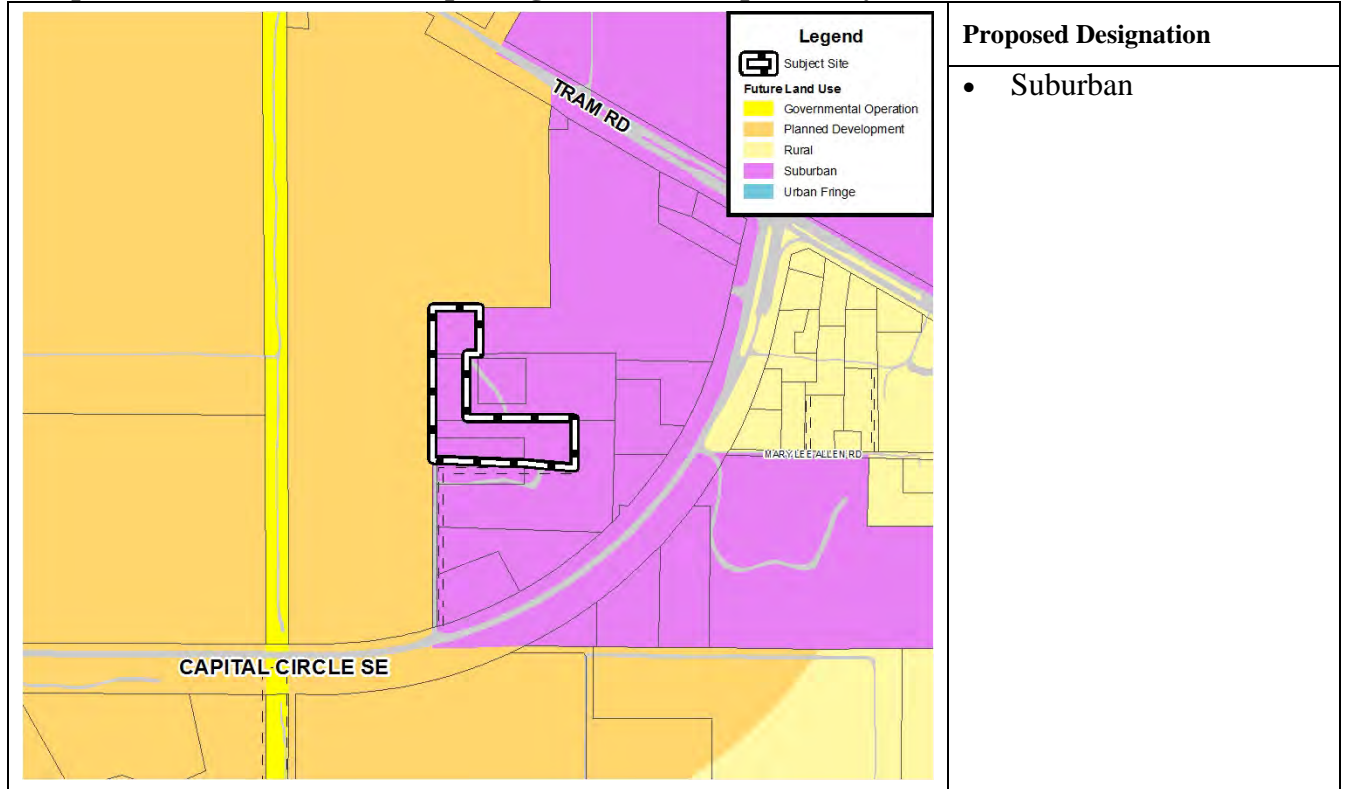


**Proposed Future Land Use Map Designation (As Requested by Applicant)**



Because changing the land use designation as requested would still leave a small area of UF as indicated in the preceding map, staff recommends that the entire area currently designated as UF be changed to Suburban for consistency. The below map indicates this recommended land use change.

**Proposed Future Land Use Map Designation (As Requested by Staff)**



**C. STAFF RECOMMENDATION**

Find that the proposed future land use map amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend ADOPTION of the proposed amendment.

Staff further recommends that an additional area contiguous to the subject area that is currently designated as Urban Fringe on the future land use map also be changed to Suburban.

Find that the proposed rezoning is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend APPROVAL of the proposed rezoning.

Staff further recommends that an additional area contiguous to the subject area that is currently designated as Urban Fringe on the zoning maps also be changed to Light Industrial.

**D. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION**

E. Find that the proposed Future Land Use Map amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend ADOPTION of the proposed amendment with the proposed expansion area.

F. Find that the proposed rezoning is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend APPROVAL of the proposed rezoning with the proposed expansion area.

**G. SUMMARY OF FINDINGS**

Staff presents the following findings of fact:

1. The existing land use and zoning designations for the subject area (and a small area immediately outside of the subject area) are inconsistent with the surrounding area.
2. The subject area is within the Urban Services Area, and centralized water and sewer infrastructure are available to the subject area.
3. The proposed land use and zoning designations are consistent with the surrounding area to the north, south, and east, and with the Southwood Planned Unit Development.

## **H. STAFF ANALYSIS**

### History and Background

The subject area in the original application consists of three parcels, Parcel ID# 3121206100000, 3121206520000, and 312120653000. They are closely located to each other, but are not contiguous. The total acreage of the subject area is approximately 3.8 acres, according to records maintained by the Leon County Property Appraiser.

The subject area is located inside the Urban Service area and is south of Tram Road and west of Capital Circle. This area has been subject to sand mining since at least 1990, based on aerial photographs, and the pits have likely been filled with construction debris and capped with topsoil. The subject site is currently being used for the storage and processing of construction materials, including the stockpiling of soils and other construction debris and the recycling of concrete rubble. There are no known active mining permits at this time

The subject area and the properties to its north, east, and south, including a similarly-sized area on the east side of Capital Circle SE, are within the unincorporated area of Leon County, but are mostly surrounded by the City of Tallahassee. This general area could be developed or redeveloped in the coming years, given its location near Southwood and along Capital Circle SW.

### *Land Use and Zoning History*

The land use designation of the two northernmost parcels in the subject area (Parcel ID# 3121206100000 and 312120653000) was changed from Mixed Use – B to Urban Fringe via Map Amendment 1997-1-M-014 in Cycle 1997-1. The remaining area that is currently Urban Fringe was unaffected by this change, presumably because it was already Urban Fringe. This area does not conform to the existing property lines because of changes in property ownership that have occurred since the inception of the future land use map in the Comprehensive Plan.

An additional map amendment in the 2006 Cycle (2006-2-M-010) changed a large number of parcels from Mixed Use to various other land use designations, including Residential Preservation, Urban Residential 2, University Transition, Activity Center, Suburban, and Planned Development. The surrounding area that is currently designated as Suburban was changed from Mixed Use as part of this amendment. However, this amendment did not address Urban Fringe areas, including the subject area.

The zoning designation of the two northernmost parcels in the subject area (Parcel ID# 3121206100000 and 312120653000) was changed from Light Industrial (M-1) to Urban Fringe via Ordinance 97-25 on December 9, 1997.

### Current and Proposed Future Land Use Categories

The complete comprehensive plan policies for Urban Fringe (Policy 2.2.2 [L]) and Suburban (Policy 2.2.5 [L]) are included as Attachment #1.



*Urban Fringe Land Use Category (Current)*

The Urban Fringe category is intended to provide the opportunity for very low-density residential areas mixed with open space and agricultural activity on the periphery of the Urban Service Area. To protect Rural areas from premature development, facilitate infill and redevelopment inside the Urban Service Area, and in recognition of the significant area already mapped as Urban Fringe, no additional lands designated Rural or Urban Fringe as of August 26, 2006 shall be converted to a more dense or intense land use category unless adjoining lands are also within the designated Urban Service Area boundary or the designated Woodville Rural Community.

Conventional subdivision of land in Urban Fringe (UF) may be permitted at a density of up to one unit per three acres. To promote a mix of residential areas and perpetually protected open space and agricultural lands, Conservation Subdivision developments are allowed at a density of up to one unit per three gross acres with units clustered on no more than 50% of the site. The minimum lot size shall be one-half-acre in UF areas. Conservation Subdivisions must also permanently set aside at least 50% of the total site as open space and restrict development to the least environmentally sensitive and otherwise significant portions of the land.

*Suburban (Proposed)*

The Suburban land use category is intended to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. The category predominantly consists of single-use projects that are interconnected whenever feasible. Mixed-use projects and the principles of traditional neighborhood developments are encouraged, though not required. A mix of residential types is permitted. The density range is up to a maximum of 20 dwelling units per acre. Other permitted uses include commercial, office, community services, passive and active recreation, light industrial and light infrastructure. Business activities are not intended to be limited to serve area residents; and as a result may attract shoppers from throughout larger portions of the community.

Consistency with Comprehensive Plan

This section discusses the consistency of the proposed amendment with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan.

Land Use Element Policy 1.1.1 states that in order to discourage urban sprawl, development shall be concentrated in the Urban Service Area (USA) plus the rural communities of Woodville, Capitola, Chaires, Ft. Braden and Miccosukee. The subject area's location within the USA and its proposed change to Suburban is consistent with this policy.

Land Use Element Policy 1.1.3 prohibits capital infrastructure designed to support urban density outside the Urban Service Area. The subject area's location inside the USA and its proposed change to Suburban is consistent with this policy.

Land Use Element Policy 1.1.5 states that Future Land Use Map densities and intensities are intended to reflect the availability of capital infrastructure. The subject area's location inside the USA and its proposed change to Suburban is consistent with this policy.

Land Use Element Policy 1.1.7 states that higher density and mixed use development and its ancillary activities shall be channeled into locations which have proper access to the existing transportation system; minimal environmental constraints; sufficient stormwater treatment capacity; compatible existing land use and readily available sewer. At this time, central sewer and water infrastructure is readily available to the subject area, which is in a lightly developed area with minimal environmental constraints close to the intersection of two principle and minor arterial roadways. Given these parameters and its location inside the USA, the proposed amendment is consistent with this policy.

Policy 2.2.5 [L], which establishes the Suburban land use category, specifies that “*While mixed land uses are encouraged in the Suburban Future Land Use Category, the more prevalent pattern will be a compatibly integrated mix of single-use developments that include low and medium density residential, office, retail and light industrial development.*” The mining and quarrying of nonmetallic minerals and construction material storage and construction vehicle storage is not allowed use in the M-1 Light Industrial zoning district within Leon County. The cessation of this activity and the conversion of these uses to more urban uses, which are located on both sides of Capital Circle north of Tram Road, are consistent with this policy.

### Zoning

The Land Development Code sections for the Urban Fringe zoning district (Sec. 10-6.613) and the Suburban zoning district (Sec. 10-6.612) are included as Attachment #2.

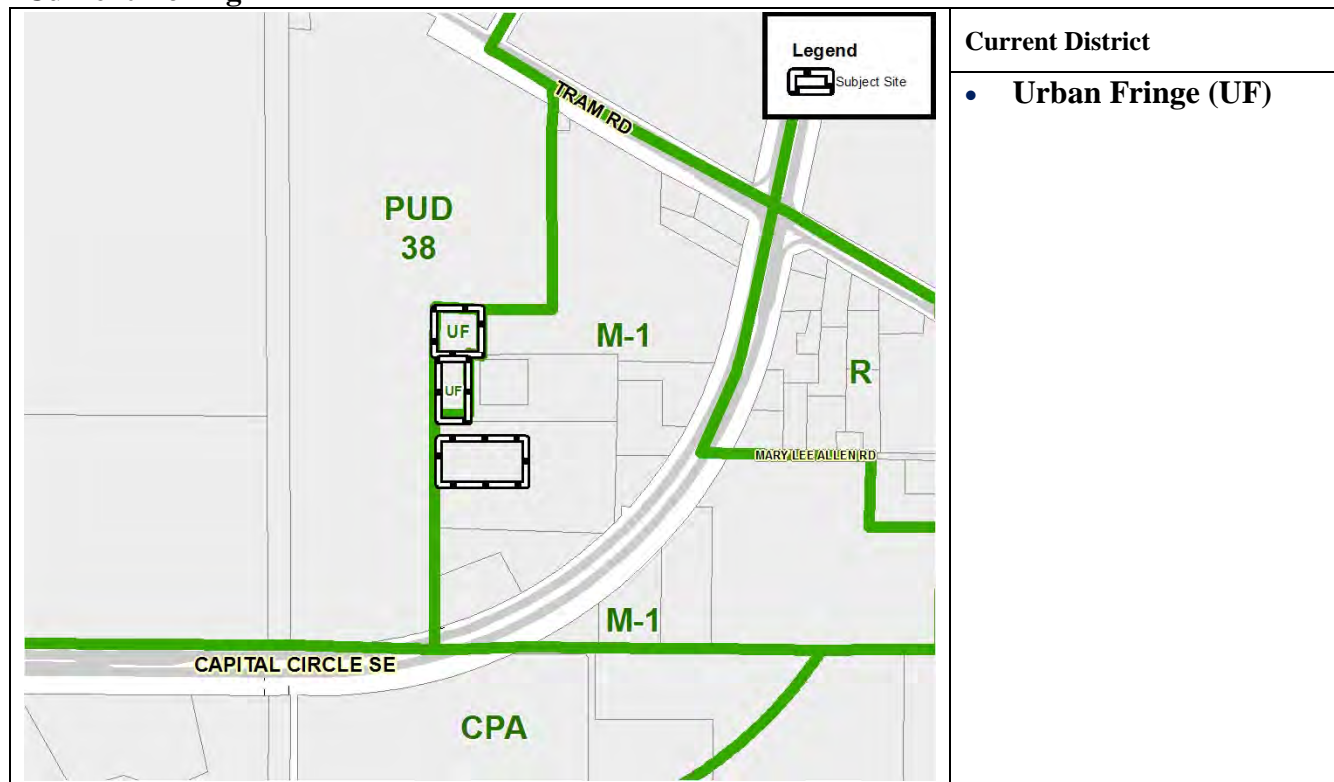
The Urban Fringe zoning district is intended to provide the opportunity for very low-density residential areas mixed with open space and agricultural activity on the periphery of the Urban Service Area. The district allows for very low density residential development of no greater than one unit on three acres of land, agricultural, and silvicultural activities. Residential development will also be allowed a gross density of one unit per three acres if developed as a conservation subdivision.

Section 10-260 of the City’s land development code establishes the M-1 Light Industrial Zoning District. The intent of this district is “*to be located in areas designated Suburban on the Future Land Use Map of the Comprehensive Plan and shall apply to urban areas with convenient access to transportation facilities, where light manufacturing, processing, storage, community and recreational facilities and other activities compatible with light industrial operations are permitted.*”

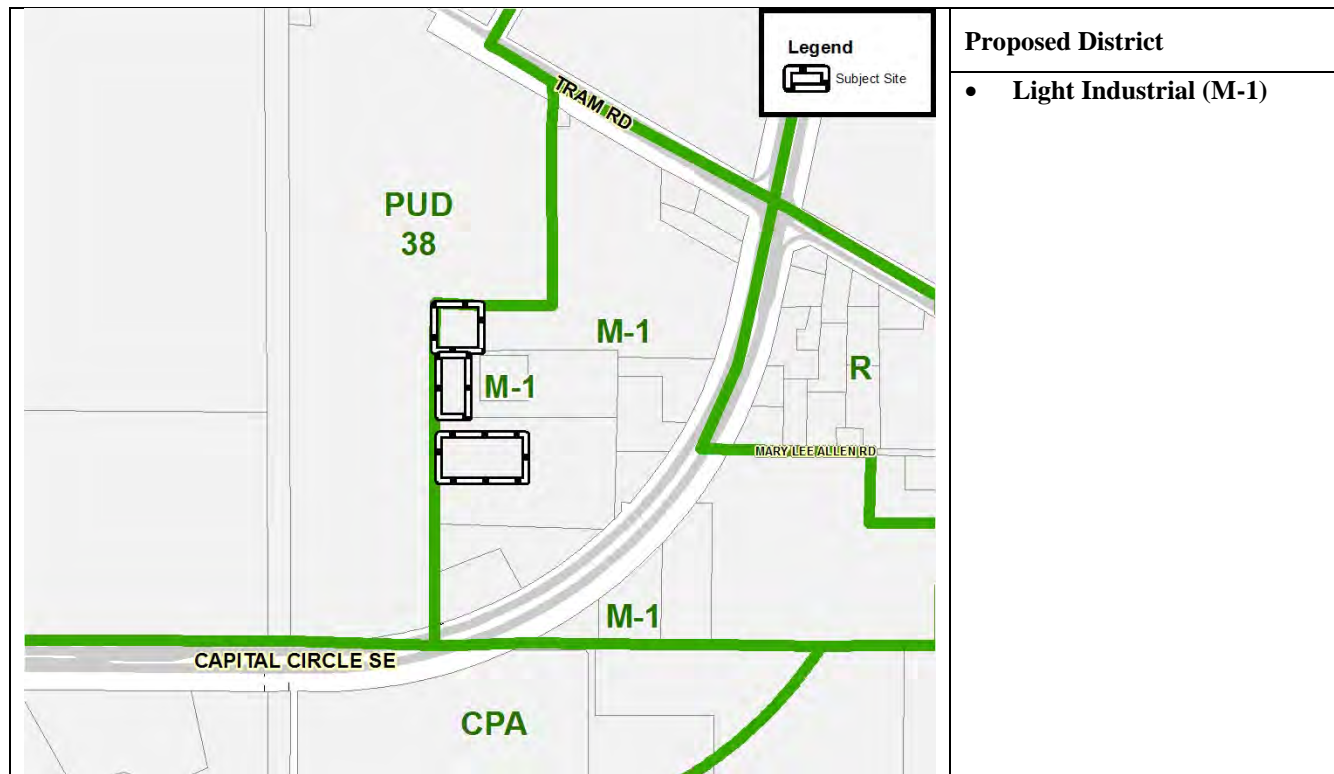
The subject area is included in a 57-acre area identified as “Mixed Use Industrial” (MUI) in the Planned Unit Development (PUD-38 - Attachment #3) that was prepared for the Southwood development. An additional 136 acres immediately west of the subject area is also identified in PUD-38 as MUI.

The following maps illustrate the current and proposed zoning for the Subject Site.

**Current Zoning**



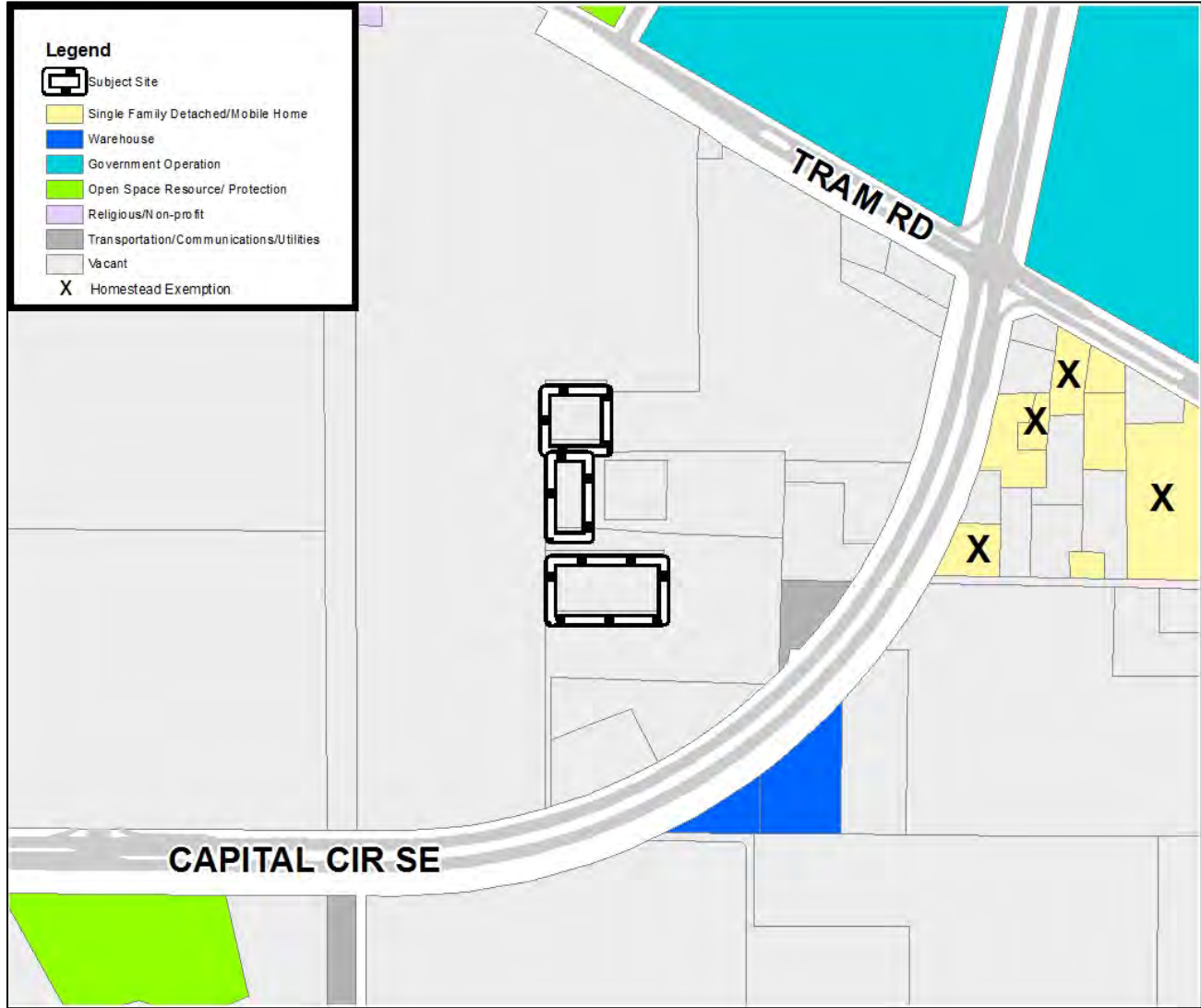
**Proposed Zoning**



Existing Land Uses

The existing land uses immediately surrounding the subject site are vacant. A cell phone tower is located adjacent on the west of Capital Circle east/southeast of the subject site, and a small church (Imitators of God Ministries) is located immediately north of this tower at 4750 Capital Circle. There are several single-family residences on the other side of Capital Circle east of the subject site, and an electrical contractor and a septic tank service company south of this small residential area.

**Existing Land Use Map**



Infrastructure Analysis

*Water/Sewer*

Central water and sewer are currently available to the subject area. The nearest water and sewer connections are along Capital Circle SE, which is approximately 300' east of the subject area at its closest point.

*Schools*

Since the proposed zoning category does not allow residential use, there are no anticipated impacts to the public school system.

*Roadway Network*

The two existing roadways currently serving the subject area are Tram Road, which is a two-lane minor artery, and Capital Circle SE, which is a six-lane principle artery.

*Pedestrian and Bicycle Network*

A sidewalk is currently located along the west side of Capital Circle SE. There are bike lanes along this roadway, and a shared-use paved trail along the east side. Approximately 850' of existing sidewalks are located on both sides of Tram Road westward from its intersection with Capital Circle SE.

*Transit Network*

Starmetro's Southwood bus route serves the Florida Department of Revenue north of the subject area along Shumard Oak Boulevard. This closest this route is to the subject area is approximately 3,800' (0.7 mile).

Environmental Analysis

The subject area and its surrounding parcels are in the Woodville Recharge Basin, more specifically the Leena #2 Closed Basin, an area characterized by sandy soils and pockets of loamy clay located over limestone. The subject area is disturbed by past sand mining and filling, and the existing storage and processing of building materials and debris. The following map indicates existing environmental features. There are no other known environmentally sensitive features onsite.



**F. PUBLIC OUTREACH AND NOTIFICATION**

An initial mailing was sent to **13** property owners within 1,000 feet of Subject Site.

| Public Outreach |   | Date              | Details  |
|-----------------|---|-------------------|--|
| X               | Mail Notification of Proposed Changes           | October 23, 2017  | Notices Mailed to Property Owners within 1000 feet   |
| X               | Notice of Proposed Land Use Change and Rezoning | November 8, 2017  | Two signs providing details of proposed land use and zoning changes posted on subject site |
| X               | First Public Open House                         | November 16, 2017 | 5:30 PM, Second Floor, Frenchtown Renaissance Center                                       |
| X               | Staff Reports Available Online                  | December 20, 2017 | Email Subscription Notice sent to all users of service                                     |

**Public Open House - November 16, 2017:** 14 citizens attended the first open house to discuss the 2018 Cycle amendments. Of the 14 attendees, none were present to discuss this amendment. There were no questions or comments on this proposed amendment.

**Water Resources Committee – December 4, 2017:** Staff presented the proposed amendment to the Water Resources Committee. The Committee did not provide any comments on this proposed amendment.

**Local Planning Agency Public Hearing - December 5, 2017:** Due to a Blueprint Intergovernmental Agency (IA) meeting being scheduled for the same afternoon, the members of the Local Planning Agency voted to continue the Public Hearing to the January 2, 2018 Local Planning Agency meeting.

**G. STAFF REPORT UPDATE**

Below is a list of all public meetings and actions taken by appointed or elected bodies in consideration of this proposed amendment:

|   | <b>Cycle 2018 Meetings</b>                | <b>Dates</b>      | <b>Time and Locations</b>                            |
|---|---|-------------------|--|
| X | Local Planning Agency Workshop            | November 7, 2017  | 3:00 PM, Second Floor, Frenchtown Renaissance Center |
| X | Local Planning Agency Public Hearing      | January 2, 2018   | 6:00 PM, Second Floor, Frenchtown Renaissance Center |
| X | Joint City-County Commission Workshop     | January 23, 2018  | 1:00 PM, Fifth Floor, Leon County Courthouse         |
| X | Joint City-County Adoption Public Hearing | February 27, 2018 | 6:00 PM, Fifth Floor, Leon County Courthouse         |

**Local Planning Agency Public Hearing - December 5, 2017:** Due to a Blueprint Intergovernmental Agency (IA) meeting being scheduled for the same afternoon, the members of the Local Planning Agency voted to continue the Public Hearing to the January 2, 2018 Local Planning Agency meeting.

**Local Planning Agency Public Hearing – January 2, 2018:** The Local Planning Agency supported staff’s recommendation of approval based upon consistency with the Comprehensive Plan and findings of fact outlined in this staff report.

**Joint City-County Adoption Public Hearing – February 27, 2018:** The Board of County Commissioners and City Commission voted to approve the proposed amendment.

**H. ATTACHMENTS**

- Attachment #1: Comprehensive Plan Land Use Category Policies
- Attachment #2: Referenced Land Development Regulations
- Attachment #3: Southwood Planned Unit Development



## **Attachment #1**

### **Policy 2.2.2: [L] URBAN FRINGE**

(REV. EFF. 8/17/92; REV. EFF. 7/26/06; REV. EFF. 4/10/09; REV. EFF. 12/24/10; REV. EFF. 12/15/11)

The Urban Fringe category is intended to provide the opportunity for very low-density residential areas mixed with open space and agricultural activity on the periphery of the Urban Service Area. To protect Rural areas from premature development, facilitate infill and redevelopment inside the Urban Service Area, and in recognition of the significant area already mapped as Urban Fringe, no additional lands designated Rural or Urban Fringe as of August 26, 2006 shall be converted to a more dense or intense land use category unless adjoining lands are also within the designated Urban Service Area boundary or the designated Woodville Rural Community. Conversions to the Woodville Rural Community designation shall be consistent with the Transfer of Development Units provision in Policy 4.2.5: [C].

Conventional subdivision of land in the Urban Fringe may be permitted at a density of up to one unit per three acres. To promote a mix of residential areas and perpetually protected open space and agricultural lands, Conservation Subdivision developments are allowed and encouraged. Conservation Subdivision design in Urban Fringe may be permitted at a density of up to one unit per three gross acres with units clustered on no more than 50% of the site. Conservation Subdivisions must also permanently set aside at least 50% of the total site as open space and restrict development to the least environmentally sensitive and otherwise significant portions of the land.

Appropriately sized minor commercial activities and minor offices are permitted. Industrial, office and more intensive commercial land uses are prohibited due to lack of present infrastructure services or potential negative environmental impacts. Present or future agricultural, silviculture and forestry activities may be allowed.

### **Policy 2.2.5 [L] SUBURBAN**

(EFF. 3/14/07)

To create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Employment opportunities should be located near residential areas, if possible within walking distance. This category recognizes the manner in which much of Tallahassee-Leon County has developed since the 1940s. The category predominantly consists of single-use projects that are interconnected whenever feasible. Mixed-use projects and the principles of traditional neighborhood developments are encouraged, though not required. The Suburban category is most suitable for those areas outside of the Central Core. However, additional areas inside the Central Core may be designated as appropriate based on existing land use pattern.

# LMA201802: Capital Circle SE

To complement the residential aspects of this development pattern, recreational opportunities, cultural activities, commercial goods and services should be located nearby. To reduce automobile dependency of residents and employers alike, mass transit stops should be located at large commercial centers and appropriate street and pedestrian connections established between commercial and residential areas. Except within mixed use centers, larger scale commercial development should be buffered from adjacent residential neighborhoods.

Development shall comply with the Suburban Intensity Guidelines. Business activities are not intended to be limited to serve area residents; and as a result may attract shoppers from throughout larger portions of the community.

## Suburban Intensity Guidelines (EFF. 3/14/07; REV. EFF. 7/14/14)

Table 4: Suburban Intensity Guidelines

| Development Patterns              | Allowed Land Uses   | Gross Residential Density        | Non-Res Intensity                | Percentage Mix of Uses |
|-----------------------------------|---|----------------------------------|----------------------------------|------------------------|
| Low Density Residential           | Residential, Recreation, Light Infrastructure & Community Service   | 0 to 8 UNITS/ACRE <sup>(4)</sup> | 10,000 SQ FT/ACRE                | 65-90%                 |
| Low Density Residential Office    | Residential, Office, Recreation, Light Infrastructure & Community Service   | 0 to 8 UNITS/ACRE <sup>(4)</sup> | 10,000 SQ FT/ACRE <sup>(5)</sup> |                        |
| Medium Density Residential        | Residential, Recreation, Light Infrastructure & Community Service   | 8 to 16 UNITS/ACRE               | 20,000 SQ FT/ACRE                | 65-90%                 |
| Medium Density Residential Office | Residential, Office, Ancillary 1 <sup>st</sup> Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools | 8 to 20 UNITS/ACRE               | 20,000 SQ FT/ACRE <sup>(6)</sup> |                        |

| Development Patterns    | Allowed Land Uses  | Gross Residential Density         | Non-Res Intensity   | Percentage Mix of Uses |
|-------------------------|--|-----------------------------------|---|------------------------|
| Village Center          | Residential, Office, Commercial up to 50,000 sq ft, maximum business size. Centers shall not be located closer than ¼ mile to another village center or commercial development including more than 20,000 sq ft of floor area. | 8 to 16 UNITS/ACRE                | 12,500 SQ FT/ACRE per parcel for center 20 acres or less <sup>(7)</sup> |                        |
| Urban Pedestrian Center | Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service  | 6 to 16 UNITS/ACRE <sup>(3)</sup> | Up to 20,000 SQ FT/ACRE <sup>(3)</sup>                                  | 35-50%                 |
| Suburban Corridor       | Residential, Office, Commercial, Recreation, Light & Heavy Infrastructure & Community Service  | Up to 16 UNITS/ACRE               | Up to 25,000 SQ FT/ACRE <sup>(8)</sup>                                  |                        |
| Medical Center          | Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service  | 6 to 20 UNITS/ACRE <sup>(3)</sup> | 80,000 SQ FT/ACRE <sup>(2)</sup>  |                        |
| Business Park           | Office, Residential and Commercial   | Up to 16 UNITS/ACRE               | 20,000 SQ FT/ACRE   | 5-10%                  |
| Light Industrial        | Office, Commercial up to 10,000 sq ft per business, Light Industrial, Recreation, Light & Heavy Infrastructure, Community Service & Post-Secondary Schools and ancillary residential   | 1 UNIT/DEVELOPMENT                | 20,000 SQ FT/ACRE <sup>(9)</sup>  |                        |

Notes: (1) 8 units/acre minimum for exclusively residential; (2) Hospitals up 176,000 sq ft/acre; (3) 20 units/acre and 40,000 sq ft/acre for multiple use development; Combined residential and non-residential development may have up to 40,000 SF and up to a six story building. Residential use, office use and commercial use is allowed. (4) Low Density Residential and Residential Office development patterns can have a minimum of 1 unit per acre if water and sewer are not available. (5) The maximum square footage is increased to 12,500 SF if the project is a mixed use development. (6) The maximum square footage increases to 40,000 SF per acre and maximum height increases to six stories if 50% of parking is structured. This provision only applies to areas previously designated as Mixed Use C (7) 250,000 SF of total development permitted on 20 to 30 acre centers. (8) Storage areas may be 50,000 SF per acre. Office and Retail is allowed. (9) Storage areas may be 50,000 SF per acre.

While mixed land uses are encouraged in the Suburban Future Land Use Category, the more prevalent pattern will be a compatibly integrated mix of single-use developments that include low and medium density residential, office, retail and light industrial development. Allowed land uses within the Suburban Future Land Use Category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Suburban Future Land Use Category. In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.



**2018 Comprehensive Plan Amendment Cycle**  
**LMA201802**  
**Capital Circle SE**

**Attachment #2**  
Referenced Land Development Regulations

**Sec. 10-6.613. Urban fringe zoning district.**

(a) *Purpose and intent.* The urban fringe zoning district is intended to provide the opportunity for very low-density residential areas mixed with open space and agricultural activity on the periphery of the Urban Service Area. The district allows for very low-density residential development of no greater than one unit on three acres of land, agricultural, and silvicultural activities. Residential development will also be allowed a gross density of one unit per three acres if developed as a Conservation Subdivision as described in Section 10-7.204.

For sites developed under the previously available “25-75” clustering option, the remaining undeveloped portion (75 percent) may continue to be preserved as undisturbed open (green) space until such time as these sites are included in the urban service area and become eligible for development at urban densities . As an alternative, sites developed under the previously available “25-75” clustering option may seek to develop the undeveloped portion (75 percent) at the urban fringe densities described above prior to the sites inclusion in the urban service area. For either development option, review by the Board of County Commissioners shall be requested to authorize development of these undisturbed open (green) spaces.

To conveniently serve area residents, smaller scale, low intensity commercial development is permitted in this district. To maximize efficiency in the development of agricultural and silvicultural resources located within this zoning district and surrounding areas, agriculturally and silviculturally related industrial activities such as milling, are permitted. Community facilities are also permitted in this district.

(b) *Allowable uses.* For the purpose of this chapter, the following land use types are allowable in the urban fringe zoning district and are controlled by the land use development standards of this chapter, the comprehensive plan and schedules of permitted uses.

- (1) Low density residential.
- (2) Agricultural.
- (3) Silvicultural.
- (4) Light industry--Agriculturally and silviculturally related only.
- (5) Passive recreation.
- (6) Active recreation.
- (7) Minor commercial.
- (8) Neighborhood commercial.
- (9) Community services.
- (10) Light infrastructure.

(11) Heavy infrastructure.

(c) *List of permitted uses.* Some of the uses on these schedules are itemized according to the Standard Industrial Code (SIC). Allowable uses, appropriate permit level and applicable development and locational standards in the urban fringe district are as follows:

P= Permitted use

R = Restricted use

S = Special exception

| Legend                       |                         |
|------------------------------|-------------------------|
| Ag = Agricultural            | PR = Passive recreation |
| MC = Minor commercial        | AR = Active recreation  |
| NC = Neighborhood Commercial | CS = Community services |
| LR = Low-density residential |                         |

| SIC Code | Name of Use                            | Development and Locational Standards |    |    |    |    |    |    |    |
|----------|--|--------------------------------------|----|----|----|----|----|----|----|
|          |  | Ag                                   | MC | NC | LR | PR | AR | CS | PS |
|          | RESIDENTIAL                            |                                      |    |    |    |    |    |    |    |
|          | Dwelling, one-family                   | P                                    |    |    | P  |    |    |    |    |
|          | Dwelling, two-family                   | P                                    |    |    | P  |    |    |    |    |
|          | Dwelling, mobile home                  | P                                    |    |    | P  |    |    |    |    |
|          | Mobile home park                       |                                      |    |    | R  |    |    |    |    |
|          |  |                                      |    |    |    |    |    |    |    |
|          | AGRICULTURE, FORESTRY, AND FISHING     |                                      |    |    |    |    |    |    |    |
| 01       | Agricultural production--Crops         | P                                    |    |    |    |    |    |    |    |
| 0181     | Ornamental nursery products            | P                                    |    |    |    |    |    |    |    |
| 02       | Agricultural production--Livestock     | P                                    |    |    |    |    |    |    |    |
| 074      | Veterinary services                    | P                                    | P  | P  |    |    |    |    |    |
| 0781     | Landscape counseling and planning      | R                                    |    |    |    |    |    |    |    |
| 092      | Fish hatcheries and preserves          | P                                    |    |    |    |    |    |    |    |
|          |  |                                      |    |    |    |    |    |    |    |
|          | MINING                                 |                                      |    |    |    |    |    |    |    |
| 144      | Sand and gravel                        | S                                    |    |    |    |    |    |    |    |
| 145      | Clay, ceramic, and refractory minerals | S                                    |    |    |    |    |    |    |    |
|          |  |                                      |    |    |    |    |    |    |    |
|          | MANUFACTURING                          |                                      |    |    |    |    |    |    |    |
| 201      | Meat products                          | R                                    |    |    |    |    |    |    |    |
| 202      | Dairy products                         | R                                    |    |    |    |    |    |    |    |

| SIC Code | Name of Use                         | Development and Locational Standards |    |    |    |    |    |    |    |
|----------|-------------------------------------|--------------------------------------|----|----|----|----|----|----|----|
|          |                                     | Ag                                   | MC | NC | LR | PR | AR | CS | PS |
| 204      | Grain mill products                 | R                                    |    |    |    |    |    |    |    |
| 21       | Tobacco products                    | R                                    |    |    |    |    |    |    |    |
| 24       | Lumber and wood products            | R                                    |    |    |    |    |    |    |    |
|          |                                     |                                      |    |    |    |    |    |    |    |
|          | TRANSPORTATION AND PUBLIC UTILITIES |                                      |    |    |    |    |    |    |    |
| 401      | Railroads                           |                                      | P  | P  |    |    |    | S  |    |
| 43       | Postal service                      |                                      | P  | P  |    |    |    |    |    |
| 483      | Radio and television broadcasting   |                                      |    |    |    |    |    | R  |    |
|          |                                     |                                      |    |    |    |    |    |    |    |
|          | RETAIL TRADE                        |                                      |    |    |    |    |    |    |    |
| 521      | Lumber and other building materials |                                      | P  | P  |    |    |    |    |    |
| 523      | Paint, glass, and wallpaper stores  |                                      | P  | P  |    |    |    |    |    |
| 525      | Hardware stores                     |                                      | P  | P  |    |    |    |    |    |
| 526      | Retail nurseries and garden stores  |                                      | P  | P  |    |    |    |    |    |
| 533      | Variety stores                      |                                      | P  | P  |    |    |    |    |    |
| 539      | Misc. general merchandise stores    |                                      | P  | P  |    |    |    |    |    |
| 541      | Grocery stores                      |                                      | P  | P  |    |    |    |    |    |
| 542      | Meat and fish markets               |                                      | P  | P  |    |    |    |    |    |
| 543      | Fruit and vegetable markets         |                                      | P  | P  |    |    |    |    |    |
| 544      | Candy, nut and confectionery stores |                                      | P  | P  |    |    |    |    |    |
| 545      | Dairy products stores               |                                      | P  | P  |    |    |    |    |    |
| 546      | Retail bakeries                     |                                      | P  | P  |    |    |    |    |    |
| 553      | Auto and home supply stores         |                                      | P  | P  |    |    |    |    |    |
| 554      | Gasoline service stations           |                                      | P  | P  |    |    |    |    |    |
|          | Convenience store                   |                                      | P  | P  |    |    |    |    |    |
| 581      | Eating and drinking places          |                                      | R  | P  |    |    |    |    |    |
| 591      | Drugstores and proprietary stores   |                                      | P  | P  |    |    |    |    |    |
| 592      | Liquor stores                       |                                      | P  | P  |    |    |    |    |    |
| 593      | Used merchandise stores             |                                      | P  | P  |    |    |    |    |    |
| 5941     | Sporting goods and bicycle shops    |                                      | P  | P  |    |    |    |    |    |
| 5943     | Stationery stores                   |                                      | P  | P  |    |    |    |    |    |

| SIC Code | Name of Use                             | Development and Locational Standards |    |    |    |    |    |    |    |
|----------|---|--------------------------------------|----|----|----|----|----|----|----|
|          |   | Ag                                   | MC | NC | LR | PR | AR | CS | PS |
| 5961     | Catalog and mail-order houses           |                                      | P  | P  |    |    |    |    |    |
| 5983     | Fuel oil dealers                        |                                      | S  |    |    |    |    |    |    |
| 5984     | Liquefied petroleum gas dealers         |                                      | S  |    |    |    |    |    |    |
| 5992     | Florists                                |                                      | P  | P  |    |    |    |    |    |
| 5993     | Tobacco stores and stands               |                                      | P  | P  |    |    |    |    |    |
| 5994     | News dealers and newsstands             |                                      | P  | P  |    |    |    |    |    |
| 5995     | Optical goods stores                    |                                      | P  | P  |    |    |    |    |    |
| 5999     | Miscellaneous retail stores, nec        |                                      | R  | R  |    |    |    |    |    |
|          | FINANCE, INSURANCE, AND REAL ESTATE     |                                      |    |    |    |    |    |    |    |
| 6553     | Cemeteries                              |                                      | P  |    |    |    |    | P  |    |
|          | SERVICES                                |                                      |    |    |    |    |    |    |    |
| 702      | Rooming- and boardinghouses; dorms      |                                      |    |    | R  |    |    |    |    |
| 703      | Camps and recreational vehicle parks    |                                      |    |    |    |    | R  |    |    |
| 721      | Laundry, cleaning, and garment services |                                      | R  | R  |    |    |    |    |    |
| 7215     | Coin-operated laundries and cleaning    |                                      | P  | P  |    |    |    |    |    |
| 723      | Beauty shops                            |                                      | P  | P  |    |    |    |    |    |
| 724      | Barber shops                            |                                      | P  | P  |    |    |    |    |    |
| 725      | Shoe repair and shoeshine parlors       |                                      | P  | P  |    |    |    |    |    |
| 7334     | Photocopying and duplicating services   |                                      | P  | P  |    |    |    |    |    |
| 7335     | Commercial photography                  |                                      | P  | P  |    |    |    |    |    |
| 7336     | Commercial art and graphic design       |                                      | P  | P  |    |    |    |    |    |
| 7353     | Heavy construction equipment rental     | R                                    |    |    |    |    |    |    |    |
| 7359     | Equipment rental and leasing, nec       | R                                    |    |    |    |    |    |    |    |
| 753      | Automotive repair shops                 |                                      | R  | R  |    |    |    |    |    |
| 754      | Automotive services, except repair      |                                      | P  | P  |    |    |    |    |    |



| SIC Code | Name of Use                       | Development and Locational Standards |    |    |    |    |    |    |    |
|----------|-----------------------------------|--------------------------------------|----|----|----|----|----|----|----|
|          |                                   | Ag                                   | MC | NC | LR | PR | AR | CS | PS |
| 762      | Electrical repair shops           |                                      | P  | P  |    |    |    |    |    |
| 764      | Reupholstery and furniture repair |                                      | P  | P  |    |    |    |    |    |
| 784      | Video tape rental                 |                                      | P  | P  |    |    |    |    |    |
| 791      | Dance studios, schools, and halls |                                      | P  | P  |    |    |    |    |    |
| 7991     | Physical fitness facilities       |                                      | P  | P  |    |    |    |    |    |
| 7992     | Public golf courses               |                                      |    |    |    |    | S  |    |    |
|          | Elementary and secondary schools  |                                      |    |    |    |    |    | S  |    |
| 822      | Colleges and universities         |                                      |    |    |    |    |    |    | S  |
| 823      | Libraries--Less than 7500 sq. ft. |                                      | P  | P  |    |    |    |    |    |
| 823      | Libraries--7500 sq. ft. or more   |                                      |    |    |    |    |    | R  |    |
| 824      | Vocational schools                |                                      |    |    |    |    |    |    | S  |
| 835      | Day care services                 |                                      | R  | P  |    |    |    |    |    |
| 836      | Residential care                  |                                      | R  | P  |    |    |    |    |    |
| 841      | Museums and art galleries         |                                      |    |    |    |    | S  |    |    |
| 842      | Botanical and zoological gardens  |                                      |    |    |    |    | S  |    |    |
| 864      | Civic and social associations     |                                      |    |    |    |    |    | P  |    |
| 866      | Religious organizations           |                                      |    |    |    |    |    | P  |    |
|          | PUBLIC ADMINISTRATION             |                                      |    |    |    |    |    |    |    |
| 922      | Public order and safety           |                                      |    |    |    |    |    | P  |    |
| 9221     | Police protection                 |                                      |    |    |    |    |    | P  |    |
| 9223     | Correctional institutions         |                                      |    |    |    |    |    | S  |    |
| 9224     | Fire protection                   |                                      |    |    |    |    |    | P  |    |
|          |                                   |                                      |    |    |    |    |    |    |    |
|          | RECREATION                        |                                      |    |    |    |    |    |    |    |
|          | Hiking and nature trails          |                                      |    |    |    | P  |    |    |    |
|          | Picnicking                        |                                      |    |    |    | P  |    |    |    |
|          | Canoe trails                      |                                      |    |    |    | P  |    |    |    |
|          | Bicycle trails                    |                                      |    |    |    | P  |    |    |    |
|          | Horseback riding trails           |                                      |    |    |    | P  |    |    |    |
|          | Tot lots                          |                                      |    |    |    |    | P  |    |    |
|          | Court sports                      |                                      |    |    |    |    | P  |    |    |
|          | Field sports                      |                                      |    |    |    |    | P  |    |    |
|          | Boat landings                     |                                      |    |    |    |    | P  |    |    |
|          | Archaeological historic sites     |                                      |    |    |    | S  |    |    |    |

(d) The maximum allowable gross square footage in the urban fringe district is as follows:

| COMMERCIAL LAND USE TYPE | URBAN FRINGE |
|--------------------------|--------------|
| MINOR*                   |              |
| Total location           | 20,000       |
| Single site or quadrant  | 10,000       |
| Single structure         | 5,000        |
| NEIGHBORHOOD**           |              |
| Total location           | 100,000      |
| Single site or quadrant  | 100,000      |
| Single structure         | 50,000       |

\* Maximum 10,000 gross square feet, if located on a local street.

\*\* Only one neighborhood commercial site (quadrant) will be permitted at the intersection of a major collector and arterial road. The maximum allowable commercial development permitted at the neighborhood commercial area located at the intersection of two major collectors is 50,000 sq. ft. g.s.l.a.

(e) The minimum development standards in the urban fringe district are as follows:

|   | Low Density Residential |         | Commercial |         | Agricultural-Related Industrial | Community Services; Active Recreation; Public, Primary and Secondary Schools | Comp. Plan Policy 2.1.9. Subdivision |
|---|-------------------------|---------|------------|---------|---------------------------------|--|--------------------------------------|
|   | Noncluster              | Cluster | Noncluster | Cluster |                                 |  |                                      |
| MINIMUM SETBACKS (FEET)                   |                         |         |            |         |                                 |  |                                      |
| Front yard                                |                         |         |            |         |                                 |  |                                      |
| Building                                  | 30                      | 30*     | 30         | 25*     | 50                              | 30   | 25                                   |
| Parking                                   | --                      | --      | 40         | 40*     | 50                              | 40   | --                                   |
| Corner yard                               |                         |         |            |         |                                 |  |                                      |
| Building                                  | 30                      | 30*     | 30         | 25*     | 50                              | 30   | 25                                   |
| Parking                                   | --                      | --      | 40         | 40*     | 50                              | 40   | --                                   |
| Side yard                                 |                         |         |            |         |                                 |  |                                      |
| Building                                  | 20                      | 20*     | 40         | 20*     | 50                              | 40   | 15                                   |
| Parking                                   | --                      | --      | 40         | 20*     | 50                              | 40   | --                                   |
| Rear yard                                 |                         |         |            |         |                                 |  |                                      |
| Building                                  | 50                      | 50*     | 50         | 30*     | 50                              | 50   | 50                                   |
| Parking                                   | --                      | --      | 40         | 10*     | 50                              | 50   | 50                                   |
| Adjoining lower intensity zoning district |                         |         |            |         |                                 |  |                                      |
| Building                                  | --                      | --      | --         | --      | 100                             | --   | --                                   |
| Parking                                   | --                      | --      | --         | --      | 100                             | --   | --                                   |
| Maximum percent impervious surface area   | 30                      | 25**    | 30         | 25**    | 30                              | --   | 30                                   |
| Heights (feet)                            |                         |         |            |         |                                 |  |                                      |
| Maximum at building envelope perimeter    | 35                      | 35      | 35         | 35      | 35                              | 35   | 35                                   |

|   | Low Density Residential |         | Commercial |         | Agricultural-Related Industrial | Community Services; Active Recreation; Public, Primary and Secondary Schools | Comp. Plan Policy 2.1.9. Subdivision |
|---|-------------------------|---------|------------|---------|---------------------------------|--|--------------------------------------|
|   | Noncluster              | Cluster | Noncluster | Cluster |                                 |  |                                      |
| Maximum additional height/additional zoning setback | 1'/1'                   | 1'/1'   | 1'/1'      | 1'/1'   | 1'/1'                           | 1'/1'  | 1'/1'                                |
| Total maximum height                                | --                      | 35      | 45         | 45      | 45***                           | 45   | --                                   |
| Minimum lot frontage                                | 15                      | 15      | 40         | 40      | 100                             | --   | 15                                   |
| Minimum lot area                                    | 3.0                     | 0.5     | 3.0        | 0.5     | 10.0                            | --   | 0.5                                  |

\* This number applies to the perimeter setback only.

\*\*Maximum percent impervious area of developable portion of site.

\*\*\* This height applies to habitable portion of an industrial structure

(f) *Development standards.* All proposed development shall meet the commercial site location standards (section 10-6.619) ; buffer zone standards (section 10-7.522); and the parking and loading requirements (Subdivision 3 of Division 5 of Article VII).

(g) *Restricted uses and special exception uses.* If uses are restricted or are special exception according to the schedule of permitted uses, they will not be allowed unless they follow the general development guidelines for restricted uses or for special exceptions as provided in this division. Specific restricted uses are addressed below.

- (1) Eating and drinking establishments (SIC 581): No drive-in or drive-thru facilities are permitted within this district.
- (2) Laundry, cleaning and garment services (SIC 721): Does not include dry cleaning plant operations; pick-up stations only.
- (3) Funeral services and crematoriums (SIC 726): This use requires 100 percent opacity surrounding perimeter with exception of access point.
- (4) Camps and recreational vehicle parks (SIC 703).
  - a. A site plan shall be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:
    1. Sanitary facilities shall be provided.
    2. Not more than ten campsites per acres shall be provided.
    3. Individual campsites, roadways, and accessory structures shall be located to meet the minimum building setback standards from the exterior property lines of the campground.

- (5) Heavy construction equipment rental and equipment rental and leasing (SIC 7353 and 7359).
- a. A plan must be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:
    1. Such equipment rental and leasing must be associated with timbering and/or agribusiness.
    2. A plan of vehicular access to and from the site demonstrating that heavy trucks and equipment will not travel on that portion of a local or minor collector street with frontage containing residential land use, zoned for residential land use, or containing subdivision lots intended primarily for residential land use. For purposes of this requirement, local and minor collector streets shall be those identified in the Comprehensive Plan and the Tallahassee-Leon County Long Range Transportation Plan.

(6) Mining activities.

- a. All mining activities as defined on the schedule of permitted uses must meet the specific development standards, as follows upon review and approval by the Board of County Commissioners following a duly noticed public hearing. This includes SIC items 144 and 145.
- b. A plan must be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:
  1. The mining activity, all accessory uses and structures, internal roadways, and driveways onto the adjacent streets shall be set back a minimum of 100 feet from the perimeter property boundaries or 200 feet from the nearest off-site residence, residential zoning district, or subdivision intended primarily for residential land use, whichever distance is greater. This setback standard may be reduced if less of a setback is approved in writing by the adjacent property owner or owners prior to site plan approval or if the adjacent property is also used as a mining activity.
  2. A plan of vehicular access to and from the site demonstrating that heavy trucks and equipment will not travel on that portion of a local or minor collector street with frontage containing residential land use, zoned for residential land use, or containing subdivision lots intended primarily for residential land use. For purposes of this requirement, local and minor collector streets shall be those identified in the local government Comprehensive Plan and

the Tallahassee-Leon County Long Range Transportation Plan.

3. A land reclamation plan shall be submitted demonstrating that upon termination of the activity the land shall be returned to a condition that will allow an effective reuse comparable to surrounding properties.
4. *Fencing requirement:* All areas proposed for use, currently used, or previously used, in open-pit mining operations and/or construction and demolition debris disposal must be secured by a fence, unless the area is determined to be a reclaimed open-pit mine by the county administrator or designee. The fence must be at least four feet in height with openings that will reject the passage of a seven-inch diameter sphere. The fence must be equipped with a gate which shall remain locked when workers or employees of the land owner or mining company are not present at the site. At every gate or access point, at least one sign must be posted which states, in at least four-inch tall letters, "Danger," "Keep Out," "No Trespassing," or similar language to indicate that there may be hazardous conditions on the premises.

Section 10-6.652. M-1 Light Industrial District.

| 1. District Intent   | PERMITTED USES   |  |
|--|--|--|
|  | 2. Principal Uses  | 3. Accessory Uses  |
| <p>The M-1 district is intended to be located in areas designated Bradfordville Mixed Use or Suburban on the Future Land Use Map of the Comprehensive Plan shall apply to urban areas with convenient access to transportation facilities, where light manufacturing, processing, storage, community and recreational facilities and other activities compatible with light industrial operations are permitted. The district is not intended to accommodate heavy industrial operations or to accommodate commercial or residential development which would restrict the principal light industrial operations.</p> | <p>(1) Armored truck services.<br/>                     (2) Assembly of apparel and accessories.<br/>                     (3) Automotive service and repair, including car wash.<br/>                     (4) Bottling plants.<br/>                     (5) Broadcasting studios.<br/>                     (6) Building contractors and related services.<br/>                     (7) Cemeteries.<br/>                     (8) Communications and utilities.<br/>                     (9) Community services, including vocational schools and police/fire stations. Libraries, elementary, middle, or high schools are prohibited. Other community services may be allowed in accordance with Section 10-6.806 of these regulations.<br/>                     (10) Crematoriums.<br/>                     (11) Distribution facilities.<br/>                     (12) Dry cleaning plants.<br/>                     (13) Food processing, excluding slaughter.<br/>                     (14) Golf courses.<br/>                     (15) Gun firing ranges (indoor).<br/>                     (16) Heavy infrastructure (maintenance yards, motor pools, airports, land fills, sewage treatment plants, etc.).</p> | <p>(17) Laboratories; research and development activities.<br/>                     (18) Lawn and tree removal services.<br/>                     (19) Manufacturing (consistent with the definition of light industrial).<br/>                     (20) Non-medical offices and services, including business and government offices and services.<br/>                     (21) Off-street parking facilities.<br/>                     (22) Passive and active recreational activities.<br/>                     (23) Pest control services.<br/>                     (24) Printing and publishing.<br/>                     (25) Repair services, non-automotive.<br/>                     (26) Towing, wrecking, and recovery services.<br/>                     (27) Transportation and freight handling activities.<br/>                     (28) Warehouses, mini-warehouses, or self-storage facilities.<br/>                     (29) Welding and machine shops.<br/>                     (30) Wholesale activities.<br/>                     (31) Wholesale building supplies.<br/>                     (32) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.</p> <p>(1) A lawfully established use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the gross floor area of the principal use or structure, as determined by the County Administrator or designee. The 33 percent limitation does not apply to outdoor storage that is accessory to a permitted principal use.</p> <p>(a) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.<br/>                     (b) Residential use (intended for watchman or guard not to exceed 1 dwelling unit per industrial use).<br/>                     (c) Outdoor storage (without the 33 percent limitation), provided it complies with Section 7 below.<br/>                     (d) The following uses are permitted accessory uses in this district:</p> <ol style="list-style-type: none"> <li>1. Eating and drinking establishments such as cafeterias or snack bars, (located within the interior of any permitted use.)</li> <li>2. Temporary employment</li> <li>3. Security Guard Service</li> <li>4. Day Care Centers-- licensed day care services as described in and regulated by section 10-6.811.</li> <li>5. Recreational amenities—provided as an accessory to a permitted uses established within the district for use by employees management, and their guests.</li> <li>6. Retail sales—provided the sales are directly related to the principal light industrial use(s), e.g. gun sales at an indoor shooting range. Retail sales must be limited to no more than 33% of the gross floor area.</li> </ol> |

| <b>DEVELOPMENT STANDARDS (continued on page 1 of 2)</b>  |      |      |      |         |      |         |         |  |           |
|--|------|------|------|---------|------|---------|---------|--|-----------|
| Permitted Principal Commercial Uses Numbers (3), (21), (25)  | none | none | none | 25 feet | none | 25 feet | 10 feet | 10,000 square feet of gross building floor area per parcel   | 3 stories |
| All Other Permitted Principal Non-Residential Uses   | none | none | none | 25 feet | none | 25 feet | 10 feet | 20,000 square feet of gross building floor area per acre. 50,000 square feet of gross building floor area per acre for storage areas within buildings. | 3 stories |
| <p><b>7. Criteria for Outdoor Storage:</b> Outdoor storage is permitted as an accessory use to a permitted principal use (without the 33 percent limitation) if the outdoor storage area is screened with an opaque material (an opaque material may include vegetation). The opacity requirements are as follows: 100 percent along any property line that adjoins an existing residential use; 80 percent along any property line that adjoins any other type of use other than residential (commercial, office, etc.) or a street right-of-way. The determination of the adequacy of the opaque material will be evaluated at the time of permitting.</p> <p><b>8. Street Vehicular Access Restrictions:</b> Properties in the M-1 zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, and RP</p> <p><b>9. Fencing Requirement:</b> All areas proposed for use, currently used, or previously used, in open-pit mining operations and/or construction and demolition debris disposal must be secured by a fence, unless the area is determined to be a reclaimed open-pit mine by the county administrator or designee. The fence must be at least four feet in height with openings that will reject the passage of a seven-inch diameter sphere. The fence must be equipped with a gate which shall remain locked when workers or employees of the land owner or mining company are not present at the site. At every gate or access point, at least one sign must be posed which states, in at least four-inch tall letter, "Danger," "Keep Out," "No Trespassing," or similar language to indicate that there may be hazardous conditions on the premises.</p> |      |      |      |         |      |         |         |  |           |

**GENERAL NOTES:**

- 1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.**
- 2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.**
- 3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.)**

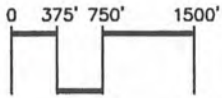


**2018 Comprehensive Plan Amendment Cycle**  
**LMA201802**  
**Capital Circle SE**

**Attachment #3**  
Southwood Planned Unit Development

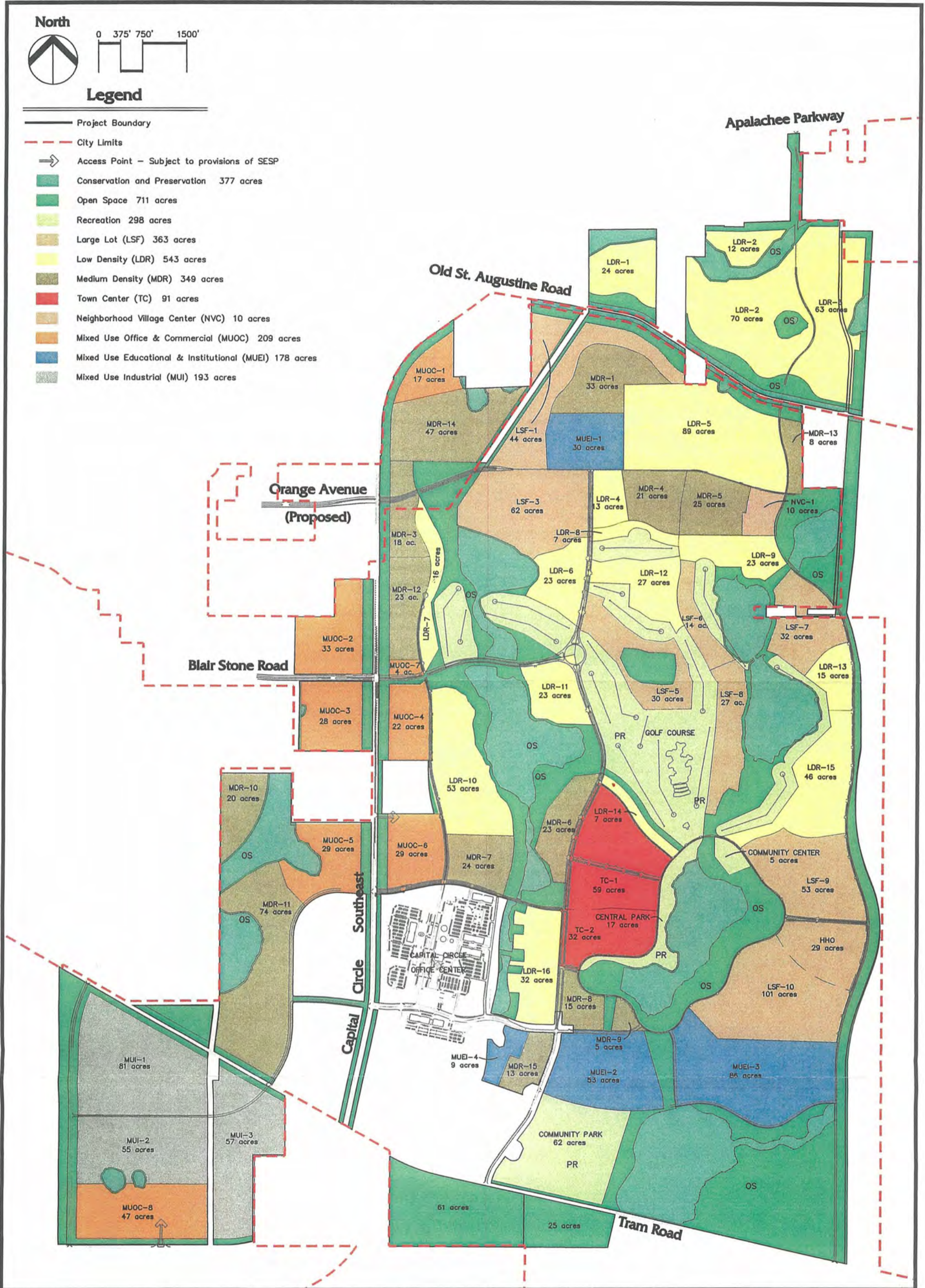


North



**Legend**

- Project Boundary
- City Limits
- Access Point - Subject to provisions of SESP
- Conservation and Preservation 377 acres
- Open Space 711 acres
- Recreation 298 acres
- Large Lot (LSF) 363 acres
- Low Density (LDR) 543 acres
- Medium Density (MDR) 349 acres
- Town Center (TC) 91 acres
- Neighborhood Village Center (NVC) 10 acres
- Mixed Use Office & Commercial (MUOC) 209 acres
- Mixed Use Educational & Institutional (MUEI) 178 acres
- Mixed Use Industrial (MUI) 193 acres





April 20, 2018

Mr. Ray Eubanks  
Plan Processing Administrator  
State Land Planning Agency - Department of Economic Opportunity  
Caldwell Building  
107 East Madison - MSC 160  
Tallahassee, Florida 32399

Re: Adopted Comprehensive Plan Amendments Package (18-1ESR)

Dear Mr. Eubanks:

The Tallahassee-Leon County Planning Department hereby submits the adopted large scale map and text amendments for the 2018 Comprehensive Plan Amendment Cycle for the City of Tallahassee and Leon County, amending the joint Tallahassee-Leon County 2030 Comprehensive Plan. These amendments are submitted pursuant to the Joint City-County Commission adoption public hearing on April 10, 2018.

As transmitted to the State Land Planning Agency and review agencies, the adopted amendments package includes three large-scale map amendments and two text amendments. The Tallahassee City Commission and Leon County Board of County Commissioners adopted the Comprehensive Plan amendments as transmitted to the State Land Planning Agency. No additional changes were made in the adopted amendments that the Department of Economic Opportunity did not previously review. Concurrency has not been rescinded for any amendment.

Enclosed are the following ordinances adopting the comprehensive plan amendments:

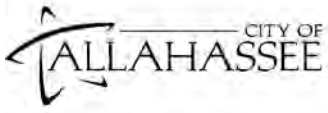
- City of Tallahassee Ordinance 18-O-12 adopted April 10, 2018
- Leon County Ordinance No. 18-04 adopted April 10, 2018

The appropriate review agencies are copied on this letter and provided with a complete adopted amendments package in Portable Document Format (PDF).

If you have any questions concerning the proposed amendments, please contact Artie White at (850) 891-6400; 300 South Adams Street, Tallahassee, FL 32301; FAX: (850) 891-6404; e-mail [artie.white@talgov.com](mailto:artie.white@talgov.com)

Sincerely,

Cherie Bryant, AICP  
Planning Manager  
Tallahassee-Leon County Planning Department



**TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT**



cc:

Department of Agriculture and Consumer Services (w/attachments)  
Department of Education (w/attachments)  
Department of Environmental Protection (w/attachments)  
Department of State (w/attachments)  
Florida Fish and Wildlife Conservation Commission (w/attachments)  
Department of Transportation, District Three (w/attachments)  
Apalachee Regional Planning Council (w/attachments)  
Northwest Florida Water Management District (w/attachments)

Jessica Icerman (w/o attachments)  
Lou Norvell (w/o attachments)

**MATRIX FOR 2018 CYCLE AMENDMENTS**

A = Approve  
D = Denial  
AM = Approve as Modified

| <i>Item #</i> | <i>Amendment To:</i>  | <i>Nature of Proposed Amendment</i>   | <i>Planning Staff Recommendation</i>            | <i>LPA Recommendation</i>                       | <i>Board/Commission Position</i>                | <i>Status</i>  |
|---------------|---|---|---|---|---|--|
| PCM201801     | FUTURE LAND USE MAP<br><b>Parkway Place</b>   | <b>From:</b> Residential Preservation<br><b>To:</b> Suburban<br>0.41 acres  | A   | A   | A   | <b>Small Scale Map Amendment<br/>Adopted February 27, 2018</b> |
| PCM201802     | FUTURE LAND USE MAP<br><b>PetroSouth</b>  | <b>From:</b> Urban Residential-2<br><b>To:</b> Suburban<br>0.6 acres  | A   | A   | A   | <b>Small Scale Map Amendment<br/>Adopted February 27, 2018</b> |
| PCM201803     | FUTURE LAND USE MAP<br><b>FSU Health Clinic</b>   | <b>From:</b> Educational Facilities and<br>Recreation/Open Space<br><b>To:</b> Government Operational<br>1.79 acres                                 | A   | A   | A   | <b>Small Scale Map Amendment<br/>Adopted February 27, 2018</b> |
| PCM201804     | FUTURE LAND USE MAP<br><b>Chabad House</b>  | <b>From:</b> Residential Preservation<br><b>To:</b> University Transition<br>3.71 acres   | <b>AM<br/>(Approve with<br/>Expansion Area)</b> | <b>AM<br/>(Approve with<br/>Expansion Area)</b> | <b>AM<br/>(Approve with<br/>Expansion Area)</b> | <b>Large Scale Map Amendment<br/>Adopted April 10, 2018</b>    |
| LMA201802     | FUTURE LAND USE MAP<br><b>Capital Circle Light<br/>Industrial</b>                               | <b>From:</b> Urban Fringe<br><b>To:</b> Suburban<br>3.8 acres   | <b>AM<br/>(Approve with<br/>Expansion Area)</b> | <b>AM<br/>(Approve with<br/>Expansion Area)</b> | <b>AM<br/>(Approve with<br/>Expansion Area)</b> | <b>Small Scale Map Amendment<br/>Adopted February 27, 2018</b> |
| LMA201803     | FUTURE LAND USE MAP<br><b>East Mahan</b>  | <b>From:</b> Urban Fringe<br><b>To:</b> Rural<br>232 acres  | A   | A   | A   | <b>Large Scale Map Amendment<br/>Adopted April 10, 2018</b>    |
| LMA201804     | FUTURE LAND USE MAP<br><b>Barcelona Offices</b>   | <b>From:</b> Urban Residential-2<br><b>To:</b> Suburban<br>30 acres   | A   | A   | A   | <b>Large Scale Map Amendment<br/>Adopted April 10, 2018</b>    |
| PCT201801     | LAND USE ELEMENT<br><b>Science &amp; Innovation and<br/>Industry &amp; Mining Land<br/>Uses</b> | New land use categories that address<br>research and development and<br>innovation districts, and industrial,<br>light industrial, and mining uses. | A   | A   | A   | <b>Text Amendment<br/>Adopted April 10, 2018</b>               |
| PCT201802     | MOBILITY ELEMENT<br><b>Regional Mobility Plan<br/>Maps</b>                                      | Update the Adopted Cost Feasible Map<br>and replace the project specific<br>Adopted Cost Feasible Maps with<br>project lists.                       | A   | A   | A   | <b>Text Amendment<br/>Adopted April 10, 2018</b>               |
| PCT201803     | INTERGOVERNMENTAL<br>COORDINATION<br>ELEMENT<br><b>Comprehensive Plan<br/>Amendment Process</b> | Update Objective 1.8 and Policy 1.8.1<br>addressing the Comprehensive Plan<br>Amendment Process.  | A   | A   | A   | <b>Text Amendment<br/>Transmitted April 10, 2018</b>           |

Adoption Amendment Package  
18-1ESR

**Adopted Map and Text Amendments**

See attached.

**A copy of any data and analyses the local government deems appropriate:**

No additional data and analysis. The local government is relying on previously submitted data and analysis.

**Copies of executed ordinances**

See attached.

**List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review:**

None.

**List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment:**

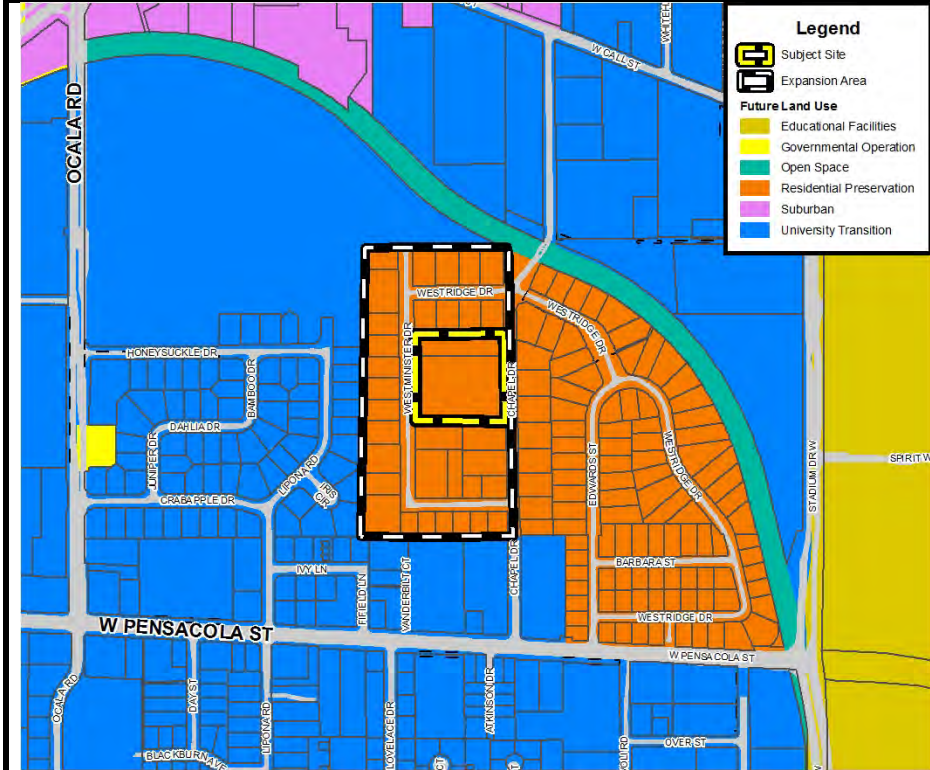
None.

**Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity in response to the comment letter from the Department of Economic Opportunity:**

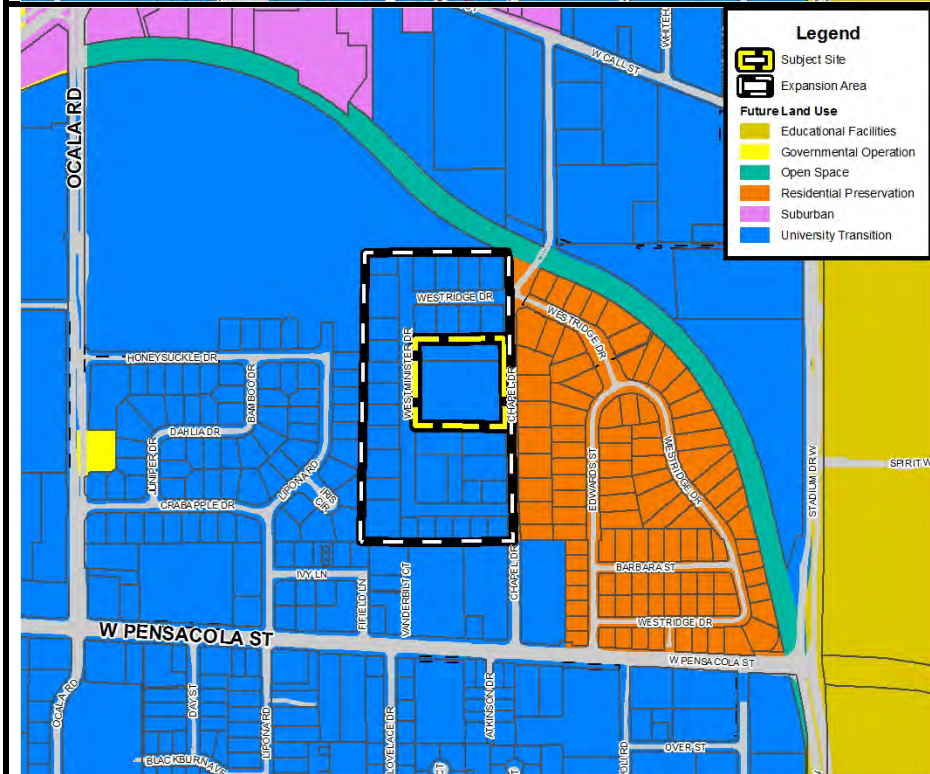
Not applicable.

Adopted Amendments (18-1ESR)

Map Amendment PCM201804

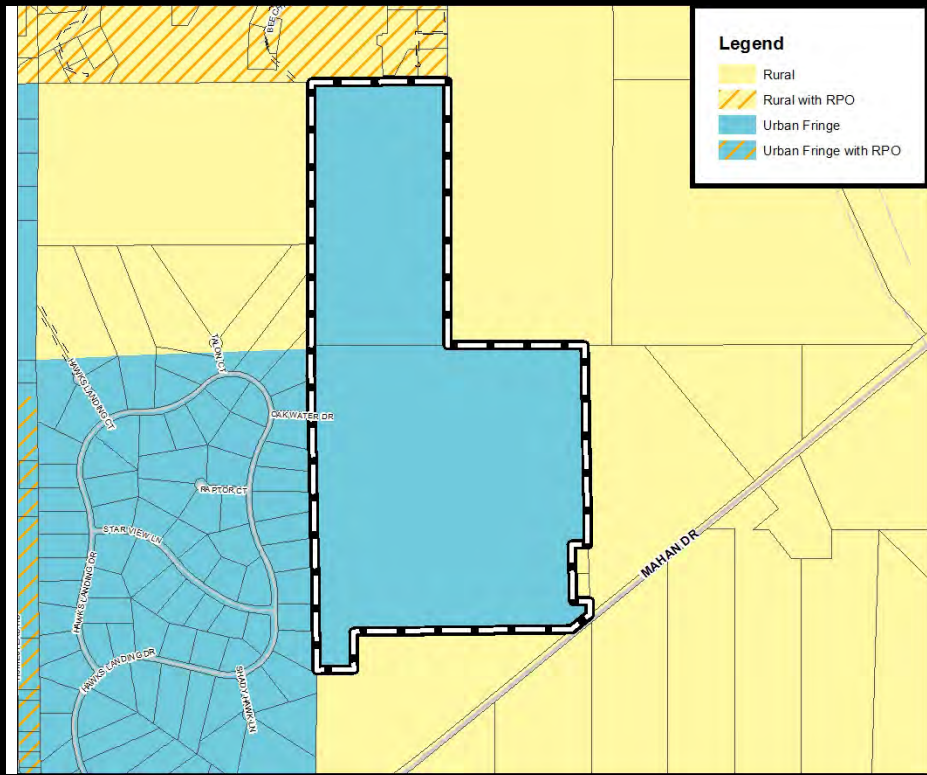


- Formerly Residential Preservation



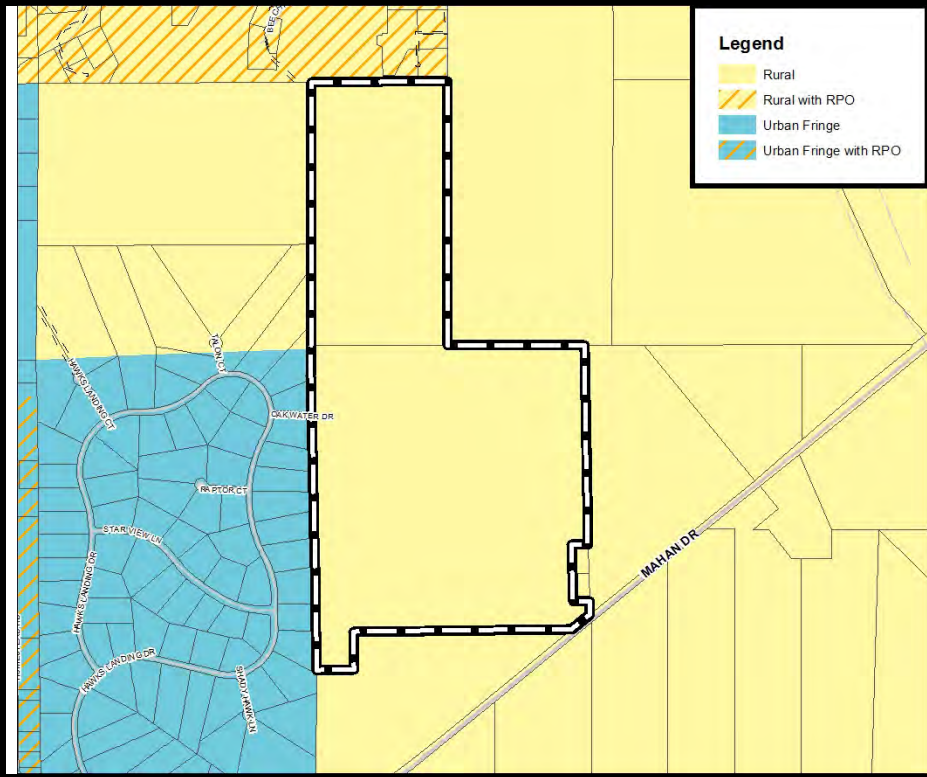
- As Adopted University Transition

# Map Amendment LMA201804



**Formerly**

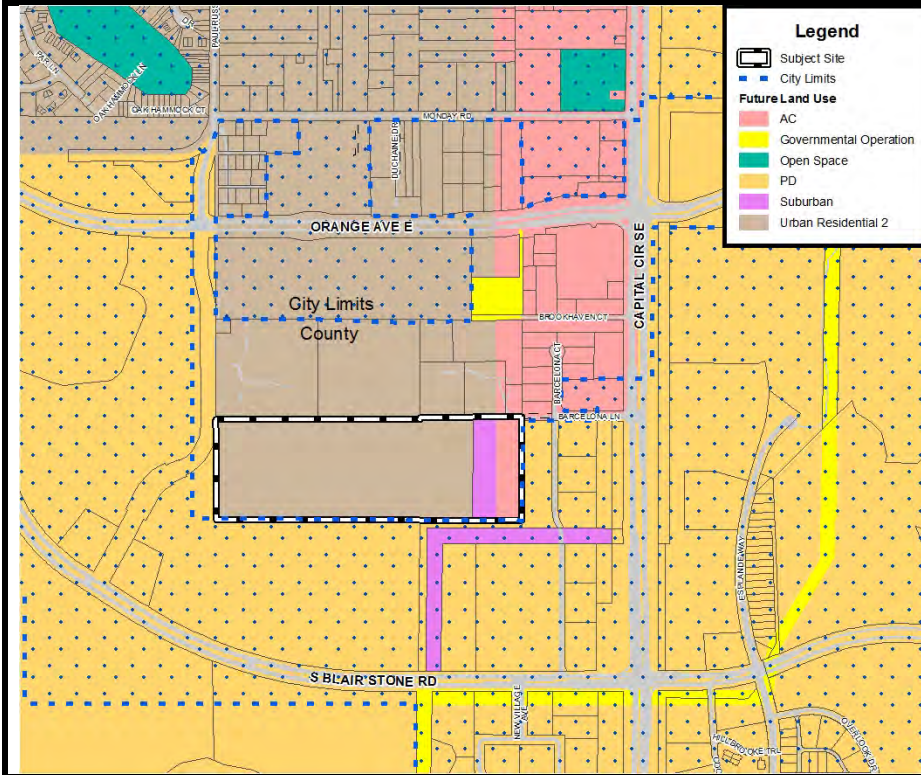
- Urban Fringe



**As Adopted**

- Rural

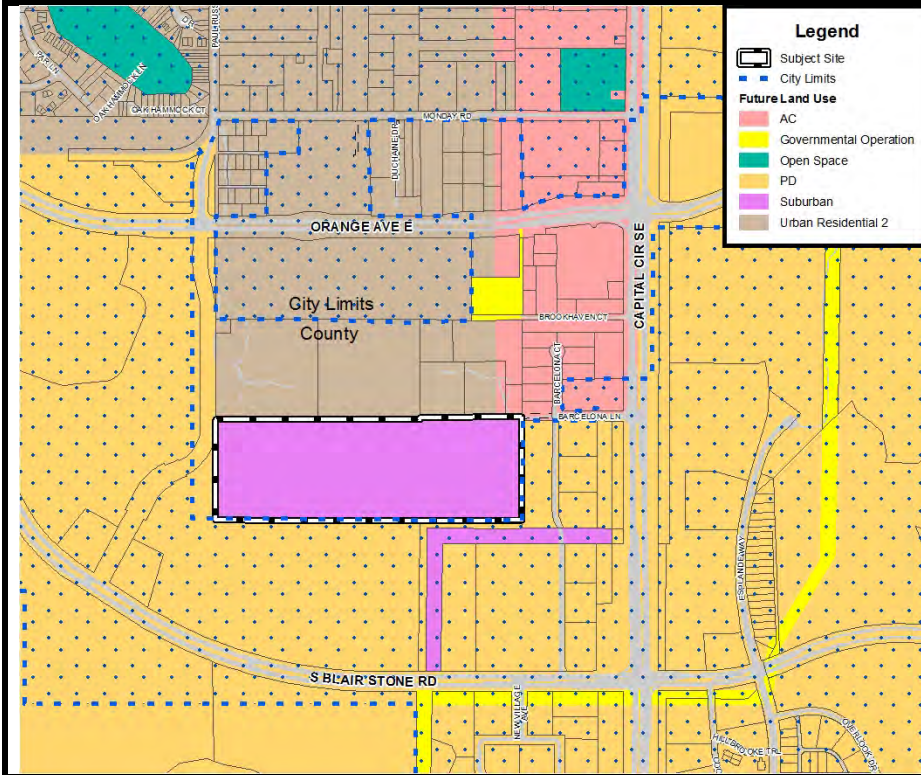
## Map Amendment LMA201805



**Formerly**

- Activity center
- Suburban

Urban Residential-2



**As Adopted**

Suburban



Policy 2.2.27: [L]

## **Research and Innovation Land Use**

### **INTENT**

Districts that support research and innovation are key components of an economic development strategy for the City of Tallahassee and Leon County. Maintaining lands used for research and innovation and expanding these uses in appropriate areas are necessary for job creation, flexibility to adapt to changing economic trends, and economic diversification essential for the community's future.

The intent of the Research and Innovation Land Use category is to recognize the variety of uses that occur in these districts and to facilitate the location of jobs relative to the homes of people who can provide critical talent in skilled trades.

Research and Innovation uses should be encouraged in areas with access to transit, bicycle, and pedestrian facilities. Because of the need for infrastructure and public services, the Research and Innovation Land Use shall only apply to areas located within the Urban Services Area.

### **ALLOWABLE USES, DENSITIES, AND INTENSITIES**

The Research and Innovation Land Use category accommodates a variety of uses that may have similar demands on public infrastructure. Research and Development and Innovation District uses are allowable in the Research and Innovation Land Use.

**1. Research and Development** – Research and Development uses shall be permitted at a maximum intensity of 45,000 square feet of gross building floor area per acre. Mixed use Research and Development projects may include commercial, office (other than the research and development uses), and residential uses. These ancillary uses may not exceed 40% of the total gross square footage of a Research and Development project.

**2. Innovation District** – Innovation Districts may include up to 45,000 square feet of gross building floor area per acre. The mixture of uses shall emphasize the technological and collaborative nature of these districts by including in the buildable square footage up to 80% in Innovation District, Research and Development, or compatible Light Industrial uses, up to 40% residential uses, and up to 40% in other non-residential support uses. Design standards detailed in the land development code shall provide for the protection of adjacent non-research and innovation properties by arranging the residential uses and non-research and innovation uses as a buffer or transition to adjacent properties.

### **SPECIAL CONDITIONS**

The following special conditions shall apply to the Research and Innovation Future Land Use category:

1. Administrative offices that support and are functionally related to onsite activities are allowed in any of the implementing zoning districts for the Research and Innovation Land Use.

2. Site plans must demonstrate the protection of adjacent non-research and innovation properties through development standards outlined in the land development codes.
3. A plan for vehicular access to and from the site addressing delivery trucks and specialized equipment must be submitted with site plans and must demonstrate compatibility with adjacent land uses.

**Policy 2.2.28: [L]**

## **Industry and Mining Land Use**

### **INTENT**

Advanced manufacturing, industrial uses, and mining are important parts of the economy in the City of Tallahassee and Leon County. Dramatic shifts in the technologies used by these sectors are resulting in operations that are often cleaner, quieter, and less noxious to neighboring uses than traditional industrial uses. Industry and mining uses in appropriate locations provide necessary jobs and the raw materials needed to support growth and development in the community.

Industry and mining uses intended for the distribution of manufactured goods should be encouraged in areas with access to the Tallahassee International Airport or the Florida Department of Transportation's (FDOT) Strategic Intermodal System (SIS) facilities. Because of the need for infrastructure and public services, the Industry and Mining Land Use shall only apply to areas located within the Urban Services Area.

Because industrial uses vary in their operations and potential for offsite impacts, performance and locational criteria shall be established in the City and County land development codes for the implementing zoning districts. Whenever possible, noise, vibrations, smoke, dust and particulate matter, odor, and lighting resulting from industry and mining uses shall be prevented. In cases where the impacts cannot be prevented, they shall be mitigated to avoid negative impacts on properties in the vicinity of these uses.

### **ALLOWABLE USES, DENSITIES, AND INTENSITIES**

The Industry and Mining Land Use category accommodates a variety of uses that may have similar demands on public infrastructure. Light industrial, mining, and heavy industrial uses are allowable in the Industry and Mining Land Use.

**1. Light Industrial** – Light Industrial uses shall be permitted at a maximum intensity of 30,000 square feet of gross building floor area per acre. Ancillary residential uses (intended for caretaking, maintenance, the temporary lodging of employees, or security) may not exceed two units per acre.

**2. Mining** – Mining uses shall be permitted subject to applicable landscaping and natural area requirements and the dimensional standards included in land development regulations. A land

reclamation plan shall be submitted demonstrating that upon termination of the activity, the land shall be returned to a condition that will allow an effective reuse compatible with surrounding properties. All mining uses are subject to fencing requirements as identified in the land development regulations. Mining uses may be subject to an Environmental Resource Permit (ERP) pursuant to Chapter 373, F.S., and Rule 62-330, Florida Administrative Code (F.A.C.) and mandatory reclamation requirements pursuant to Chapter 378, F.S., and Rule 62C-39, F.A.C.

**3. Heavy Industrial** – Heavy Industrial uses shall be permitted at a maximum intensity of 30,000 square feet of gross building floor area per acre. All applicable development must comply with Title 14 Code of Federal Regulations Part 77.9 Construction or alteration requiring notice. Those industries that have the potential to result in any other pollution of the air or ground shall adhere to existing local, state and federal operational or industry standards, and avoid or mitigate these potential impacts. These areas shall have stringent locational criteria and require extensive buffering and/or relative distance from other land uses. These uses may require employment of techniques to prevent substantial impacts off-site or require mitigation and/or minimization techniques for impacts. Ancillary commercial uses designed to serve adjacent workers may be permitted.

### **SPECIAL CONDITIONS**

The following special conditions shall apply to the Industry and Mining Land Use category:

1. Administrative offices that support and are functionally related to onsite activities are allowed in any of the implementing zoning districts for the Industry and Mining Land Use.
2. Site plans must demonstrate the protection of adjacent non-industry and mining properties through development standards outlined in the land development codes.
3. A plan for vehicular access to and from the site addressing heavy trucks and equipment must be submitted with site plans and must demonstrate compatibility with adjacent land uses.
4. Hydraulic fracturing, commonly referred to as fracking, is not a permitted use in the Industry and Mining Land Use.

### **GLOSSARY**

**Research and Development:** Research and Development uses shall have minimal offsite impacts and include facilities for developing technologies related to the physical and life sciences. Facilities may include laboratories, wet laboratories, classrooms, commercialization centers, coworking spaces, makerspaces, craftsman studios, proof of concept centers, and related facilities. Active and passive recreation, open space, hotels, restaurants, and limited retail and residential are allowed as ancillary uses to support the collaborative nature of research and development centers.

**Light Industrial:** Light Industrial uses typically constrain potentially offensive impacts onsite, either through complete enclosure or a combination of enclosure and screening. Light Industrial uses shall include the finishing of products composed of previously manufactured component parts (such as the assembly of apparel or food processing excluding slaughter); and any manufacturing, storage, or

distribution of products unlikely to cause any of the following impacts to be detected off-site: odor, noise, fumes or dispersion of waste, or radiation. Ancillary commercial uses designed to serve adjacent workers may be permitted. Light Industrial uses are not dependent upon direct access to rail facilities for off-loading and on-loading. Mixed Use Industrial sites allow light industrial uses supported by training facilities, offices, restaurants, small scale commercial storefronts, factory tours, retail, ancillary residential and/or open space uses.

**Mining:** Mining uses have the potential for substantial offsite impacts and alterations to the land structure on and around the mining site. Mining uses shall include the mining and quarrying of sand, gravel, clay, limestone, ceramic, and refractory minerals. Mining uses do not include hydraulic fracturing. Mining uses typically depend on a transportation system that can support large and heavy trucks.

**Hydraulic Fracturing:** The process by which fractures are created by pumping fluids at high pressure into target rock formations to stimulate the flow of natural gas or oil, increasing the volumes that can be recovered.

**Heavy Industrial:** Heavy industrial uses have or may have substantial offsite impacts, such as noise, vibrations, smoke, dust and particulate matter, and noxious or odorous gases. Heavy industrial uses typically depend on access to Strategic Intermodal System (SIS) facilities, rail facilities, or airport facilities.

**Commercialization Centers:** Facilities designed to further develop technologies through research partnerships, assistance with patents, and support for delivering products to the market through licensing and the creation of companies.

**Coworking Spaces:** Shared workplaces or offices that facilitate the social gathering of a group of people who are still working independently. Unlike in a typical office, those utilizing coworking spaces are usually not employed by the same organization. Coworking spaces are often attractive to work-at-home professionals, independent contractors, or people who travel frequently.

**Makerspaces:** Collaborative work spaces with tools available for the purposes of enabling people to design, prototype and create manufactured works that typically would not be possible to create with the resources available to individuals working alone. Makerspaces are intended to provide access to equipment, community, and education. Makerspaces often have a variety of equipment, such as 3D printers, laser cutters, CNC (Computer Numerical Control) machines, soldering irons, or sewing machines.

**Proof of Concept Centers:** Facilities designed to provide services related to financial capital, business support, and university research to promote the adoption and further development of programs that aid technologies through phases between patenting and the creation of marketable products.

**Wet Laboratories:** Laboratories where chemicals, drugs, or other materials are handled in liquid solutions or volatile phases, requiring direct ventilation and specialized piped utilities (typically water and various gases).

**Innovation Districts:** Geographic areas that are physically compact, walkable, and transit-accessible where educational institutions, university-affiliated research and development facilities, and/or technology-focused companies cluster and connect with startup companies, business incubators, and business accelerators. Innovation Districts are mixed-use areas that provide housing, office, and retail in addition to the educational and business uses.

**Startup Company:** An entrepreneurial venture that is typically a newly emerged, fast-growing business that aims to meet a marketplace need by developing a viable business model around an innovative product, service, process or a platform.

**Business Incubator:** Organizations that helps new and startup companies develop by providing services such as management training or office space, and are often a good path to capital from investors.

**Business Accelerator:** An organization that offers a range of support services and funding opportunities for startup businesses, including capital and investment, mentorship, office space and supply chain resources.

**Compatibility:** A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

***Policy 1.4.15: [L] (EFF. 8/17/92)***

Waive access standards for heavy industrial land uses within the Heavy Industrial Future Land Use category and Industry and Mining Future Land Use category. This will be done in conjunction with adopting a policy which waives local and minor collector access standards for all planned industrial and commercial development.

***Policy 2.1.1: [L] (REV. EFF. 6/28/95; REV. EFF. 7/26/06)***

Protect existing residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the residential environment. Comprehensive Plan provisions and Land Development Regulations to accomplish this shall include, but are not limited to:

e) ~~Preclusion of future heavy industrial adjoining any residential area~~ Prevention or mitigation of off-site impacts from Industry and Mining uses.

***Policy 2.2.3: [L]***

RESIDENTIAL PRESERVATION (EFF. 7/16/90; REV. EFF.

7/26/06; REV. EFF. 4/10/09)

c) Limitations on existing light industry adjoining residential preservation neighborhoods.

~~New~~, Expanding or redeveloped light industrial uses adjoining low density residential areas within the residential preservation land use category shall mitigate potential negative impacts and provide screening, buffering, or by providing a transitional development area between the light industrial uses and the low and medium density residential uses.

The factors cited in paragraph (e) below shall be considered when determining compatibility, design techniques and the size of the transitional development area.

The design and layout of ~~adjoining~~ expanding or redeveloping light industrial uses adjoining residential preservation areas shall be oriented to place the section of the development with the least potential negative impacts in the area next to the existing and/or future low density residential area in the residential preservation land use category. ~~New light industrial land uses shall not be designated next to a residential preservation area~~ prevent or mitigate off-site impacts in accordance with the Research and Innovation Land Use category or the Industry and Mining Land Use category and applicable Land Development Regulations.

**Policy 2.2.5: [L]**

SUBURBAN (EFF. 3/14/07)

Suburban Intensity Guidelines (EFF. 3/14/07; REV. EFF. 7/14/14)

Table 4: Suburban Intensity Guidelines

Light

Industrial

Office, Commercial up to 10,000

SQ FT per business, Light

Industrial, Recreation, Light &

Heavy Infrastructure,

Community Service & Post-

Secondary Schools and ancillary

residential

1 UNIT/

DEVELOP

MENT

20,000-SQ

FT/ ACRE (9)

While mixed land uses are encouraged in the Suburban Future Land Use Category, the more prevalent pattern will be a compatibly integrated mix of single-use developments that include low and medium density residential, office, and retail ~~and light industrial~~ development. Allowed land uses within the Suburban Future Land Use Category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Suburban Future Land Use Category. In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.

**Policy 2.2.7: [L]**

HEAVY INDUSTRIAL (EFF. 12/10/91; REV. EFF. 7/26/06;  
RENUMBERED 3/14/07)

Contains industrial uses which have or may have substantial offsite impacts. These areas have locational criteria more stringent than residential or commercial. Off-site impacts require extensive buffering and/or relative distance from other land uses. Ancillary commercial uses designed to serve adjacent workers may be permitted. Other commercial and residential land uses are prohibited due to the encroachment factor. No additional property shall be designated with the Heavy Industrial Land Use category. Amendments to the Future Land Use Map adopted for the purposes of developing heavy industrial uses shall be designated with the Industry and Mining Land Use category.

**Policy 2.2.26: [L]**

**Land Use Development Matrix**

(Note: The Land Use Development Matrix does not apply to Bradfordville Mixed Use, Suburban, Research and Innovation, Industry and Mining, Urban Residential 2, Village Mixed Use, Planned Development, Central Core, Central Urban, University Transition, and Woodville Rural Community.)

**Policy 4.1.3: [L] (REV. EFF. 12/23/96; REV. EFF. 3/14/07)**

~~The following limitations shall apply to industrial development.~~

Industrial development shall be located in such a manner as to prohibit industrial traffic through predominantly residential areas. Land Development Regulations shall address access standards for Industry and Mining uses to protect predominantly residential areas from traffic impacts traffic generated by industrial development. At a minimum, the following limitations shall apply:

- ~~a) No future heavy industrial uses shall be allowed to adjoin existing low density and medium density residential uses.~~
- ~~b) Future light and heavy industrial uses will be prohibited on local and minor collector streets providing primary access to residential development.~~

**Policy 4.1.4: [L] (EFF. 7/16/90)**

Environmental impacts, infrastructure availability, transportation and land use compatibility criteria, as

pictorially depicted on the matrix, shall be major factors in reviewing and approving heavy industrial land use and intensity Industry and Mining Land Uses.

**Policy 5.2.2: [L] (EFF. 12/7/99)**

By 2001, Land development regulations shall establish the maximum allowable dimension of water distribution pipelines necessary to support urban intensity development. Water distribution pipelines that do not exceed this dimension shall be considered public facilities, necessary to support urban development, and allowed within all land use categories. New water distribution pipelines in excess of the established dimension limit for public facilities shall be considered as industrial uses and shall be required to be located within the industrial future Government Operational or Industry and Mining land use category.

**Glossary**

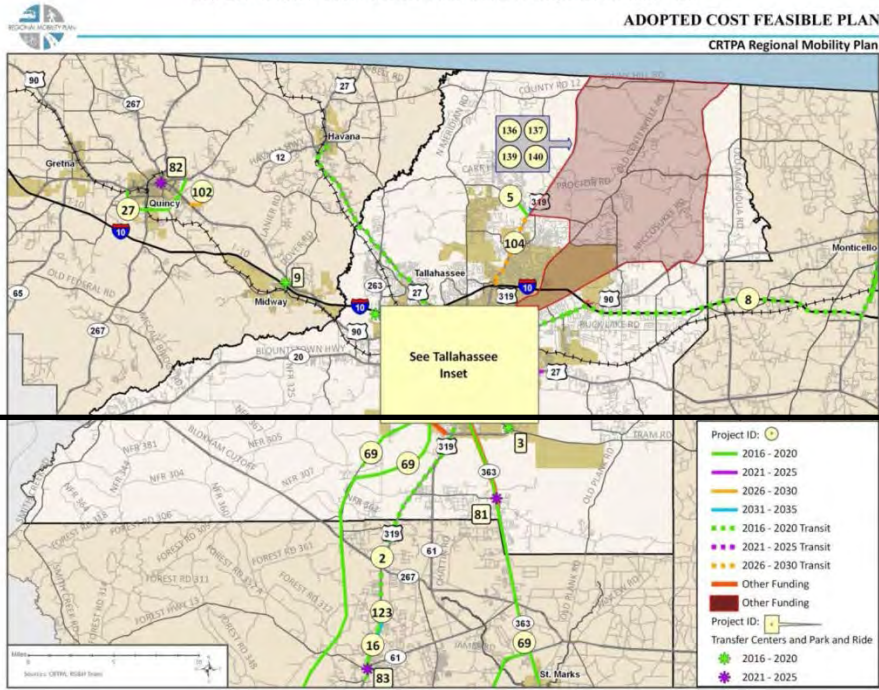
**HEAVY INDUSTRIAL:** (EFF. 7/16/90) The use of land for the manufacture of material or products from extracted or raw material; the extraction of mineral resources, except water; processing of wood to lumber or wood pulp, or wood pulp to paper; any refinement or distillation of petroleum resources, and conversion or smelting of ores to metals. Also, Heavy Industrial Use shall include any manufacturing, distribution, wholesaling or storage of any raw material or product—finished or unfinished—which is characterized by one or more of the following: 1) Producing impacts detectable off site from smoke, dust, dispersion of particulate matter, noxious or odorous gases, or any other pollution of the air; 2) Producing water pollution detectable off-site, including thermal pollution; 3) The storage, manufacture, processing or distribution of any radioactive waste, explosive, or flammable materials; 4) The creation of noise or vibration not compatible with residential, agricultural, or commercial activities; 5) Any use generating or storing over 1000 KG/MO hazardous waste. Heavy Industrial Uses have considerable impacts upon infrastructure and utilities. Heavy Industrial Uses require access and facilities for truck and/or rail delivery and pickup. Loading and off loading is frequently accomplished by truck or rail, seldom by automobile. Demand for water and electricity is typically heavy.

**LIGHT INDUSTRIAL:** (EFF. 7/16/90) The use of land for the finishing of products composed of previously manufactured component parts; and any manufacturing, storage, or distribution of products unlikely to cause any of the following objectionable impacts to be detected off-site: odor, noise, fumes or dispersion of waste, or radiation. Light Industrial uses are not dependent upon direct access to rail facilities for off-loading and on-loading. Light Industrial uses typically contain potentially offensive impacts onsite either through complete enclosure or a combination of enclosure and screening. **MINOR:** One activity on a less than 10 acre site. **PARK:** One activity on a greater than 10 acre site or 2 or more activities on one site.

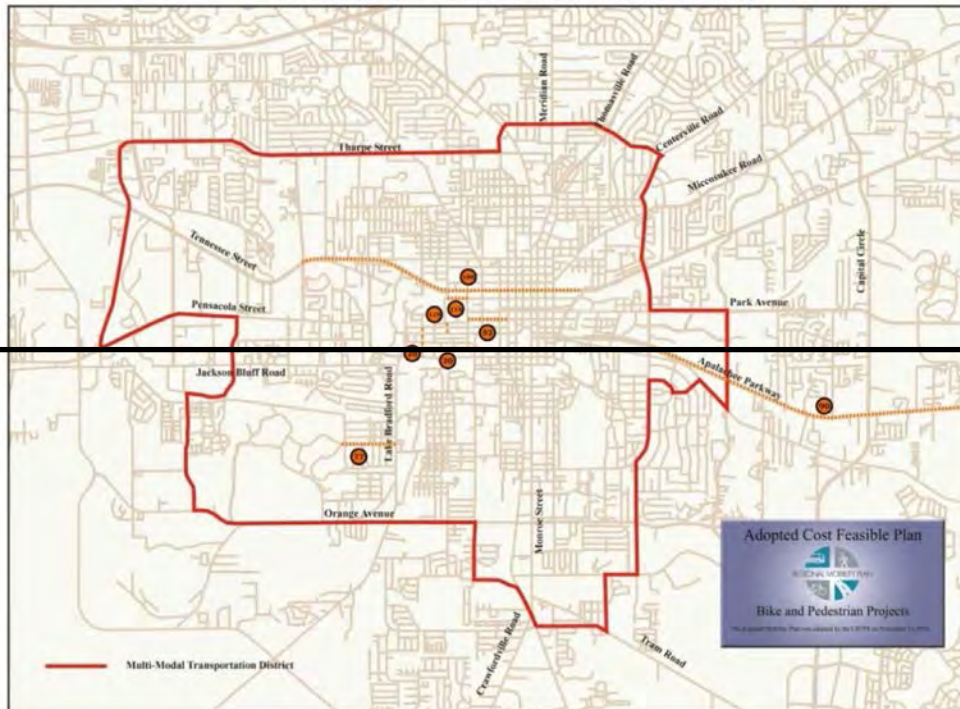


# Text Amendment PCT201802

Map 28: Adopted Cost Feasible Plan, CRTPA Regional Mobility Plan

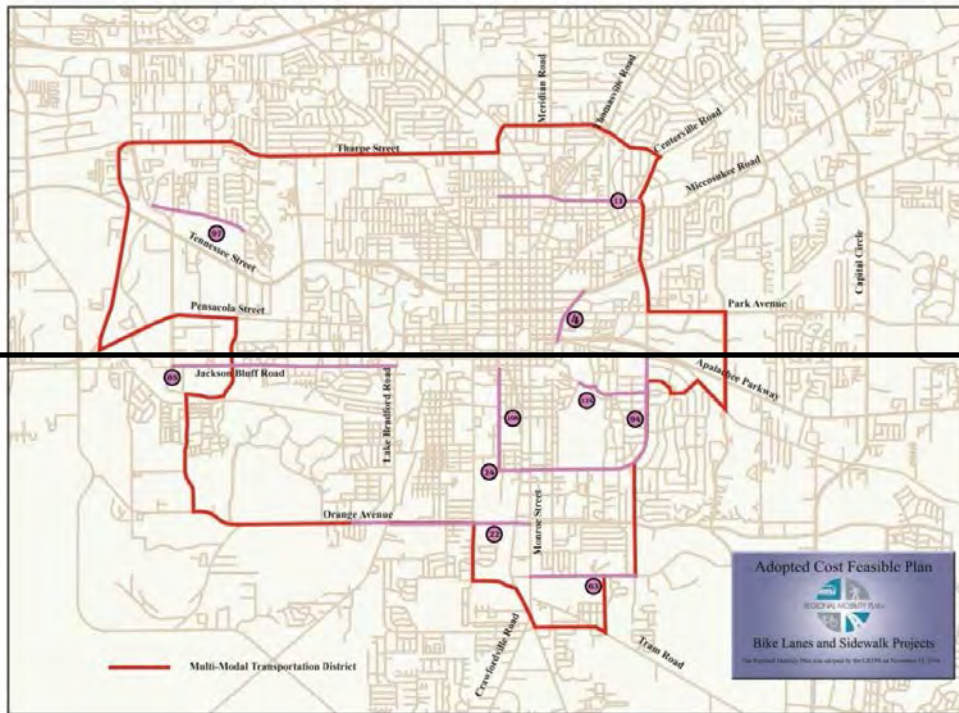


Map 29: Adopted Cost Feasible Plan, Bike and Pedestrian Projects



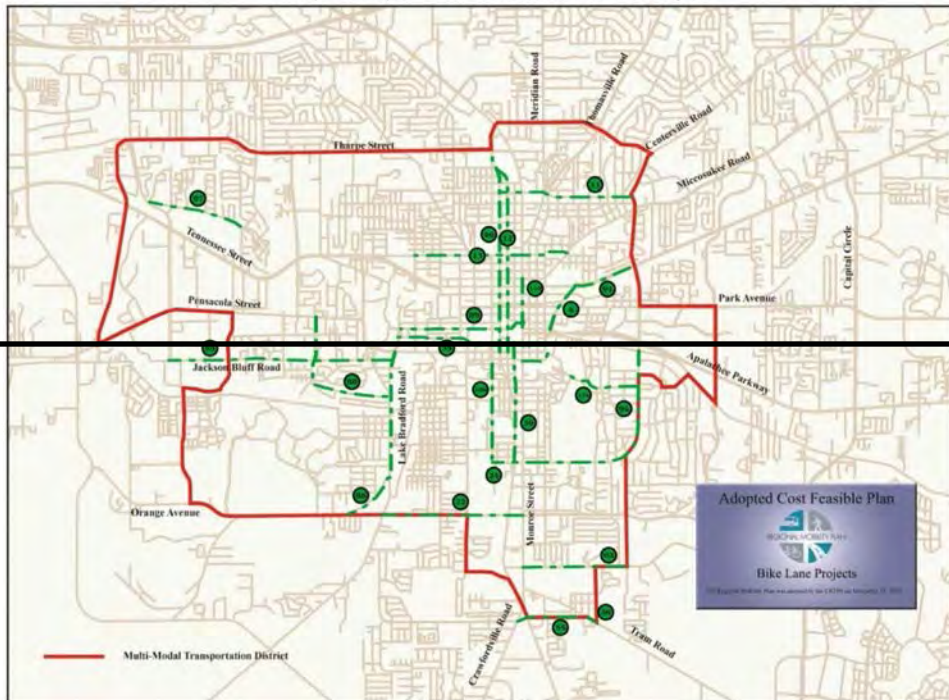
Map A

Map 30: Adopted Cost Feasible Plan, Bike Lanes and Sidewalk Projects



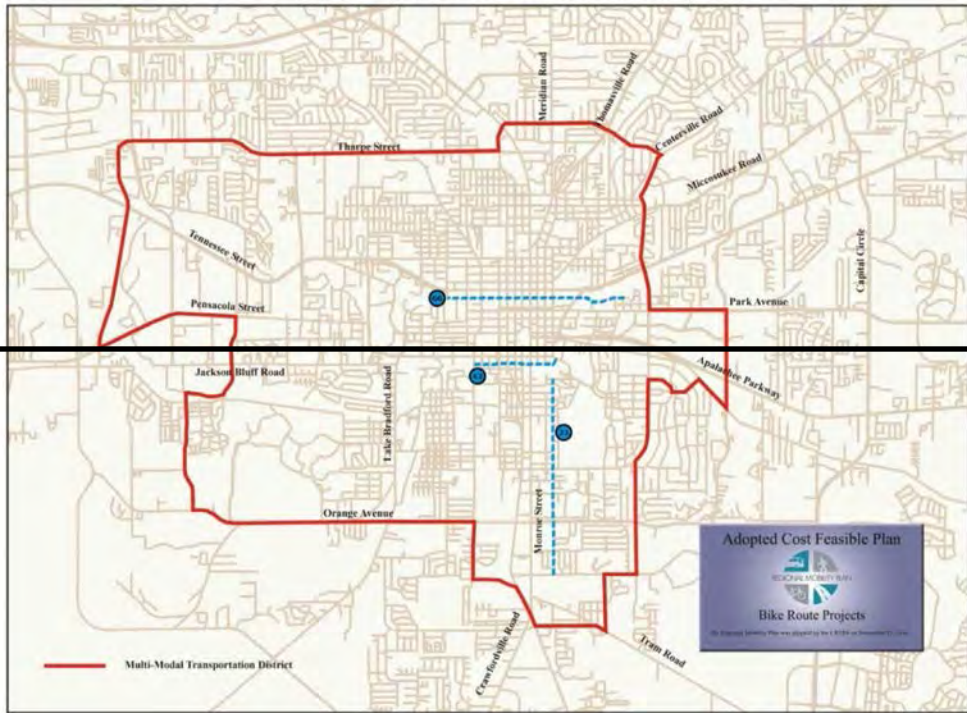
Map B

Map 31: Adopted Cost Feasible Plan, Bike Lane Projects



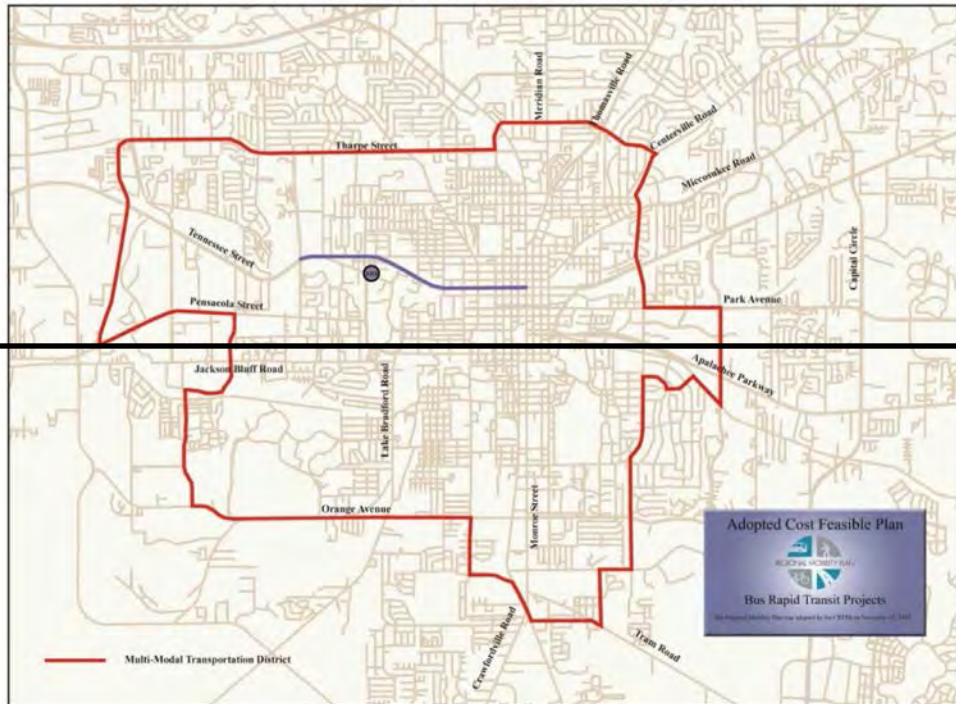
Map C

Map 32: Adopted Cost Feasible Plan, Bike Route Projects



Map D

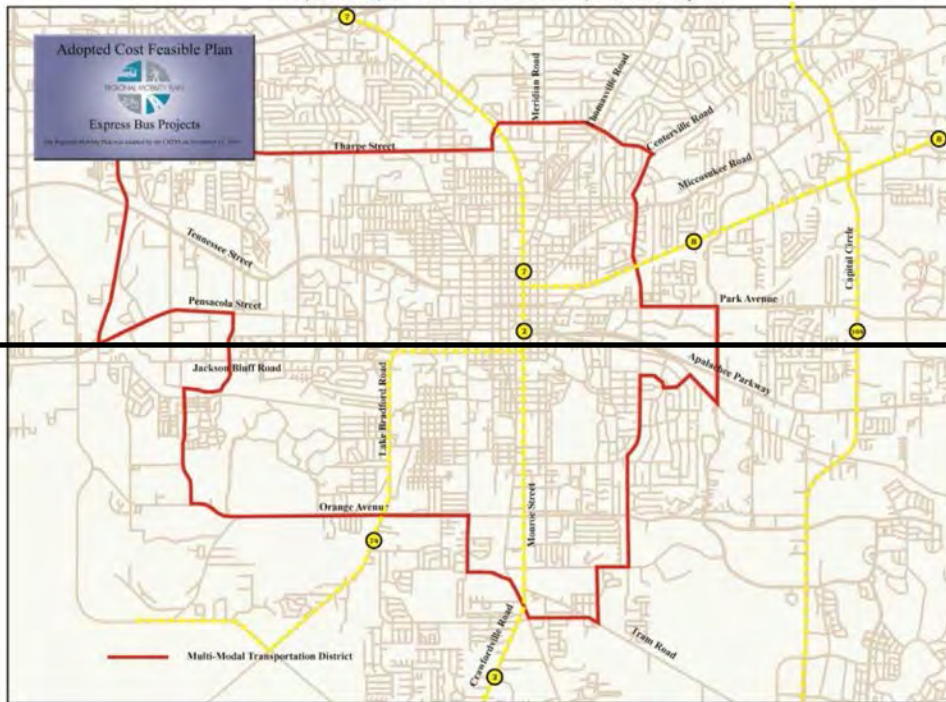
Map 33: Adopted Cost Feasible Plan, Bus Rapid Transit Projects



Map E

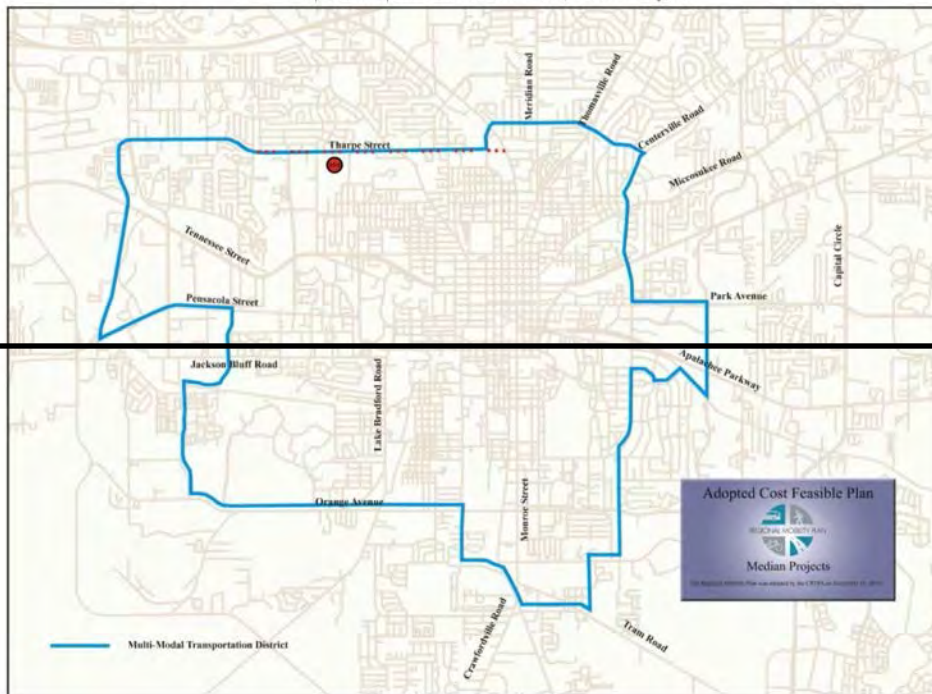


Map 36: Adopted Cost Feasible Plan, Express Bus Projects



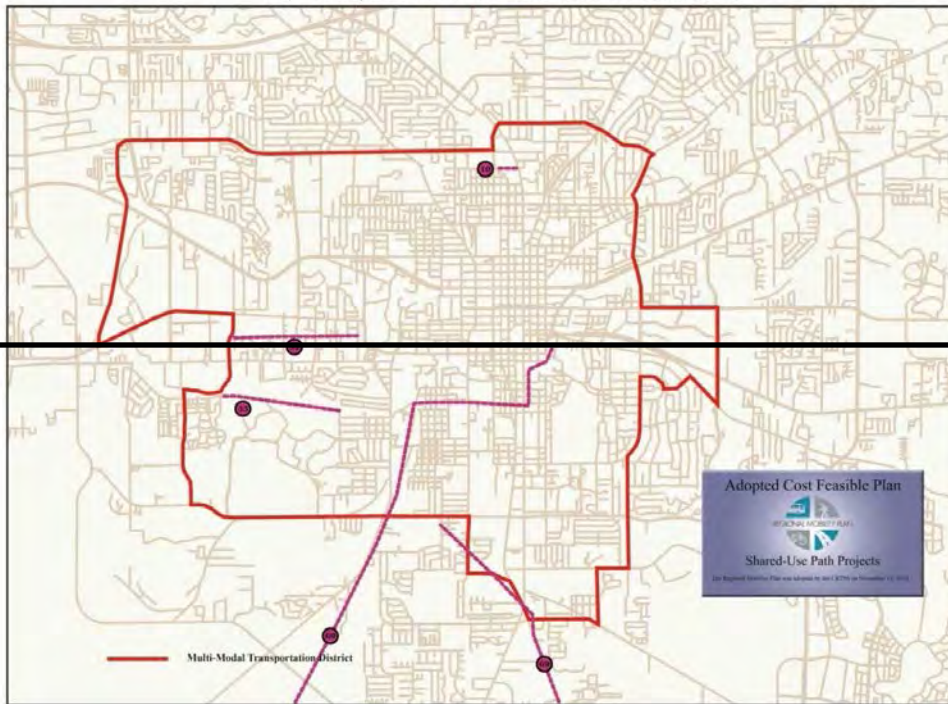
Map H

Map 37: Adopted Cost Feasible Plan, Median Projects



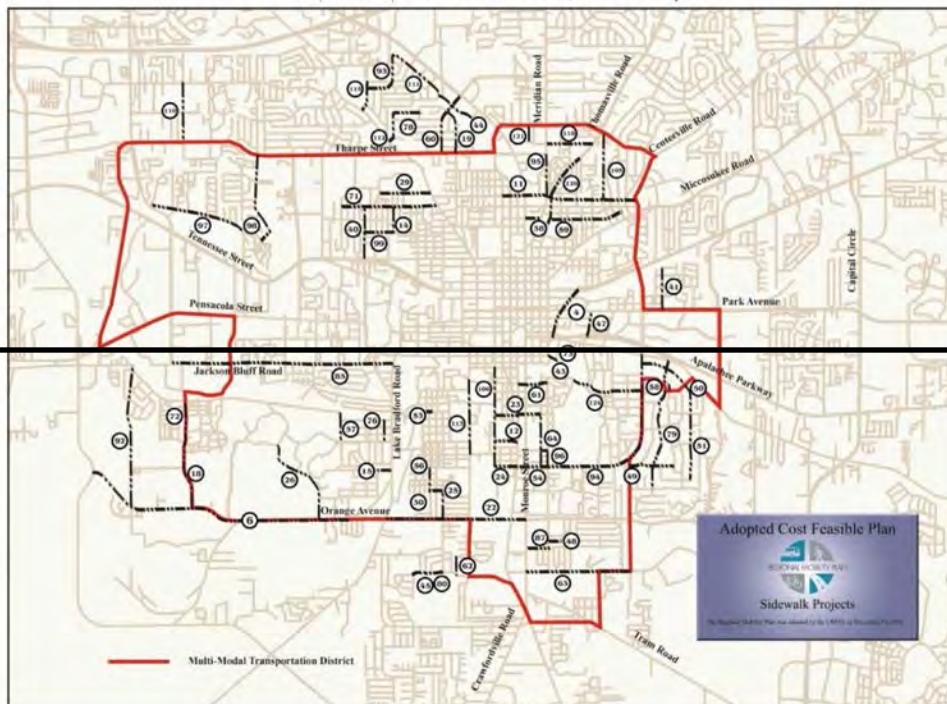
Map I

Map 38: Adopted Cost Feasible Plan, Shared-Use Path Projects



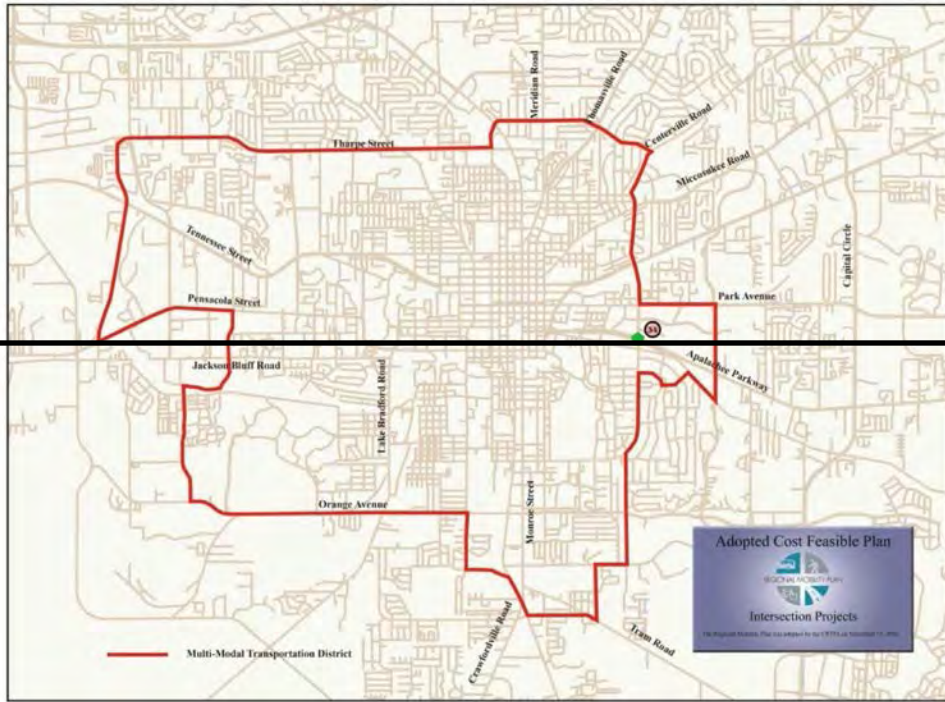
Map J

Map 39: Adopted Cost Feasible Plan, Sidewalk Projects



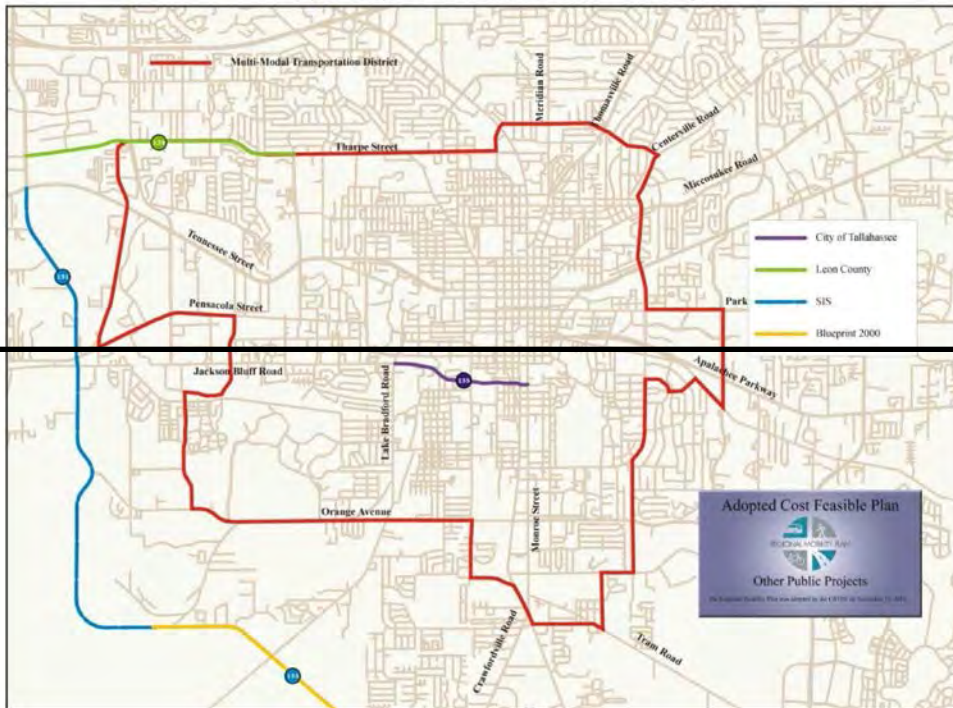
Map K

Map 40: Adopted Cost Feasible Plan, Intersection Projects



Map L

Map 41: Adopted Cost Feasible Plan, Other Public Projects

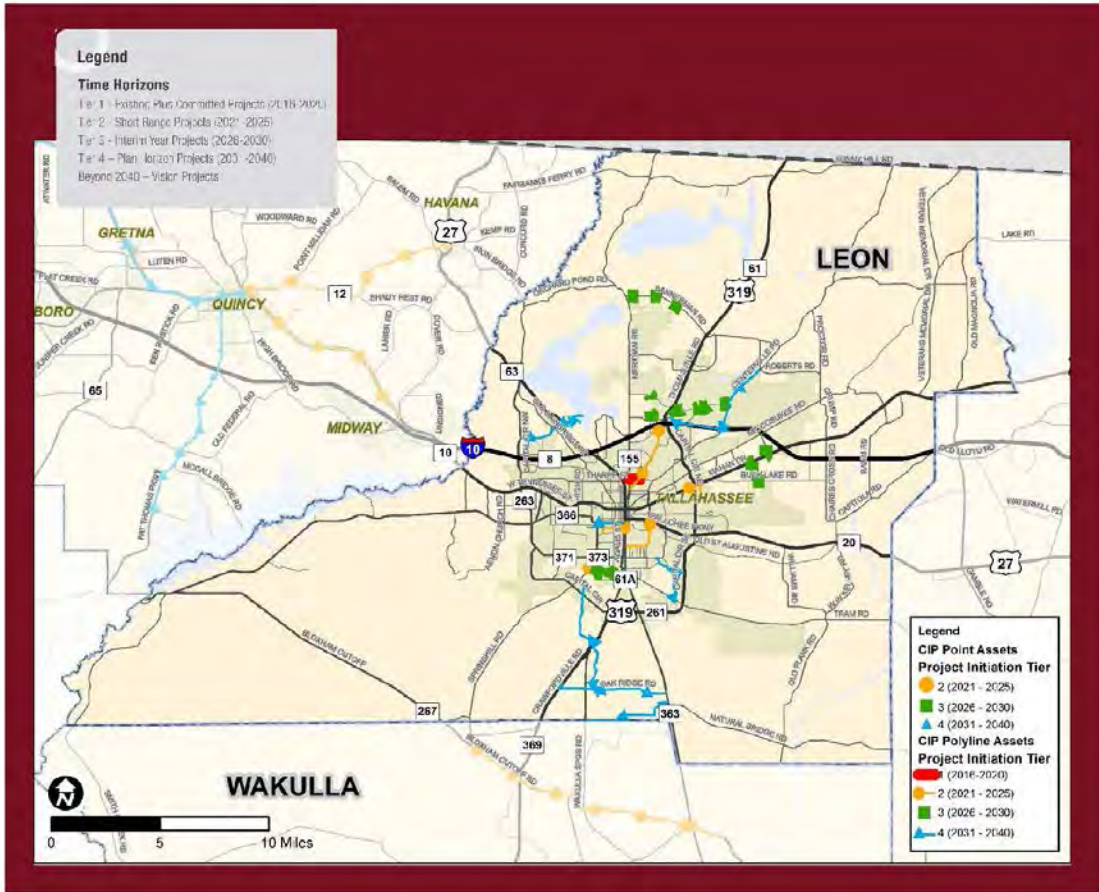


Map M

Amberley 15

Map 28: Adopted Cost Feasible Plan, CRTPA Regional Mobility Plan

Leon County Cost Feasible Plan





### Leon County Cost Feasible Plan (Roadway)

| ID                | Project Name   | Strategy        | Tier 1 | Tier 2 | Tier 3 | Tier 4 | Total Cost           |
|-------------------|--|-----------------|--------|--------|--------|--------|----------------------|
| 75                | Thomasville Rd, Meridian Rd, and 7th Ave Intersection* | Intersection    |        | BP     | BP     |        | \$ 22,347,900        |
| 138               | Mahan Dr and Capital Circle Northeast Flyover          | Intersection    |        | CRTPA  | CRTPA  |        | \$ 46,558,125        |
| 397               | Lake Bradford Rd to Madison St Connection              | New Road        |        |        | CRTPA  |        | \$ 24,964,940        |
| 407               | DeSoto Park Dr Extension                               | New Road        |        |        | CRTPA  |        | \$ 2,102,100         |
| 369               | Welaunee Blvd Extension*                               | New Road        |        | BP     | BP     |        | \$ 73,607,361        |
| 1571              | Welaunee Blvd Extension*                               | New Road        |        | BP     | BP     |        | \$ 29,442,669        |
| 137               | Welaunee Blvd/I-10 Interchange                         | New Interchange |        | CRTPA  | CRTPA  |        | \$ 46,558,125        |
| 1527              | Woodville Hwy/Natural Bridge Rd Roundabout             | Roundabout      |        | CRTPA  |        |        | \$ 828,900           |
| 179               | Bannerman Rd*  | Widen Road      |        | BP     | BP     |        | \$ 42,171,150        |
| 181               | Tharpe St*   | Widen Road      |        | BP     | BP     |        | \$ 51,391,893        |
| 1026              | Woodville Hwy*   | Widen Road      | CRTPA  | CRTPA  | CRTPA  |        | \$ 42,171,150        |
| 1142              | Orange Ave   | Widen Road      |        |        |        | CRTPA  | \$ 96,276,383        |
| 1365              | West Side Student Corridor Gateway (Pensacola St)*     | Widen Road      |        | BP     |        | BP     | \$ 29,680,572        |
| 1554              | Orange Ave*  | Widen Road      |        | CRTPA  | CRTPA  |        | \$ 29,366,796        |
| 382               | Capital Circle Southwest*                              | Widen Road      | CRTPA  | CRTPA  | CRTPA  |        | \$ 64,074,515        |
| 1513              | Capital Circle Southwest*                              | Widen Road      |        | CRTPA  |        | CRTPA  | \$ 90,012,108        |
| 383               | Lake Bradford Rd/Springhill Rd*                        | Widen Road      |        | BP     | BP     |        | \$ 81,546,384        |
| <b>Total (17)</b> |  |                 |        |        |        |        | <b>\$733,101,071</b> |

\* = Blueprint (BP) project

Leon County Cost Feasible Plan (Bicycle/Pedestrian)

| ID                | Project Name                            | Strategy          | Tier 1 | Tier 2 | Tier 3 | Tier 4 | Total Cost          |
|-------------------|---|-------------------|--------|--------|--------|--------|---------------------|
| 136               | St Marks Trail Connection to Orange Ave | Bike Intersection |        | CRTPA  |        |        | \$ 165,780          |
| 422               | Glenview Dr                             | Sidewalk          | CRTPA  | CRTPA  |        |        | \$ 534,340          |
| 1556              | Magnolia Dr                             | Sidewalk          |        | CRTPA  | CRTPA  |        | \$ 811,053          |
| 444               | Lake Jackson Mounds State Park Trail    | Shared Use Path   |        |        |        | CRTPA  | \$ 3,178,430        |
| 447               | Capital Cascades Trail*                 | Shared Use Path   |        | BP     |        |        | \$ 978,716          |
| 454               | Goose Pond Trail*                       | Shared Use Path   |        | BP     |        |        | \$ 954,156          |
| 456               | Capital Cascades Trail*                 | Shared Use Path   |        | BP     |        |        | \$ 2,447,404        |
| 527               | Thomasville Rd Trail*                   | Shared Use Path   |        | BP     |        |        | \$ 5,142,864        |
| 462               | Buck Lake Trail                         | Shared Use Path   |        |        | BP     |        | \$ 3,018,730        |
| 514               | Segment 5A Trail (Killeam Greenway)*    | Shared Use Path   |        |        | BP     |        | \$ 1,255,540        |
| 525               | Timberlane Trail*                       | Shared Use Path   |        |        | BP     |        | \$ 1,174,030        |
| 180               | Bannerman Road Trail*                   | Shared Use Path   |        |        | BP     |        | \$ 2,541,110        |
| 465               | Dr. Charles Billings Greenway*          | Shared Use Path   |        |        | BP     |        | \$ 1,860,430        |
| 473               | Segment 5A Trail (Killeam Greenway)*    | Shared Use Path   |        |        | BP     |        | \$ 1,335,620        |
| 470               | Centerville Rd Trail*                   | Shared Use Path   |        |        |        | BP     | \$ 4,160,192        |
| 474               | Southwest Sector Greenway*              | Shared Use Path   |        |        |        | BP     | \$ 3,923,403        |
| 476               | Segment 5B Trail (I-10 Greenway)*       | Shared Use Path   |        |        |        | BP     | \$ 3,566,399        |
| 516               | Pine Flats Trail*                       | Shared Use Path   |        |        |        | BP     | \$ 7,792,163        |
| 518               | Oak Ridge Trail*                        | Shared Use Path   |        |        |        | BP     | \$ 6,161,965        |
| 1374              | Lake Jackson Connection*                | Shared Use Path   |        |        |        | BP     | \$ 1,382,481        |
| 1440              | Gaines St                               | Shared Use Path   |        |        |        | CRTPA  | \$ 1,488,125        |
| <b>Total (21)</b> |   |                   |        |        |        |        | <b>\$57,760,255</b> |

\* = Blueprint (BP) project

Leon County Cost Feasible Plan (Transit)

| ID                | Project Name                         | Tier 1    | Tier 2    | Tier 3    | Tier 4    | Total Cost           |
|-------------------|--------------------------------------|-----------|-----------|-----------|-----------|----------------------|
| 3026              | Bus Stop Upgrades                    | StarMetro | StarMetro | StarMetro |           | \$ 5,303,397         |
| 3027              | Connection Centers                   | StarMetro | StarMetro | StarMetro |           | \$ 3,637,301         |
| 3028              | Real-Time Bus Location Software      | StarMetro |           |           |           | \$ 80,000            |
| 3029              | Mobile Trip Planner                  | StarMetro |           |           |           | \$ 27,000            |
| 3030              | Variable Message Signs               | StarMetro |           |           |           | \$ 38,000            |
| 3031              | Automatic Passenger Counters         | StarMetro |           |           |           | \$ 194,000           |
| 3032              | Stop Annunciation                    | StarMetro |           |           |           | \$ 349,000           |
| 3051              | CNG Facility                         | StarMetro |           |           |           | \$ 4,244,000         |
| 3033              | Transit Signal Prioritization        | StarMetro |           |           |           | \$ 859,000           |
| 3034              | Fixed-Route Buses                    | StarMetro | StarMetro | StarMetro |           | \$ 39,156,351        |
| 3035              | Demand Response Vans                 | StarMetro | StarMetro | StarMetro |           | \$ 3,682,731         |
| 3036              | Operations and Maintenance Facility  |           | StarMetro | StarMetro |           | \$ 13,456,456        |
| 3037              | BRT Infrastructure (including TVMs)  |           |           |           | StarMetro | \$ 23,063,200        |
| 3038              | Park-and-Ride Lots                   |           |           |           | StarMetro | \$ 8,007,094         |
| 3039              | Articulated Vehicles                 |           |           |           | StarMetro | \$ 6,956,118         |
| 3040              | C.K. Steele Plaza Renovations        |           | StarMetro | StarMetro |           | \$ 44,441,939        |
| 3041              | Fareboxes                            |           | StarMetro | StarMetro |           | \$ 2,480,990         |
| 3042              | Fare Payment Application             | StarMetro |           |           |           | \$ 212,000           |
| 3047              | Expansion Fixed-Route Vehicles       |           |           | StarMetro |           | \$ 21,670,280        |
| 3048              | Spare Fixed-Route Expansion Vehicles |           |           |           | StarMetro | \$ 5,313,170         |
| 3049              | Expansion Cutaway Vehicles           |           |           |           | StarMetro | \$ 3,187,538         |
| 3050              | Spare Cutaway Expansion Vehicles     |           |           |           | StarMetro | \$ 868,832           |
| <b>Total (22)</b> |                                      |           |           |           |           | <b>\$189,228,397</b> |

1 ORDINANCE NO. 18-O-12

2  
3 **AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING LARGE SCALE**  
4 **MAP AND TEXT AMENDMENTS TO THE 2030 TALLAHASSEE/LEON COUNTY**  
5 **COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY AND CONFLICTS;**  
6 **AND PROVIDING AN EFFECTIVE DATE.**

7  
8 WHEREAS, Chapters 163 and 166, Florida Statutes, empower the City Commission of the City  
9 of Tallahassee to prepare and enforce comprehensive plans for the development of the  
10 City; and,

11 WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Community Planning  
12 Act, empower and require the City Commission of the City of Tallahassee to (a) plan for  
13 the City's future development and growth; (b) adopt and amend comprehensive plans, or  
14 elements or portions thereof, to guide the future growth and development of the City; (c)  
15 implement adopted or amended comprehensive plans by the adoption of appropriate land  
16 development regulations; and (d) establish, support, and maintain administrative  
17 instruments and procedures to carry out the provisions and purposes of the Act; and,

18 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the City Commission of the City of  
19 Tallahassee has held several public work sessions, public meetings and several public  
20 hearings with due public notice having been provided, on these amendments to the  
21 Comprehensive Plan; and,

22 WHEREAS, on May 23, 2017, pursuant to Section 163.3184, Florida Statutes, the City  
23 Commission of the City of Tallahassee transmitted copies of the proposed  
24 amendments of the comprehensive plan to the Department of Economic Opportunity  
25 and other state and regional agencies for written comment; and,

26 WHEREAS, the City Commission of the City of Tallahassee considered all oral and  
27 written comments received during public hearings, including the data collection and  
28 analyses packages, the recommendations of the Local Planning Agency/Planning  
29 Commission; and,

1 WHEREAS, in exercise of its authority, the City Commission of the City of Tallahassee has  
2 determined it necessary and desirable to adopt these amendments to the comprehensive  
3 plan to preserve and enhance present advantages; encourage the most appropriate use of  
4 land, water and resources, consistent with the public interest; overcome present  
5 handicaps; and deal effectively with future problems that may result from the use and  
6 development of land within the City of Tallahassee, and to meet all requirements of law.

7 NOW THEREFORE, BE IT ENACTED by the People of the City of Tallahassee, Florida, as  
8 follows, that:

9 **Section 1. Purpose and Intent.**

10 This ordinance is hereby enacted to carry out the purpose and intent of, and exercise the  
11 authority set out in, Sections 163.3161 through 163.3215, Florida Statutes, the Community  
12 Planning Act.

13 **Section 2. Map Amendment.**

14 The ordinance does hereby adopt the following portion of the text attached hereto as  
15 Exhibit "A," and made a part hereof, as an amendment to the Tallahassee-Leon County  
16 2030 Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon County  
17 2030 Comprehensive Plan," as amended, in accordance therewith, being an amendment to the  
18 following Plan element:

19 Map Amendment PCM201804 which relates to the Future Land Use Map.

20 **Section 3. Text Amendment.**

21 The ordinance does hereby adopt the following portion of the text attached hereto as  
22 Exhibit "B," and made a part hereof, as an amendment to the Tallahassee-Leon County  
23 2030 Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon County  
24 2030 Comprehensive Plan," as amended, in accordance therewith, being an amendment to the  
25 following Plan element:

26 Text Amendment PCT201801 which relates to the Land Use Element.

1     **Section 4. Text Amendment.**

2     The ordinance does hereby adopt the following portion of the text attached hereto as  
3     Exhibit "C," and made a part hereof, as an amendment to the Tallahassee-Leon County  
4     2030 Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon County  
5     2030 Comprehensive Plan," as amended, in accordance therewith, being an amendment to the  
6     following Plan element:

7     Map Amendment PCT201802 which relates to the Mobility Element.

8     **Section 5. Conflict With Other Ordinances and Codes.**

9     All ordinances or parts of ordinances of the Code of Ordinances of the City of Tallahassee,  
10    Florida, in conflict with the provisions of this ordinance are hereby repealed to the extent of  
11    such conflict.

12    **Section 6. Severability.**

13    If any provision or portion of this ordinance is declared by any court of competent  
14    jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions  
15    and portions of this Ordinance shall remain in full force and effect.

16    **Section 7. Copy on File.**

17    To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a  
18    certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon  
19    2030 Comprehensive Plan and these amendments thereto, shall also be located in the  
20    Tallahassee-Leon County Planning Department. The Planning Director shall also make copies  
21    available to the public for a reasonable publication charge.

22    **Section 8. Effective Date.**

23    The effective date of these Plan amendments shall be according to law and the applicable  
24    statutes and regulations pertaining thereto.

25

1 INTRODUCED in the City Commission on the 21<sup>st</sup> day of March, 2018.

2 PASSED by the City Commission on the 10<sup>th</sup> day of April, 2018.

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CITY OF TALLAHASSEE

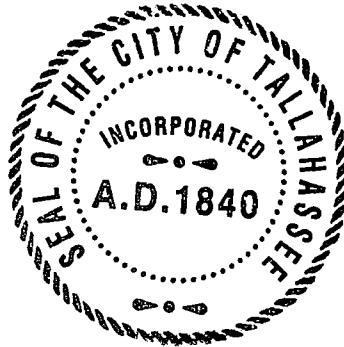
By: Andrew P. Gillum  
Andrew D. Gillum  
Mayor

ATTEST:

APPROVED AS TO FORM

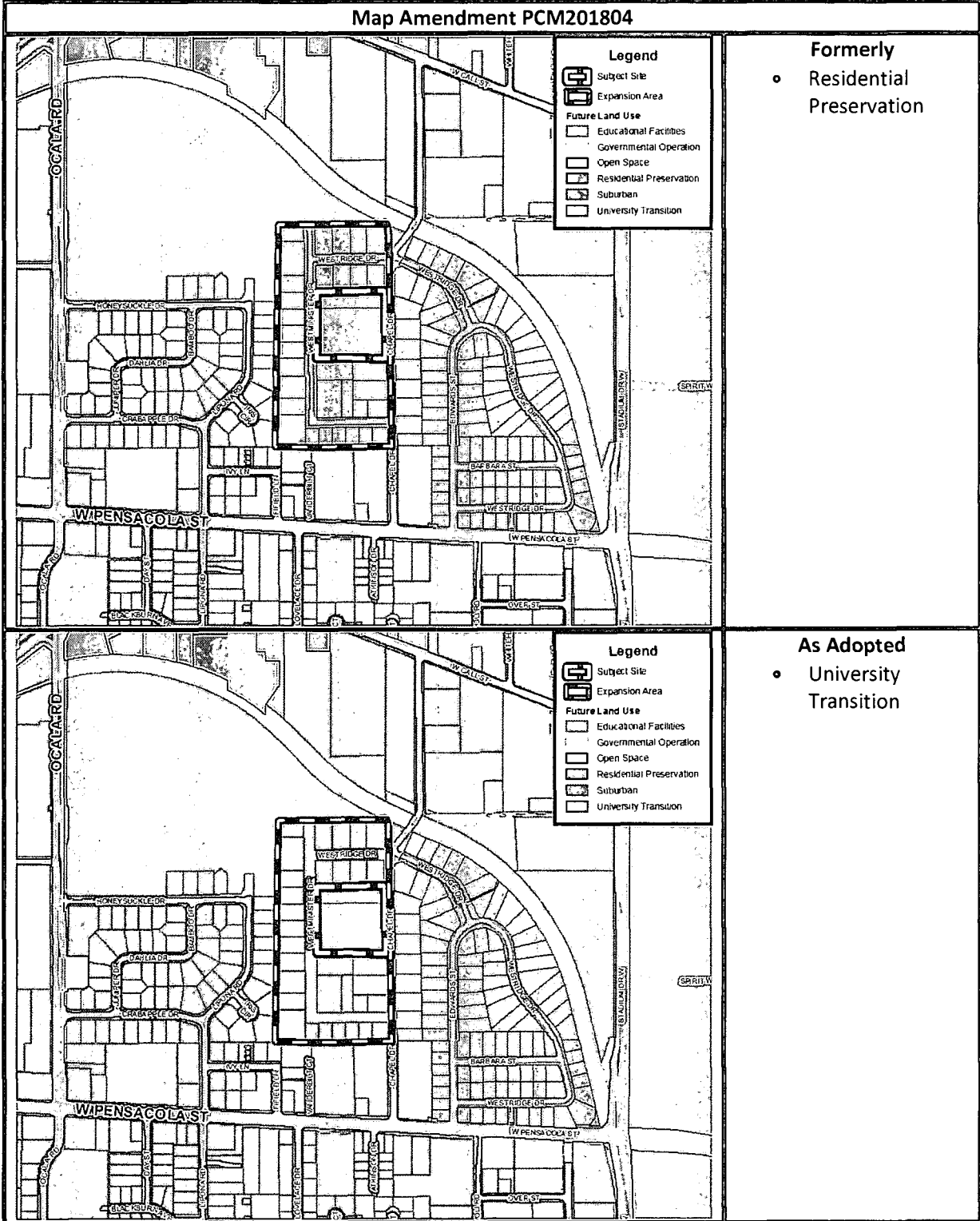
By: James O. Cooke, IV  
James O. Cooke, IV  
City Treasurer-Clerk

By: Cassandra K. Jackson  
Cassandra K. Jackson  
City Attorney



Ordinance No. 18-O-12  
Exhibit A

Map Amendment PCM201804



Formerly  
• Residential  
Preservation

As Adopted  
• University  
Transition



Text Amendment PCT201801

Policy 2.2.27: [L]

**Research and Innovation Land Use**

**INTENT**

Districts that support research and innovation are key components of an economic development strategy for the City of Tallahassee and Leon County. Maintaining lands used for research and innovation and expanding these uses in appropriate areas are necessary for job creation, flexibility to adapt to changing economic trends, and economic diversification essential for the community's future.

The intent of the Research and Innovation Land Use category is to recognize the variety of uses that occur in these districts and to facilitate the location of jobs relative to the homes of people who can provide critical talent in skilled trades.

Research and Innovation uses should be encouraged in areas with access to transit, bicycle, and pedestrian facilities. Because of the need for infrastructure and public services, the Research and Innovation Land Use shall only apply to areas located within the Urban Services Area.

**ALLOWABLE USES, DENSITIES, AND INTENSITIES**

The Research and Innovation Land Use category accommodates a variety of uses that may have similar demands on public infrastructure. Research and Development and Innovation District uses are allowable in the Research and Innovation Land Use.

**1. Research and Development** – Research and Development uses shall be permitted at a maximum intensity of 45,000 square feet of gross building floor area per acre. Mixed use Research and Development projects may include commercial, office (other than the research and development uses), and residential uses. These ancillary uses may not exceed 40% of the total gross square footage of a Research and Development project.

**2. Innovation District** – Innovation Districts may include up to 45,000 square feet of gross building floor area per acre. The mixture of uses shall emphasize the technological and collaborative nature of these districts by including in the buildable square footage up to 80% in Innovation District, Research and Development, or compatible Light Industrial uses, up to 40% residential uses, and up to 40% in other non-residential support uses. Design standards detailed in the land development code shall provide for the protection of adjacent non-research and innovation properties by arranging the residential uses and non-research and innovation uses as a buffer or transition to adjacent properties.

**SPECIAL CONDITIONS**

The following special conditions shall apply to the Research and Innovation Future Land Use category:

1. Administrative offices that support and are functionally related to onsite activities are allowed in any of the implementing zoning districts for the Research and Innovation Land Use.
2. Site plans must demonstrate the protection of adjacent non-research and innovation properties through development standards outlined in the land development codes.
3. A plan for vehicular access to and from the site addressing delivery trucks and specialized equipment must be submitted with site plans and must demonstrate compatibility with adjacent land uses.

**Policy 2.2.28: [L]**

## **Industry and Mining Land Use**

### **INTENT**

Advanced manufacturing, industrial uses, and mining are important parts of the economy in the City of Tallahassee and Leon County. Dramatic shifts in the technologies used by these sectors are resulting in operations that are often cleaner, quieter, and less noxious to neighboring uses than traditional industrial uses. Industry and mining uses in appropriate locations provide necessary jobs and the raw materials needed to support growth and development in the community.

Industry and mining uses intended for the distribution of manufactured goods should be encouraged in areas with access to the Tallahassee International Airport or the Florida Department of Transportation's (FDOT) Strategic Intermodal System (SIS) facilities. Because of the need for infrastructure and public services, the Industry and Mining Land Use shall only apply to areas located within the Urban Services Area.

Because industrial uses vary in their operations and potential for offsite impacts, performance and locational criteria shall be established in the City and County land development codes for the implementing zoning districts. Whenever possible, noise, vibrations, smoke, dust and particulate matter, odor, and lighting resulting from industry and mining uses shall be prevented. In cases where the impacts cannot be prevented, they shall be mitigated to avoid negative impacts on properties in the vicinity of these uses.

### **ALLOWABLE USES, DENSITIES, AND INTENSITIES**

The Industry and Mining Land Use category accommodates a variety of uses that may have similar demands on public infrastructure. Light industrial, mining, and heavy industrial uses are allowable in the Industry and Mining Land Use.

**1. Light Industrial** – Light Industrial uses shall be permitted at a maximum intensity of 30,000 square feet of gross building floor area per acre. Ancillary residential uses (intended for caretaking, maintenance, the temporary lodging of employees, or security) may not exceed two units per acre.

**2. Mining** – Mining uses shall be permitted subject to applicable landscaping and natural area requirements and the dimensional standards included in land development regulations. A land reclamation plan shall be submitted demonstrating that upon termination of the activity, the land shall be returned to a condition that will allow an effective reuse compatible with surrounding properties. All mining uses are subject to fencing requirements as identified in the land development regulations. Mining uses may be subject to an Environmental Resource Permit (ERP) pursuant to Chapter 373, F.S., and Rule 62-330, Florida Administrative Code (F.A.C.) and mandatory reclamation requirements pursuant to Chapter 378, F.S., and Rule 62C-39, F.A.C.

**3. Heavy Industrial** – Heavy Industrial uses shall be permitted at a maximum intensity of 30,000 square feet of gross building floor area per acre. All applicable development must comply with Title 14 Code of Federal Regulations Part 77.9 Construction or alteration requiring notice. Those industries that have the potential to result in any other pollution of the air or ground shall adhere to existing local, state and federal operational or industry standards, and avoid or mitigate these potential impacts. These areas shall have stringent locational criteria and require extensive buffering and/or relative distance from other land uses. These uses may require employment of techniques to prevent substantial impacts off-site or require mitigation and/or minimization techniques for impacts. Ancillary commercial uses designed to serve adjacent workers may be permitted.

#### **SPECIAL CONDITIONS**

The following special conditions shall apply to the Industry and Mining Land Use category:

1. Administrative offices that support and are functionally related to onsite activities are allowed in any of the implementing zoning districts for the Industry and Mining Land Use.
2. Site plans must demonstrate the protection of adjacent non-science and industry properties through development standards outlined in the land development codes.
3. A plan for vehicular access to and from the site addressing heavy trucks and equipment must be submitted with site plans and must demonstrate compatibility with adjacent land uses.
4. Hydraulic fracturing, commonly referred to as fracking, is not a permitted use in the Industry and Mining Land Use.

#### **GLOSSARY**

**Research and Development:** Research and Development uses shall have minimal offsite impacts and include facilities for developing technologies related to the physical and life sciences. Facilities may include laboratories, wet laboratories, classrooms, commercialization centers, coworking spaces, makerspaces, craftsman studios, proof of concept centers, and related facilities. Active and passive recreation, open space, hotels, restaurants, and limited retail and residential are allowed as ancillary uses to support the collaborative nature of research and development centers.

**Light Industrial:** Light Industrial uses typically constrain potentially offensive impacts onsite, either through complete enclosure or a combination of enclosure and screening. Light Industrial uses shall

include the finishing of products composed of previously manufactured component parts (such as the assembly of apparel or food processing excluding slaughter); and any manufacturing, storage, or distribution of products unlikely to cause any of the following impacts to be detected off-site: odor, noise, fumes or dispersion of waste, or radiation. Ancillary commercial uses designed to serve adjacent workers may be permitted. Light Industrial uses are not dependent upon direct access to rail facilities for off-loading and on-loading. Mixed Use Industrial sites allow light industrial uses supported by training facilities, offices, restaurants, small scale commercial storefronts, factory tours, retail, ancillary residential and/or open space uses.

**Mining:** Mining uses have the potential for substantial offsite impacts and alterations to the land structure on and around the mining site. Mining uses shall include the mining and quarrying of sand, gravel, clay, limestone, ceramic, and refractory minerals. Mining uses do not include hydraulic fracturing. Mining uses typically depend on a transportation system that can support large and heavy trucks.

**Hydraulic Fracturing:** The process by which fractures are created by pumping fluids at high pressure into target rock formations to stimulate the flow of natural gas or oil, increasing the volumes that can be recovered.

**Heavy Industrial:** Heavy industrial uses have or may have substantial offsite impacts, such as noise, vibrations, smoke, dust and particulate matter, and noxious or odorous gases. Heavy industrial uses typically depend on access to Strategic Intermodal System (SIS) facilities, rail facilities, or airport facilities.

**Commercialization Centers:** Facilities designed to further develop technologies through research partnerships, assistance with patents, and support for delivering products to the market through licensing and the creation of companies.

**Coworking Spaces:** Shared workplaces or offices that facilitate the social gathering of a group of people who are still working independently. Unlike in a typical office, those utilizing coworking spaces are usually not employed by the same organization. Coworking spaces are often attractive to work-at-home professionals, independent contractors, or people who travel frequently.

**Makerspaces:** Collaborative work spaces with tools available for the purposes of enabling people to design, prototype and create manufactured works that typically would not be possible to create with the resources available to individuals working alone. Makerspaces are intended to provide access to equipment, community, and education. Makerspaces often have a variety of equipment, such as 3D printers, laser cutters, CNC (Computer Numerical Control) machines, soldering irons, or sewing machines.

**Proof of Concept Centers:** Facilities designed to provide services related to financial capital, business

support, and university research to promote the adoption and further development of programs that aid technologies through phases between patenting and the creation of marketable products.

**Wet Laboratories:** Laboratories where chemicals, drugs, or other materials are handled in liquid solutions or volatile phases, requiring direct ventilation and specialized piped utilities (typically water and various gases).

**Innovation Districts:** Geographic areas that are physically compact, walkable, and transit-accessible where educational institutions, university-affiliated research and development facilities, and/or technology-focused companies cluster and connect with startup companies, business incubators, and business accelerators. Innovation Districts are mixed-use areas that provide housing, office, and retail in addition to the educational and business uses.

**Startup Company:** An entrepreneurial venture that is typically a newly emerged, fast-growing business that aims to meet a marketplace need by developing a viable business model around an innovative product, service, process or a platform.

**Business Incubator:** Organizations that helps new and startup companies develop by providing services such as management training or office space, and are often a good path to capital from investors.

**Business Accelerator:** An organization that offers a range of support services and funding opportunities for startup businesses, including capital and investment, mentorship, office space and supply chain resources.

**Compatibility:** A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

***Policy 1.4.15: [L]*** (EFF. 8/17/92)

Waive access standards for heavy industrial land uses within the Heavy Industrial Future Land Use category and Industry and Mining Future Land Use category. This will be done in conjunction with adopting a policy which waives local and minor collector access standards for all planned industrial and commercial development.

***Policy 2.1.1: [L]*** (REV. EFF. 6/28/95; REV. EFF. 7/26/06)

Protect existing residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the residential environment. Comprehensive Plan provisions and Land Development Regulations to accomplish this shall include, but are not limited to:

e) ~~Preclusion of future heavy industrial adjoining any residential area~~ Prevention or mitigation of off-site impacts from Industry and Mining uses.

**Policy 2.2.3: [L]**

RESIDENTIAL PRESERVATION (EFF. 7/16/90; REV. EFF. 7/26/06; REV. EFF. 4/10/09)

c) Limitations on existing light industry adjoining residential preservation neighborhoods.

~~New~~, Expanding or redeveloped light industrial uses adjoining low density residential areas within the residential preservation land use category shall mitigate potential negative impacts and provide screening, buffering, or by providing a transitional development area between the light industrial uses and the low and medium density residential uses.

The factors cited in paragraph (e) below shall be considered when determining compatibility, design techniques and the size of the transitional development area.

The design and layout of ~~adjoining~~ expanding or redeveloping light industrial uses adjoining residential preservation areas shall be oriented to place the section of the development with the least potential negative impacts in the area next to the existing and/or future low density residential area in the residential preservation land use category. New light industrial ~~land~~ uses shall ~~not be designated next to a residential preservation area~~ prevent or mitigate off-site impacts in accordance with the Research and Innovation Land Use category or the Industry and Mining Land Use category and applicable Land Development Regulations.

**Policy 2.2.5: [L]**

SUBURBAN (EFF. 3/14/07)

Suburban Intensity Guidelines (EFF. 3/14/07; REV. EFF. 7/14/14)

Table 4: Suburban Intensity Guidelines

Light  
Industrial  
Office, Commercial up to 10,000  
SQ FT per business, Light  
Industrial, Recreation, Light &  
Heavy Infrastructure,  
Community Service & Post-  
Secondary Schools and ancillary  
residential  
1 UNIT/  
DEVELOP  
MENT  
20,000-SQ

FT/ ACRE (9)

While mixed land uses are encouraged in the Suburban Future Land Use Category, the more prevalent pattern will be a compatibly integrated mix of single-use developments that include low and medium density residential, office, and retail ~~and light industrial~~ development. Allowed land uses within the Suburban Future Land Use Category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Suburban Future Land Use Category. In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.

**Policy 2.2.7: [L]**

HEAVY INDUSTRIAL (EFF. 12/10/91; REV. EFF. 7/26/06;  
RENUMBERED 3/14/07)

Contains industrial uses which have or may have substantial offsite impacts. These areas have locational criteria more stringent than residential or commercial. Off-site impacts require extensive buffering and/or relative distance from other land uses. Ancillary commercial uses designed to serve adjacent workers may be permitted. Other commercial and residential land uses are prohibited due to the encroachment factor. No additional property shall be designated with the Heavy Industrial Land Use category. Amendments to the Future Land Use Map adopted for the purposes of developing heavy industrial uses shall be designated with the Industry and Mining Land Use category.

**Policy 2.2.26: [L]**

**Land Use Development Matrix**

(Note: The Land Use Development Matrix does not apply to Bradfordville Mixed Use, Suburban, Research and Innovation, Industry and Mining, Urban Residential 2, Village Mixed Use, Planned Development, Central Core, Central Urban, University Transition, and Woodville Rural Community.)

**Policy 4.1.3: [L]** (REV. EFF. 12/23/96; REV. EFF. 3/14/07)

~~The following limitations shall apply to industrial development.~~

Industrial development shall be located in such a manner as to prohibit industrial traffic through predominantly residential areas. Land Development Regulations shall address access standards for Industry and Mining uses to protect predominantly residential areas from traffic impacts traffic generated by industrial development. At a minimum, the following limitations shall apply:

- ~~a) No future heavy industrial uses shall be allowed to adjoin existing low density and medium density residential uses.~~
- ~~b) Future light and heavy industrial uses will be prohibited on local and minor collector streets providing primary access to residential development.~~

**Policy 4.1.4: [L] (EFF. 7/16/90)**

Environmental impacts, infrastructure availability, transportation and land use compatibility criteria, as pictorially depicted on the matrix, shall be major factors in reviewing and approving heavy industrial land use and intensity Industry and Mining Land Uses.

**Policy 5.2.2: [L] (EFF. 12/7/99)**

By 2001, Land development regulations shall establish the maximum allowable dimension of water distribution pipelines necessary to support urban intensity development. Water distribution pipelines that do not exceed this dimension shall be considered public facilities, necessary to support urban development, and allowed within all land use categories. New water distribution pipelines in excess of the established dimension limit for public facilities shall be considered as industrial uses and shall be required to be located within the industrial future Government Operational or Industry and Mining land use category.

**Glossary**

~~HEAVY INDUSTRIAL: (EFF. 7/16/90) The use of land for the manufacture of material or products from extracted or raw material; the extraction of mineral resources, except water; processing of wood to lumber or wood pulp, or wood pulp to paper; any refinement or distillation of petroleum resources, and conversion or smelting of ores to metals. Also, Heavy Industrial Use shall include any manufacturing, distribution, wholesaling or storage of any raw material or product—finished or unfinished—which is characterized by one or more of the following: 1) Producing impacts detectable off-site from smoke, dust, dispersion of particulate matter, noxious or odorous gases, or any other pollution of the air; 2) Producing water pollution detectable off-site, including thermal pollution; 3) The storage, manufacture, processing or distribution of any radioactive waste, explosive, or flammable materials; 4) The creation of noise or vibration not compatible with residential, agricultural, or commercial activities. 5) Any use generating or storing over 1000 KG/MO hazardous waste. Heavy Industrial Uses have considerable impacts upon infrastructure and utilities. Heavy Industrial Uses require access and facilities for truck and/or rail delivery and pickup. Loading and off-loading is frequently accomplished by truck or rail, seldom by automobile. Demand for water and electricity is typically heavy.~~

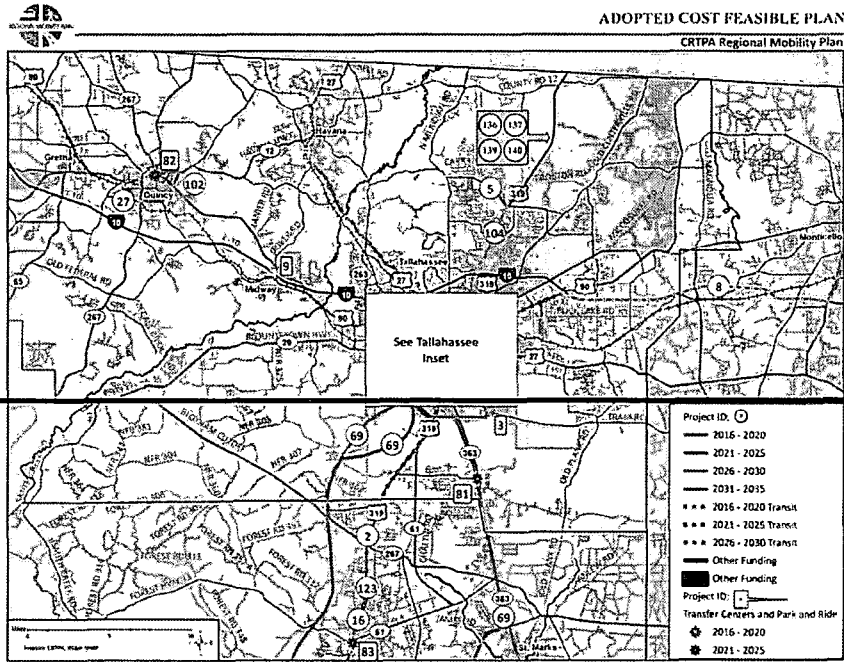
~~LIGHT INDUSTRIAL: (EFF. 7/16/90) The use of land for the finishing of products composed of previously manufactured component parts; and any manufacturing, storage, or distribution of products unlikely to cause any of the following objectionable impacts to be detected off-site: odor, noise, fumes or dispersion of waste, or radiation. Light Industrial uses are not dependent upon direct access to rail facilities for off-loading and on-loading. Light Industrial uses typically contain potentially offensive impacts onsite either through complete enclosure or a combination of enclosure and screening. MINOR: One activity on a less than 10 acre site. PARK: One activity on a greater than 10 acre site or 2 or more activities on one site.~~



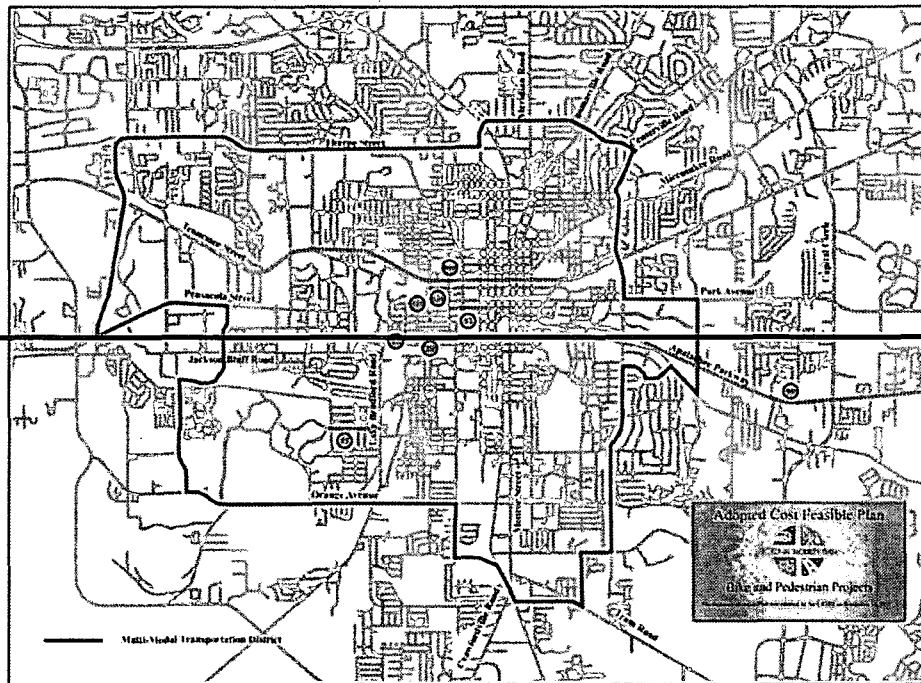
Ordinance No. 18-O-12  
Exhibit C

Text Amendment PCT201802

Map 28: Adopted Cost Feasible Plan, CRTPA Regional Mobility Plan

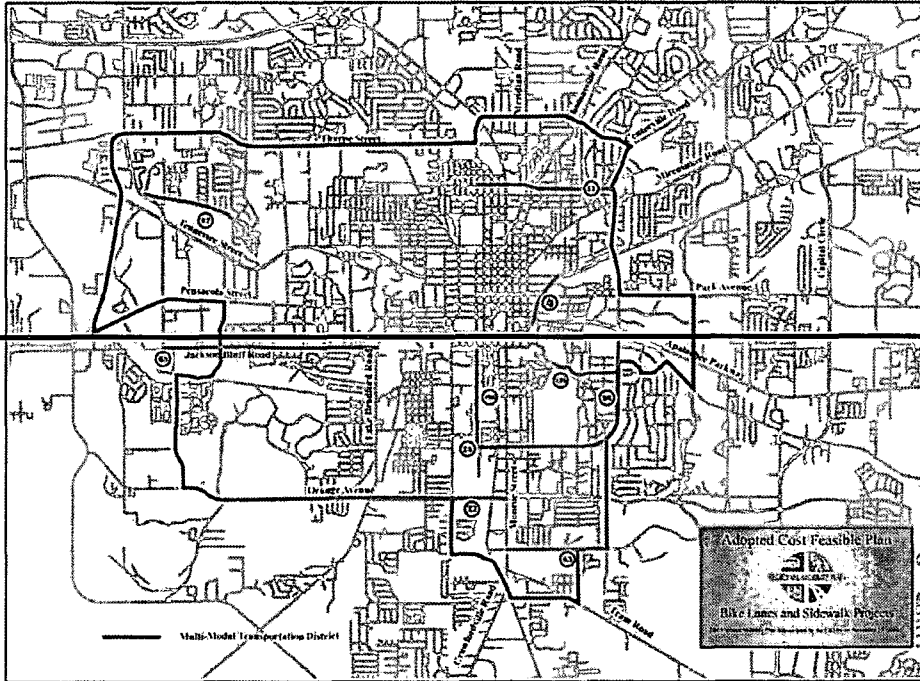


Map 29: Adopted Cost Feasible Plan, Bike and Pedestrian Projects



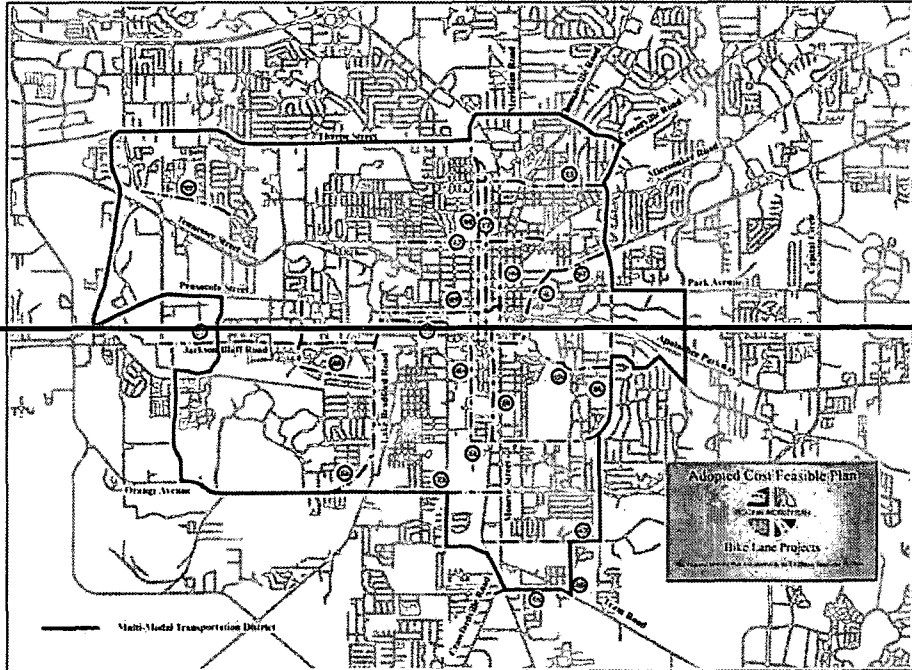
Map A

Map 30: Adopted Cost Feasible Plan, Bike Lanes and Sidewalk Projects



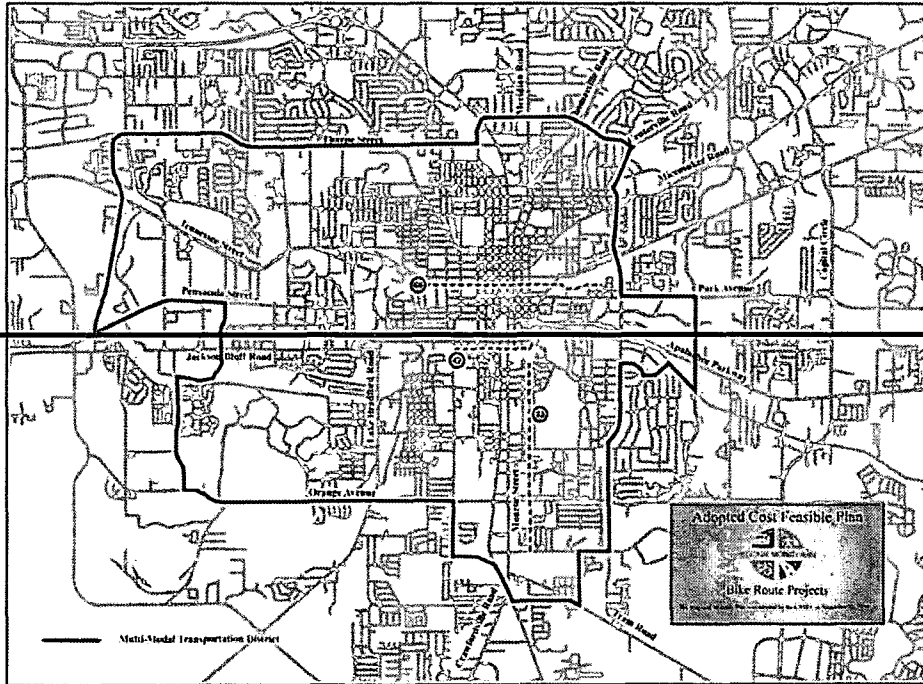
Map B

Map 31: Adopted Cost Feasible Plan, Bike Lane Projects



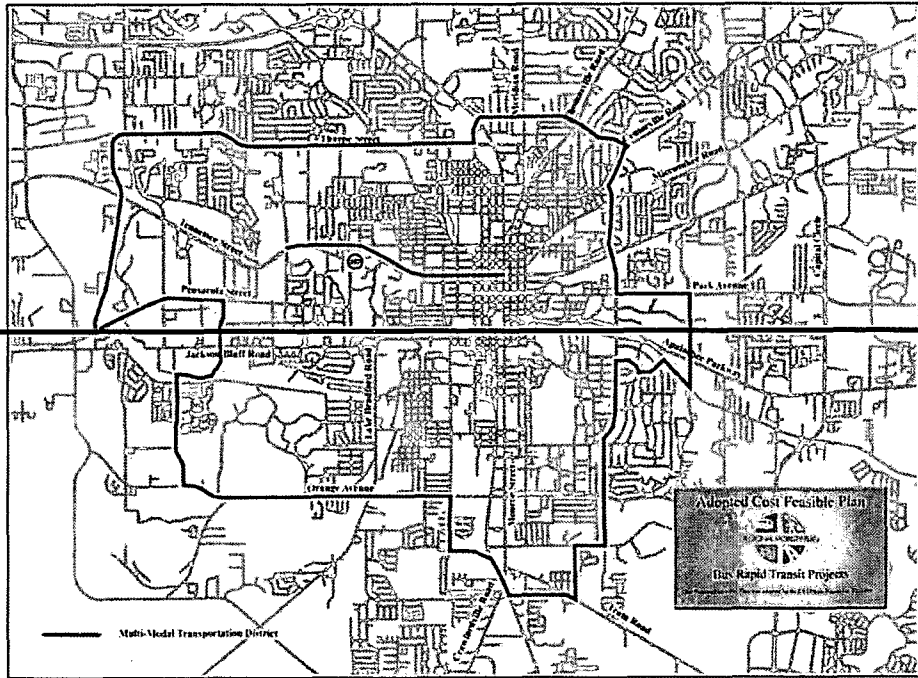
Map C

Map 32. Adopted Cost Feasible Plan, Bike Route Projects



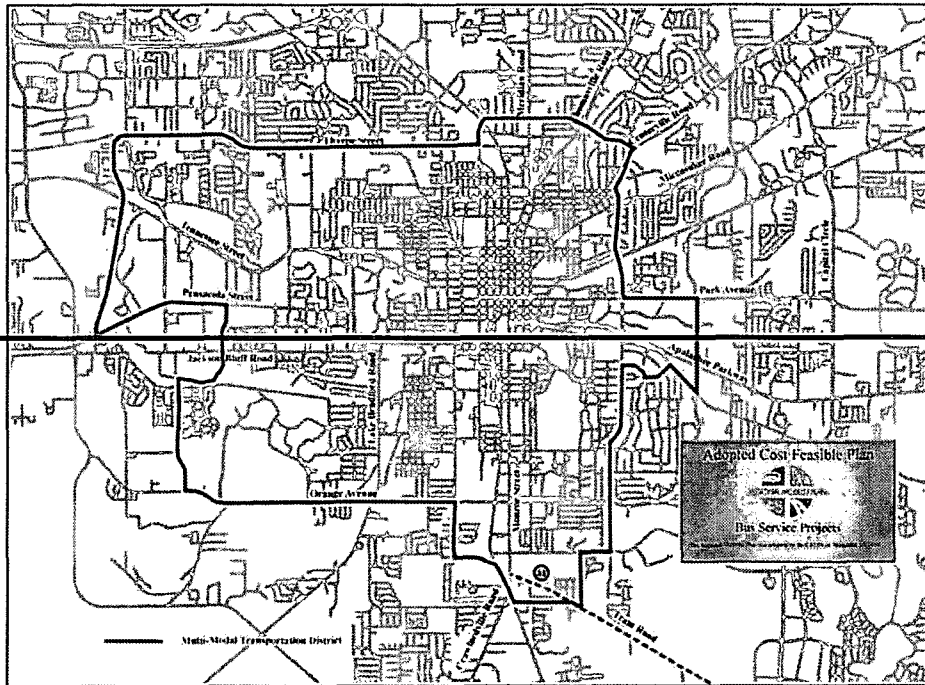
Map D

Map 33. Adopted Cost Feasible Plan, Bus Rapid Transit Projects



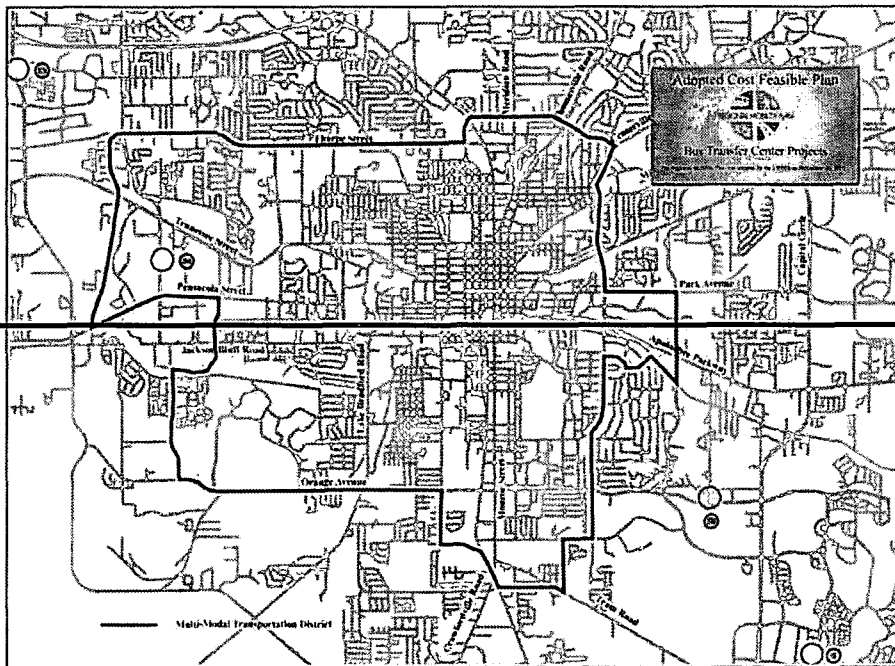
Map E

Map 34: Adopted Cost Feasible Plan, Bus Service Projects



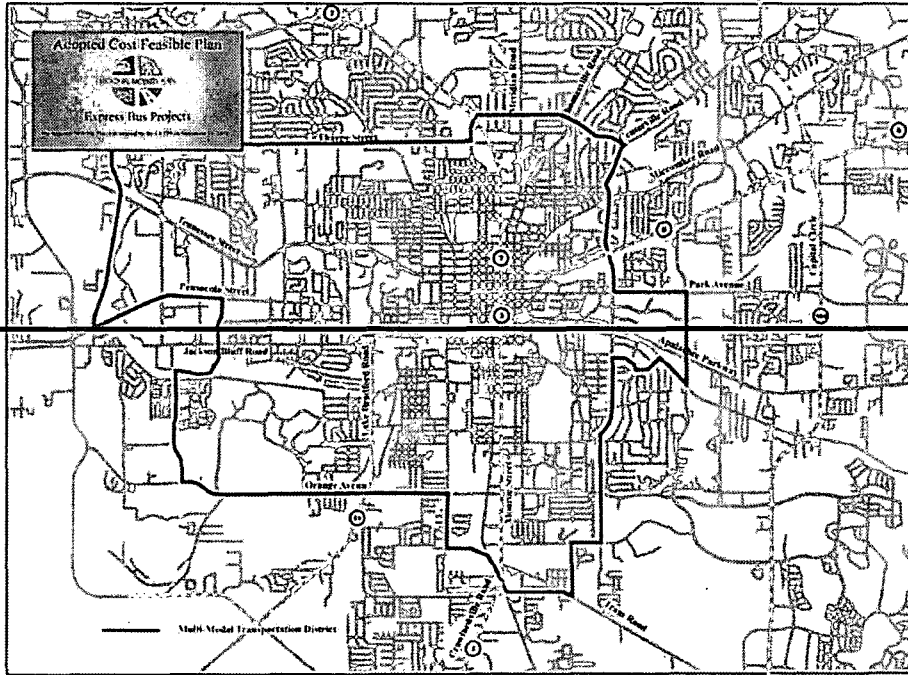
Map F

Map 35: Adopted Cost Feasible Plan, Bus Transfer Center Projects



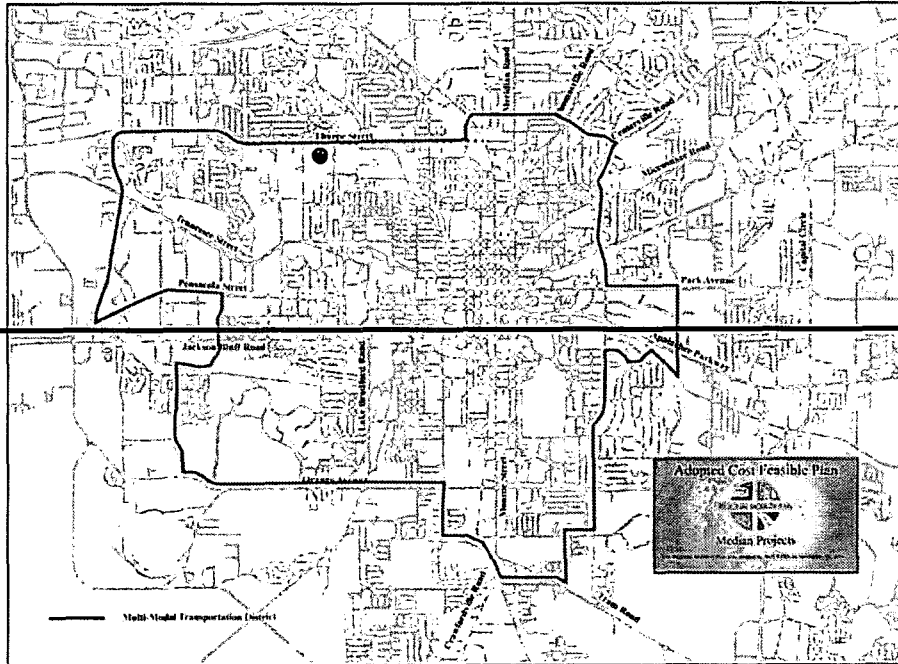
Map G

Map 36: Adopted Cost Feasible Plan, Express Bus Projects



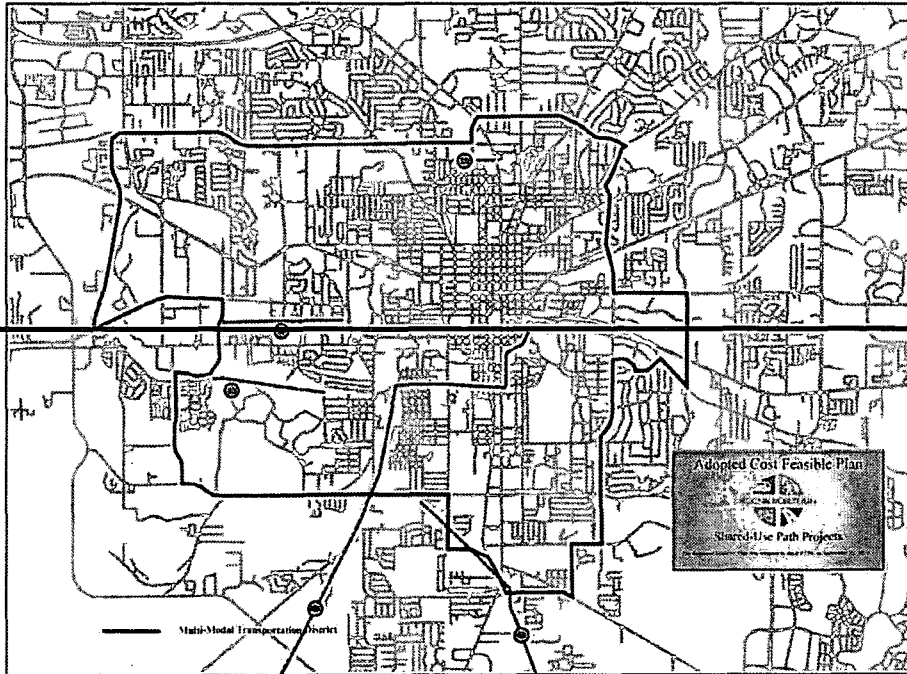
Map H

Map 37: Adopted Cost Feasible Plan, Median Projects



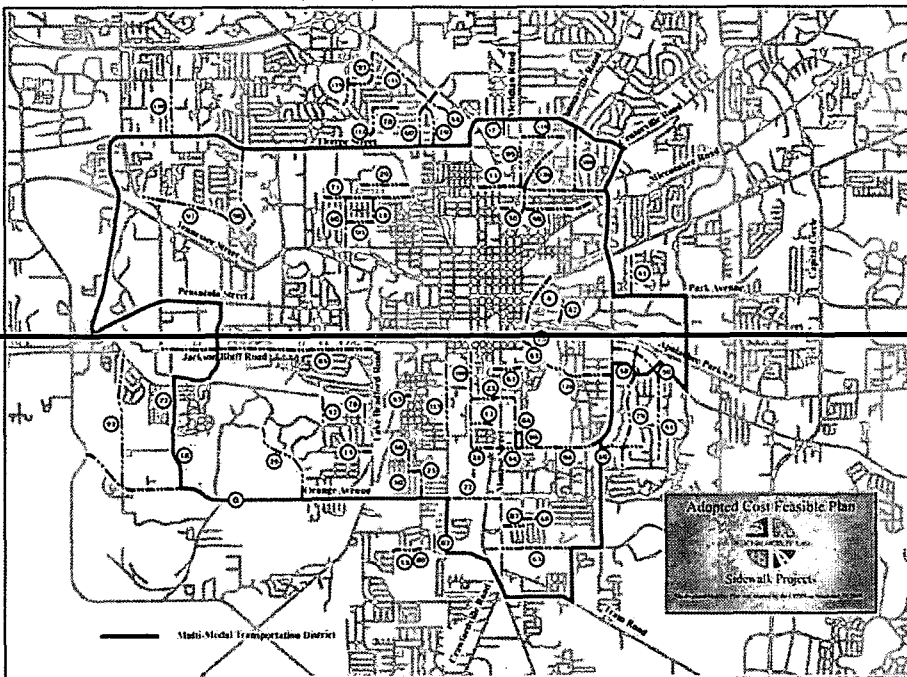
Map I

Map 38: Adopted Cost Feasible Plan, Shared-Use Path Projects



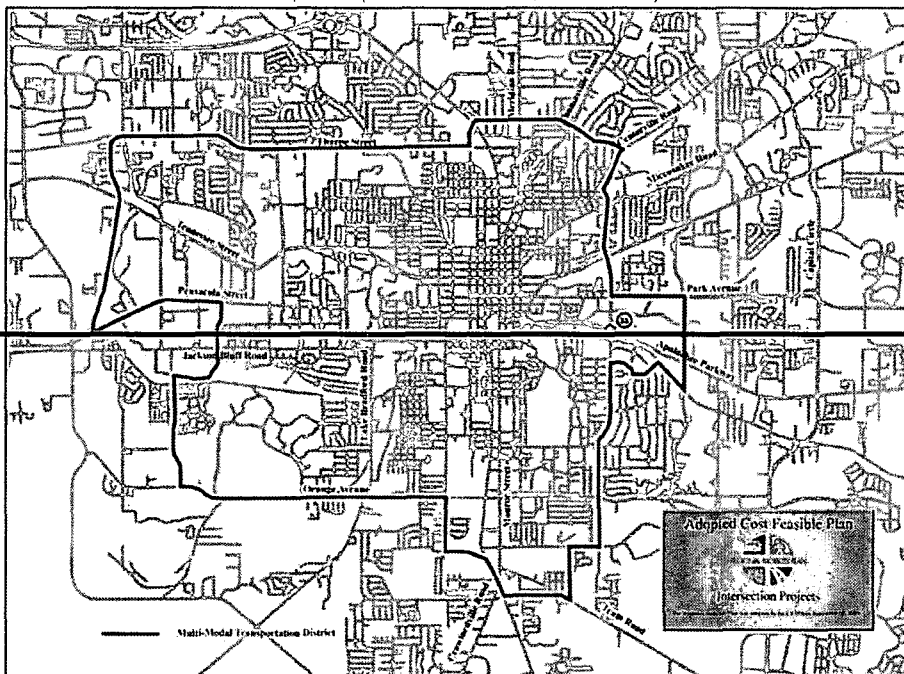
Map J

Map 39: Adopted Cost Feasible Plan, Sidewalk Projects



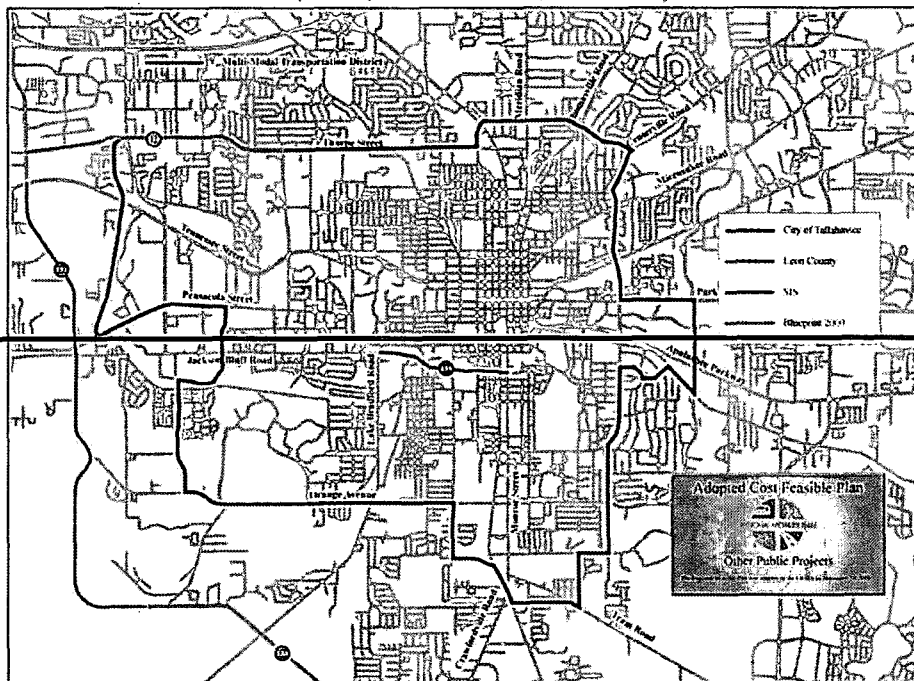
Map K

Map 40: Adopted Cost Feasible Plan, Intersection Projects



Map L

Map 41: Adopted Cost Feasible Plan, Other Public Projects



Map M





Leon County Cost Feasible Plan (Roadway)

| ID                | Project Name   | Strategy        | Tier 1 | Tier 2 | Tier 3 | Tier 4 | Total Cost           |
|-------------------|--|-----------------|--------|--------|--------|--------|----------------------|
| 75                | Thomasville Rd, Meridian Rd, and 7th Ave Intersection* | Intersection    |        | BP     | BP     |        | \$ 22,347,900        |
| 138               | Mahan Dr and Capital Circle Northeast Flyover          | Intersection    |        | CRTPA  | CRTPA  |        | \$ 46,558,125        |
| 397               | Lake Bradford Rd to Madison St Connection              | New Road        |        |        | CRTPA  |        | \$ 24,964,940        |
| 407               | DeSoto Park Dr Extension                               | New Road        |        |        | CRTPA  |        | \$ 2,102,100         |
| 369               | Welaunee Blvd Extension*                               | New Road        |        | BP     | BP     |        | \$ 73,607,361        |
| 1571              | Welaunee Blvd Extension*                               | New Road        |        | BP     | BP     |        | \$ 29,442,669        |
| 137               | Welaunee Blvd/I-10 Interchange                         | New Interchange |        | CRTPA  | CRTPA  |        | \$ 46,558,125        |
| 1527              | Woodville Hwy/Natural Bridge Rd Roundabout             | Roundabout      |        | CRTPA  |        |        | \$ 828,900           |
| 179               | Bannerman Rd*  | Widen Road      |        | BP     | BP     |        | \$ 42,171,150        |
| 181               | Tharpe St*   | Widen Road      |        | BP     | BP     |        | \$ 51,391,893        |
| 1026              | Woodville Hwy*   | Widen Road      | CRTPA  | CRTPA  | CRTPA  |        | \$ 42,171,150        |
| 1142              | Orange Ave   | Widen Road      |        |        |        | CRTPA  | \$ 96,276,383        |
| 1365              | West Side Student Corridor Gateway (Pensacola St)*     | Widen Road      |        | BP     |        | BP     | \$ 29,680,572        |
| 1554              | Orange Ave*  | Widen Road      |        | CRTPA  | CRTPA  |        | \$ 29,366,796        |
| 382               | Capital Circle Southwest*                              | Widen Road      | CRTPA  | CRTPA  | CRTPA  |        | \$ 64,074,515        |
| 1513              | Capital Circle Southwest*                              | Widen Road      |        | CRTPA  |        | CRTPA  | \$90,012,108         |
| 383               | Lake Bradford Rd/Springhill Rd*                        | Widen Road      |        | BP     | BP     |        | \$ 81,546,384        |
| <b>Total (17)</b> |  |                 |        |        |        |        | <b>\$733,101,071</b> |

\* = Blueprint (BP) project

Leon County Cost Feasible Plan (Bicycle/Pedestrian)

| ID                | Project Name                            | Strategy          | Tier-1 | Tier-2 | Tier-3 | Tier-4 | Total Cost          |
|-------------------|---|-------------------|--------|--------|--------|--------|---------------------|
| 136               | St Marks Trail Connection to Orange Ave | Bike Intersection |        | CRTPA  |        |        | \$ 165,780          |
| 422               | Glenview Dr                             | Sidewalk          | CRTPA  | CRTPA  |        |        | \$ 534,340          |
| 1556              | Magnolia Dr                             | Sidewalk          |        | CRTPA  | CRTPA  |        | \$ 811,053          |
| 444               | Lake Jackson Mounds State Park Trail    | Shared Use Path   |        |        |        | CRTPA  | \$ 3,178,430        |
| 447               | Capital Cascades Trail*                 | Shared Use Path   |        | BP     |        |        | \$ 978,716          |
| 454               | Goose Pond Trail*                       | Shared Use Path   |        | BP     |        |        | \$ 954,156          |
| 456               | Capital Cascades Trail*                 | Shared Use Path   |        | BP     |        |        | \$ 2,447,404        |
| 527               | Thomasville Rd Trail*                   | Shared Use Path   |        | BP     |        |        | \$ 5,142,864        |
| 462               | Buck Lake Trail                         | Shared Use Path   |        |        | BP     |        | \$ 3,018,730        |
| 514               | Segment 5A Trail (Killeam Greenway)*    | Shared Use Path   |        |        | BP     |        | \$ 1,255,540        |
| 525               | Timberlane Trail*                       | Shared Use Path   |        |        | BP     |        | \$ 1,174,030        |
| 180               | Bannerman Road Trail*                   | Shared Use Path   |        |        | BP     |        | \$ 2,541,110        |
| 465               | Dr. Charles Billings Greenway*          | Shared Use Path   |        |        | BP     |        | \$ 1,860,430        |
| 473               | Segment 5A Trail (Killeam Greenway)*    | Shared Use Path   |        |        | BP     |        | \$ 1,335,620        |
| 470               | Centerville Rd Trail*                   | Shared Use Path   |        |        |        | BP     | \$ 4,160,192        |
| 474               | Southwest Sector Greenway*              | Shared Use Path   |        |        |        | BP     | \$ 3,923,403        |
| 476               | Segment 5B Trail (I-10 Greenway)*       | Shared Use Path   |        |        |        | BP     | \$ 3,566,399        |
| 516               | Pine Flats Trail*                       | Shared Use Path   |        |        |        | BP     | \$ 7,792,163        |
| 518               | Oak Ridge Trail*                        | Shared Use Path   |        |        |        | BP     | \$ 6,161,965        |
| 1374              | Lake Jackson Connection*                | Shared Use Path   |        |        |        | BP     | \$ 1,382,481        |
| 1440              | Gaines St                               | Shared Use Path   |        |        |        | CRTPA  | \$ 1,488,125        |
| <b>Total (21)</b> |   |                   |        |        |        |        | <b>\$57,760,255</b> |

\* = Blueprint (BP) project

Leon County Cost Feasible Plan (Transit)

| ID                | Project Name                         | Tier 1    | Tier 2    | Tier 3    | Tier 4    | Total Cost           |
|-------------------|--------------------------------------|-----------|-----------|-----------|-----------|----------------------|
| 3026              | Bus Stop Upgrades                    | StarMetro | StarMetro | StarMetro |           | \$ 5,303,397         |
| 3027              | Connection Centers                   | StarMetro | StarMetro | StarMetro |           | \$ 3,637,301         |
| 3028              | Real-Time Bus Location Software      | StarMetro |           |           |           | \$ 80,000            |
| 3029              | Mobile Trip Planner                  | StarMetro |           |           |           | \$ 27,000            |
| 3030              | Variable Message Signs               | StarMetro |           |           |           | \$ 38,000            |
| 3031              | Automatic Passenger Counters         | StarMetro |           |           |           | \$ 194,000           |
| 3032              | Stop Annunciation                    | StarMetro |           |           |           | \$ 349,000           |
| 3051              | CNG Facility                         | StarMetro |           |           |           | \$ 4,244,000         |
| 3033              | Transit Signal Prioritization        | StarMetro |           |           |           | \$ 859,000           |
| 3034              | Fixed-Route Buses                    | StarMetro | StarMetro | StarMetro |           | \$ 39,156,351        |
| 3035              | Demand Response Vans                 | StarMetro | StarMetro | StarMetro |           | \$ 3,682,731         |
| 3036              | Operations and Maintenance Facility  |           | StarMetro | StarMetro |           | \$ 13,456,456        |
| 3037              | BRT Infrastructure (including TVMs)  |           |           |           | StarMetro | \$ 23,063,200        |
| 3038              | Park-and-Ride Lots                   |           |           |           | StarMetro | \$ 8,007,094         |
| 3039              | Articulated Vehicles                 |           |           |           | StarMetro | \$ 6,956,118         |
| 3040              | C.K. Steele Plaza Renovations        |           | StarMetro | StarMetro |           | \$ 44,441,939        |
| 3041              | Fareboxes                            |           | StarMetro | StarMetro |           | \$ 2,480,990         |
| 3042              | Fare Payment Application             | StarMetro |           |           |           | \$ 212,000           |
| 3047              | Expansion Fixed-Route Vehicles       |           |           | StarMetro |           | \$ 21,670,280        |
| 3048              | Spare Fixed-Route Expansion Vehicles |           |           |           | StarMetro | \$ 5,313,170         |
| 3049              | Expansion Cutaway Vehicles           |           |           |           | StarMetro | \$ 3,187,538         |
| 3050              | Spare Cutaway Expansion Vehicles     |           |           |           | StarMetro | \$ 868,832           |
| <b>Total (22)</b> |                                      |           |           |           |           | <b>\$189,228,397</b> |

TALLAHASSEE DEMOCRAT  
PUBLISHED DAILY  
TALLAHASSEE-LEON FLORIDA

STATE OF FLORIDA COUNTY OF LEON:

Before the undersigned authority personally appeared Kim Christ, who on oath says that he or she is a Legal Advertising Representative of the Tallahassee Democrat, a daily newspaper published at Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

(City of Tallahassee—Notice of Public Hearing Ordinance 18-Z-05/18-O-12)

In the Second Judicial Circuit Court was published in said newspaper in the issue of:

(March 30<sup>th</sup> 2018)

Affiant further says that the said Tallahassee Democrat is a newspaper published at Tallahassee, in the said Leon County, Florida, and that the said newspaper has heretofore been continuously published in Leon County, Florida each day and has been entered as periodicals matter at the post office in Tallahassee, in said Leon County, for a period of one year next preceding the first publication of the attached copy of advertisement; the affiant further says that he or she has never paid nor promised any person, firm or corporation and discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

[Kim Christ]

LEGAL ADVERTISING REPRESENTATIVE

Sworn to and subscribed before me.

This 9 Day of April 2018 by

[NAME] Kim Christ

Personally Known ✓

(SEAL)

NOTARY PUBLIC  
STATE OF FLORIDA  
COUNTY OF LEON

*Teri M. Ismail*



# Redevelopment

Continued from Page 1A

This plan calls for a marriage of housing types in one of the city's most economically troubled neighborhoods. It is expected to bring new money, opportunities and vibrancy to residents who often feel forgotten as other areas flourish.

"We hope this project will be the start of something big for that community," said Brenda Williams, executive director of the Tallahassee Housing Authority. "The south side community has suffered from neglect of economic development, and we hope to make big changes in the future."

Located about a mile from City Hall, the South City neighborhood is bordered by East Magnolia Drive on the north, Jim Lee Road on the east, Orange Avenue on the south and South Monroe on the west.

About 2,740 people call it home. Most of them are black and 40 percent are under the age of 18, according to a 2015 study by the Urban Land Institute.

The neighborhood is plagued by poverty and a unique set of challenges, including a need for affordable housing. The institute's study paints a picture of an economically depressed neighborhood thirsty for attention.

"In stark contrast to downtown Tallahassee, the South City neighborhood is a blighted area pockmarked with dilapidated properties," the report said. "The commercial corridor along South Monroe Street, referred to as 'auto alley,' is dotted with auto parts and repair shops. Empty storefronts speak to the lack of commercial development."

South City lacks parks, adequate sidewalks and public green space, the report says. An estimated \$25 million in Blueprint 2020 sales tax revenue is earmarked for a Southside Connectivity Completion Project.

The master plan illustrates green space for kids to play or senior citizens to people watch on the lawn, said Ray Kuniansky Jr., chief development officer for Columbia Residential.

Columbia Residential has 700 units under construction for projects in Georgia, Louisiana, Texas and Florida, including a project called "Lift Orlando."

Kuniansky said the Orange Avenue site is "better than many I've seen."

"The biggest problem with this particular site, I think, is some of the buildings are in a flood plain," he said. "The biggest thing we hear from residents there is they'd like a bedroom where they don't open the door and fall in the bed. They'd like a real closet to hang their clothes in."

Construction will start once the developer secures financing, including a 9 percent tax credit at the end of the year.

The low-income tax credit, first enacted into federal law in 1986 and managed by the Internal Revenue Service, produces significant equity for projects like the Orange Avenue redevelopment. In exchange for equity, projects must offer rents that are 60 percent less than the area's median income for at least 15 years.

Kuniansky said it's too early to put a price on the multi-phase redevelopment considering its size, scope and layers of financing necessary.

"We're not in that part of the process at this point," he said. "We're talking about a development with 400 to 600 units of housing financed through a multilayer finance structure that would be built over a seven to 10-year period."

If all goes well, Kuniansky said, construction could



**Bill Wilson and Michelle Hartson, a married couple, are the real estate developer and CEO of Graceful Solutions Inc. The nonprofit owns property in South City they want to develop.** ALVIN MCBEAN/DEMOCRAT

begin October 2019 on phase one of the master plan, which would be outside of the Orange Avenue property.

Authority officials previously said Orange Avenue Apartment redevelopment could cost \$45 million, but that didn't include off-site housing needed for the redevelopment.

The Orange Avenue Apartments complex is located in an area between Care Point Health & Wellness Center and the new Veterans Administration Outpatient Clinic on Orange Avenue, near Blair Stone Road.

Government officials and others point to the Housing Authority's redevelopment as South City's turn for revitalization and a possible answer toward addressing the city's affordable housing crunch.

Last week, city commissioners appeared to support the creation of a community land trust that puts long-term leases on land called for affordable housing con-

struction. More details will be discussed at a later date.

In the meantime, various community groups continue work to improve South City and galvanize a grassroots effort to improve the neighborhood.

The South City Revitalization Council has worked with the city of Tallahassee to reboot South City Neighborhood Association. Whole Child Leon and Tallahassee CARES also played a role in bringing resources and awareness to South City's challenges.

Others are waiting to see what happens.

Bill Wilson and his wife, Michelle Hartson, own and manage Graceful Solutions, a nonprofit that owns more than a dozen properties on and off Polk Drive, Meridian Street and Brighton Road, land across from the Oliver Hill Community Center and property on South Monroe Street between Wendy's and the former Hancock Bank location.

Wilson said Graceful Solutions own or controls 10 acres in South City and there may be plans to acquire more land. Wilson, a Leon County school board member in the 80s, said the nonprofit has land in the target area of a proposed public safety campus that would include the police headquarters and other community-focused activities.

The city plans to issue a request for proposals for developing a public safety campus. Wilson said his nonprofit is waiting to see more on that, along with the final plan for the Orange Avenue Apartments Redevelopment master plan.

"Once that's decided, we'll put something forward," he said. "If you're going to reestablish that area as a desirable place to live and you're going to attract market rate people, that neighborhood has to be planned in such a way that you have mixed development that creates an attractive place for people to live."

"We want to see South City redeveloped, and we want to see it done well," Wilson added. "He who holds the dirt has something to say about what goes on it."

Both local government and developers are eager to see how the master plan's vision transforms the area. If it moves forward, officials said the redevelopment of Orange Avenue would be the largest residential investment by a single entity in years.

"We are hoping it can be a start of a renaissance," said the THA's Williams.

Contact [TaMaryn Waters at twaters@tallahassee.com](mailto:TaMarynWaters@tallahassee.com) or follow @TaMarynWaters on Twitter.

## Notice of Change of Land Use Comprehensive Plan Amendment and Rezoning Public Hearing

**City Commission Transmittal Public Hearing, Adoption Public Hearing, Implementing Ordinance Public Hearing, and Rezoning Public Hearing Tuesday, April 10, 2018 At 6 PM • Fifth Floor, Leon County Courthouse**

### Large Scale Map and Text Amendment Adoption

At the above public hearing the City Commission will take public comments on and consider adoption of the following Ordinance, which adopts the map and text amendments in this advertisement:

#### ORDINANCE NO. 18-0-12

**AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING LARGE SCALE MAP AND TEXT AMENDMENTS TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN, PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.**

*Requested Map Amendment: Chapel Drive Reference Number: PCM201804*

*Address: 232 Chapel Dr. & surrounding area Applicant: Rabbi Schneur Z. Oirechman*

This is a request to change the Future Land Use Map (FLUM) designation for two parcels totaling approximately 3.71 acres in the Chapel Ridge neighborhood from Residential Preservation (RP) to University Transition (UT). An expansion area is proposed to include the Westminster Hills Subdivision, including the seventeen parcels in the White subdivision along Westminster Drive, total approximately 16.54 acres.

A rezoning application has been filed concurrent with this amendment. A zoning change from Planned Unit Development [PUD] and RP-1 Residential Preservation to University Transition (UT) is being requested to implement the proposed amendment to the Future Land Use Map.

*Requested Text Amendment: Research & Innovation & Industry & Mining Land Uses Reference Number: PCT201801*

*Applicant: Tallahassee-Leon County Planning Dept.*

The proposed text amendment would create new land use categories that address research and development, innovation districts, light industrial, mining, and heavy industrial uses. The proposed land use categories will include guidelines for the development of implementing zoning districts.

*Requested Text Amendment: Regional Mobility Plan Maps Reference Number: PCT201802*

*Applicant: Tallahassee-Leon County Planning Dept.*

This is a request to amend the Mobility Element of the Tallahassee-Leon County Comprehensive Plan to update the Adopted Cost Feasible Map, and to replace the project specific Adopted Cost Feasible Maps with project lists. This section is being amended to reflect the Cost Feasible Projects that were identified in the CRTPA 2040 Regional Mobility Cost Feasible Plan.

### Text Amendment Transmittal

*Requested Text Amendment: Intergovernmental Coordination Element Reference Number: PCT201803*

*Applicant: Tallahassee-Leon County Planning Dept.*

The proposed text amendment to the Intergovernmental Coordination Element would remove the restriction limiting the number of times the Comprehensive Plan can be amended annually and would clarify voting procedures for proposed amendments to the Comprehensive Plan.

### Rezoning

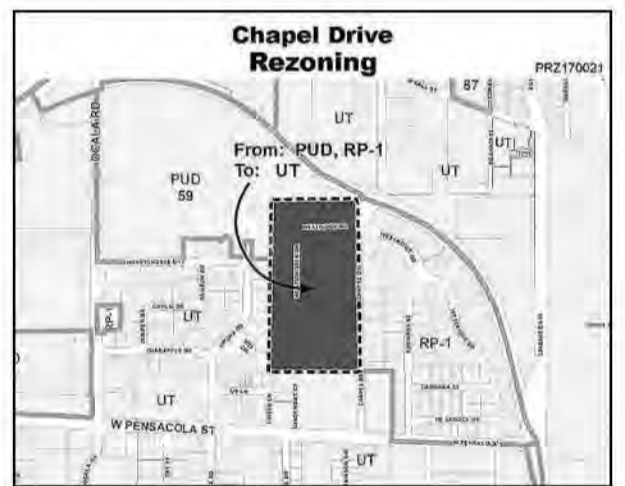
Notice is hereby given that the Tallahassee City Commission will conduct a public hearing on Tuesday, April 10, 2018, at 6 pm, the County Commission Chambers, 5th Floor, Leon County Courthouse, 301 South Monroe Street, Tallahas-

see, Florida, to consider adoption of the ordinances entitled to wit:

#### ORDINANCE NO. 18-Z-05

**AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA DESIGNATING AND INCLUDING ADDITIONAL TERRITORY AS AND IN UNIVERSITY TRANSITION ON THE OFFICIAL ZONING MAP OF THE CITY OF TALLAHASSEE ADOPTED AND ESTABLISHED BY THE CITY COMMISSION; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

The proposed Ordinance will rezone the subject site from Planned Unit Development (PUD) and the Residential Preservation-1 Zoning District to the University Transition (UT) Zoning District. The site is also the subject of Future Land Use Map (FLUM) amendment PCM201804.



Interested parties may appear at the meeting and be heard with respect to the proposed ordinances and resolutions. The application, ordinances and resolutions are on file at the Tallahassee-Leon County Planning Department, 3rd floor, Frenchtown Renaissance Center, 435 N. Macomb Street, Tallahassee, Florida and may be reviewed between 8:00 A.M. and 5:00 P.M. For further information please call 891-6400.

The purpose of the hearing is to consider Cycle 2018 amendments to the Tallahassee-Leon County Comprehensive Plan. The Plan provides a blueprint of how the community is intended to develop over the next 15-20 years. The plan amendments may be inspected by the public at the Tallahassee-Leon County Planning Department, located on the third floor of the Frenchtown Renaissance Center, 435 North Macomb Street, Tallahassee, Florida, during normal business hours, Monday through Friday, 8:00 a.m. to 5:00 p.m. For more information, contact the Planning Department at (850) 891-6400.

If you have a disability requiring accommodations, please call the Tallahassee-Leon County Planning Department at least three (3) working days prior to the hearing. The phone number for the Florida Relay TDD Service is 1-800-955-8771.

**NOTICE: PLEASE BE ADVISED** that if a person decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The County Commission does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

*Adoption Hearing 4/10/18*

## Notice of an Amendment to the Official Zoning Map

Notice is hereby given that the Leon County Board of County Commissioners will conduct a public hearing on Tuesday, April 10, 2018, at 6 pm, at the County Commission Chambers, 5th Floor, Leon County Courthouse, Tallahassee, Florida to consider adoption of an ordinance entitled to wit:

**1665 BANNERMAN ROAD LPN ORDINANCE NO. 18-**

**AN ORDINANCE AMENDING LEON COUNTY ORDINANCE NO. 92-11 TO PROVIDE FOR A CHANGE IN ZONE CLASSIFICATION FROM THE LAKE PROTECTION ZONING DISTRICT TO THE LPN LAKE PROTECTION NODE ZONING DISTRICT IN LEON COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

The Board of County Commissioners proposes to adopt an ordinance changing the zoning on the properties indicated on the above map which lies in unincorporated Leon County. The application is on file at the Tallahassee-Leon County Planning Department, 3rd floor, Frenchtown Renaissance Center and may be reviewed between 8:00 A.M. and 5:00 P.M. For further information please call 891-6400.

You are hereby notified in accordance with Chapter 286.0105, Florida Statutes, should you decide to appeal any decision made by the Board of County Commissioners or take exception to any findings of fact with respect to any matter considered at the hearing reference to above, you may need to ensure that verbatim record of the proceedings is made. Such a record shall include the testimony and evidence upon which the appeal is based.

*DisplayCountyAd041018*

ORDINANCE NO. 2018-04

1  
2  
3  
4 **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF**  
5 **LEON COUNTY, FLORIDA, AMENDING THE 2030 TALLAHASSEE-**  
6 **LEON COUNTY COMPREHENSIVE PLAN; ADOPTING**  
7 **AMENDMENTS TO THE FUTURE LAND USE MAP, LAND USE**  
8 **ELEMENT, AND MOBILITY ELEMENT; PROVIDING FOR**  
9 **APPLICABILITY AND EFFECT; PROVIDING FOR CONFLICTS;**  
10 **PROVIDING FOR SEVERABILITY; PROVIDING FOR A COPY TO BE**  
11 **ON FILE WITH THE TALLAHASSEE-LEON COUNTY PLANNING**  
12 **DEPARTMENT; AND PROVIDING FOR AN EFFECTIVE DATE.**  
13

14  
15 WHEREAS, Chapters 125 and 163, Florida Statutes, empowers the Board of County  
16 Commissioners of Leon County to prepare and enforce comprehensive plans for the development  
17 of the County; and

18 WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Community  
19 Planning Act, empowers and requires the Board of County Commissioners of Leon County to (a)  
20 plan for the County's future development and growth; (b) adopt and amend comprehensive  
21 plans, or elements or portions thereof, to guide the future growth and development of the  
22 County; (c) implement adopted or amended comprehensive plans by the adoption of appropriate  
23 land development regulations; and (d) establish, support, and maintain administrative  
24 instruments and procedures to carry out the provisions and purposes of the Act; and

25 WHEREAS, Ordinance 90-30 was enacted on July 16, 1990, to adopt the Tallahassee-  
26 Leon County 2010 Comprehensive Plan for the unincorporated area of Leon County. The City  
27 of Tallahassee also adopted a plan for its municipal area by separate ordinance; and

28 WHEREAS, the horizon year for the Tallahassee-Leon County Comprehensive Plan is  
29 now 2030 and the Comprehensive Plan is now known as the Tallahassee-Leon County 2030  
30 Comprehensive Plan; and

31 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County  
32 Commissioners of Leon County has held several public work sessions, public meetings, and  
33 public hearings on the proposed amendment to the comprehensive plan, with due public notice

1 having been provided, to obtain public comment, and has considered all written and oral  
2 comments received during said work sessions, public meetings and public hearings; and

3 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County  
4 Commissioners of Leon County transmitted copies of the proposed amendment to the  
5 comprehensive plan to the Department of Economic Opportunity as the State Land Planning  
6 Agency and other state and regional agencies for written comment; and

7 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County  
8 Commissioners of Leon County held a public hearing with due public notice having been  
9 provided on the proposed amendment to the comprehensive plan; and

10 WHEREAS, the Board of County Commissioners of Leon County further considered all  
11 oral and written comments received during such public hearing, including the data collection and  
12 analyses packages, the recommendations of the Tallahassee-Leon County Local Planning  
13 Agency, and the Objections, Recommendations, and Comments Report of the Department of  
14 Economic Opportunity; and

15 WHEREAS, in exercise of its authority, the Board of County Commissioners of Leon  
16 County has determined it necessary and desirable to adopt the amendment to the comprehensive  
17 plan to preserve and enhance present advantages; encourage the most appropriate use of land,  
18 water and resources, consistent with the public interest; overcome present handicaps; and deal  
19 effectively with future problems that may result from the use and development of land within  
20 Leon County, and to meet all requirements of law;

21 BE IT ORDAINED by the Board of County Commissioners of Leon County, Florida,  
22 that:

23 **Section 1. Purpose and Intent.**

24 This Ordinance is hereby enacted to carry out the purpose and intent of, and exercise the  
25 authority set out in the Community Planning Act, Sections 163.3161 through 163.3215, Florida  
26 Statutes, as amended.

1 **Section 2. Map Amendment.**

2  
3 The Ordinance does hereby adopt the following portion of the text attached hereto as  
4 Exhibit “A,” and made a part hereof, as an amendment to the Tallahassee-Leon County 2030  
5 Comprehensive Plan, as amended, and does hereby amend “The Tallahassee-Leon County 2030  
6 Comprehensive Plan,” as amended, in accordance therewith, being an amendment to the  
7 following Plan element:

8 Map Amendment LMA201804, which relates to the Future Land Use Map.

9  
10 **Section 3. Map Amendment.**

11  
12 The Ordinance does hereby adopt the following portion of the text attached hereto as  
13 Exhibit “B,” and made a part hereof, as an amendment to the Tallahassee-Leon County 2030  
14 Comprehensive Plan, as amended, and does hereby amend “The Tallahassee-Leon County 2030  
15 Comprehensive Plan,” as amended, in accordance therewith, being an amendment to the  
16 following Plan element:

17 Map Amendment LMA201805, which relates to the Future Land Use Map.

18  
19 **Section 4. Text Amendment.**

20  
21 The Ordinance does hereby adopt the following portion of the text attached hereto as  
22 Exhibit “C,” and made a part hereof, as an amendment to the Tallahassee-Leon County 2030  
23 Comprehensive Plan, as amended, and does hereby amend “The Tallahassee-Leon County 2030  
24 Comprehensive Plan,” as amended, in accordance therewith, being an amendment to the  
25 following Plan element:

26 Text Amendment PCT201801, which relates to the Land Use Element.

27  
28 **Section 5. Text Amendment.**



1           The Ordinance does hereby adopt the following portion of the text attached hereto as  
2 Exhibit “D,” and made a part hereof, as an amendment to the Tallahassee-Leon County 2030  
3 Comprehensive Plan, as amended, and does hereby amend “The Tallahassee-Leon County 2030  
4 Comprehensive Plan,” as amended, in accordance therewith, being an amendment to the  
5 following Plan element:

6           Text Amendment PCT201802, which relates to the Mobility Element.

7  
8 **Section 6. Applicability and Effect.**

9           The applicability and effect of this update to the 2030 Comprehensive Plan shall be as  
10 provided by the Community Planning Act, Sections 163.3161 through 163.3215, Florida  
11 Statutes, and this Ordinance, and shall apply to all properties under the jurisdiction of Leon  
12 County.

13 **Section 7. Conflict with Other Ordinances and Codes.**

14           All ordinances or parts of ordinances of the Code of Laws of Leon County, Florida, in  
15 conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

16 **Section 8. Severability.**

17           If any provision or portion of this Ordinance is declared by any court of competent  
18 jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and  
19 portions of this Ordinance shall remain in full force and effect.

20 **Section 9. Copy on File.**

21           To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public,  
22 a certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon  
23 County 2030 Comprehensive Plan and these updates thereto, shall also be located in the  
24 Tallahassee-Leon County Planning Department. The Planning Director shall also make copies  
25 available to the public for a reasonable publication charge.

1 **Section 10. Effective Date.**

2 The effective date of this Plan update shall be according to law and the applicable statutes  
3 and regulations pertaining thereto.

4 DULY PASSED AND ADOPTED BY the Board of County Commissioners of Leon  
5 County, Florida, this 10th day of April, 2018.



LEON COUNTY, FLORIDA

14 BY:   
15 NICK MADDOX, CHAIRMAN  
16 BOARD OF COUNTY COMMISSIONERS

17 ATTESTED BY:  
18 GWENDOLYN MARSHALL, CLERK  
19 OF THE COURT AND COMPTROLLER

20 BY:   
21 CLERK

22 APPROVED AS TO FORM:  
23 COUNTY ATTORNEY'S OFFICE  
24 LEON COUNTY, FLORIDA

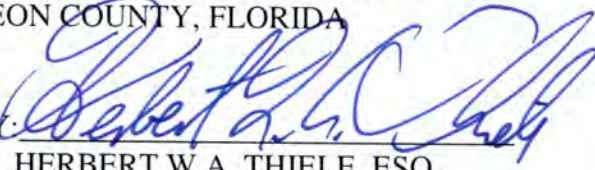
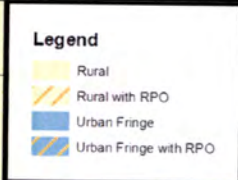
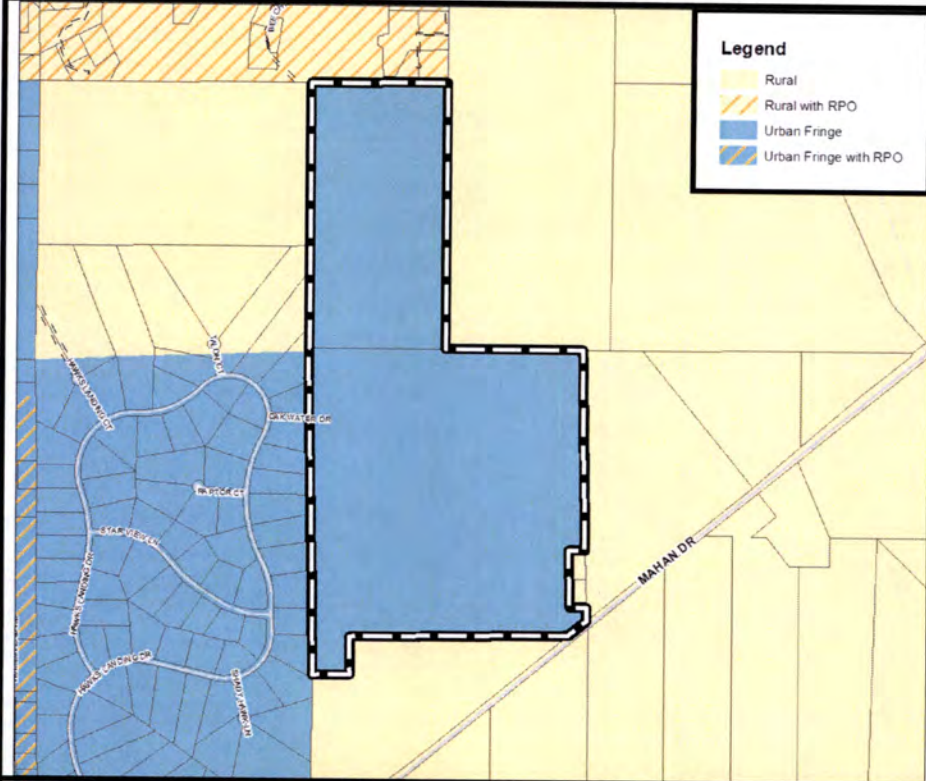
25  
26  
27 BY:   
28 HERBERT W.A. THIELE, ESQ.  
29 COUNTY ATTORNEY

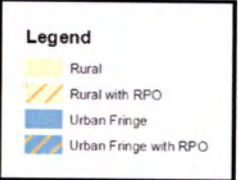
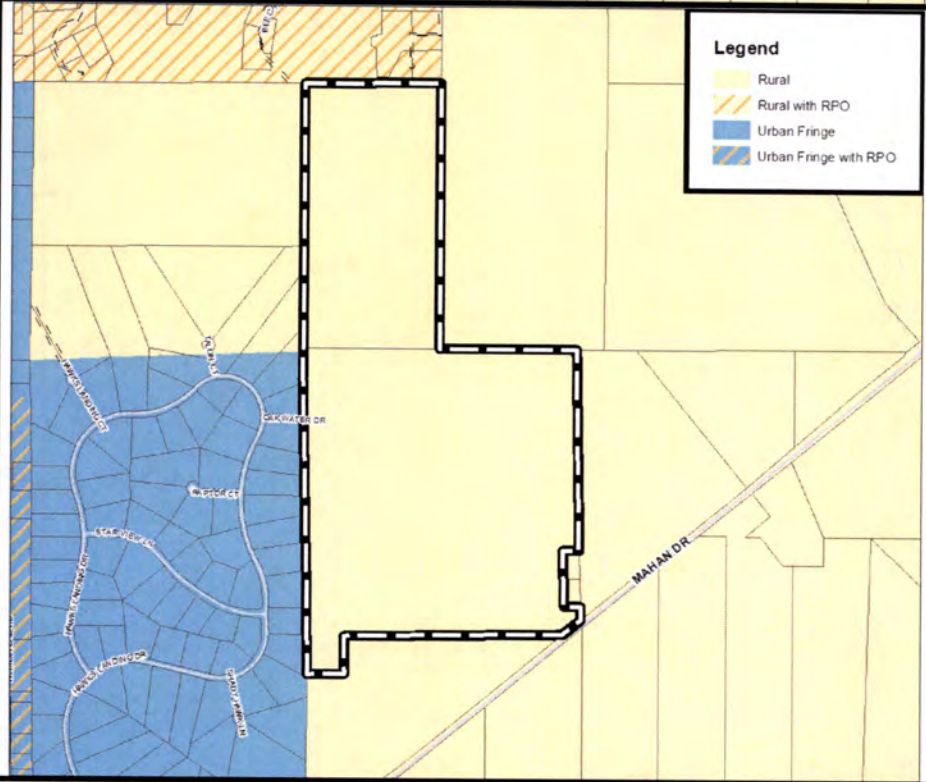
Exhibit A

Map Amendment LMA201804



**Formerly**

- Urban Fringe

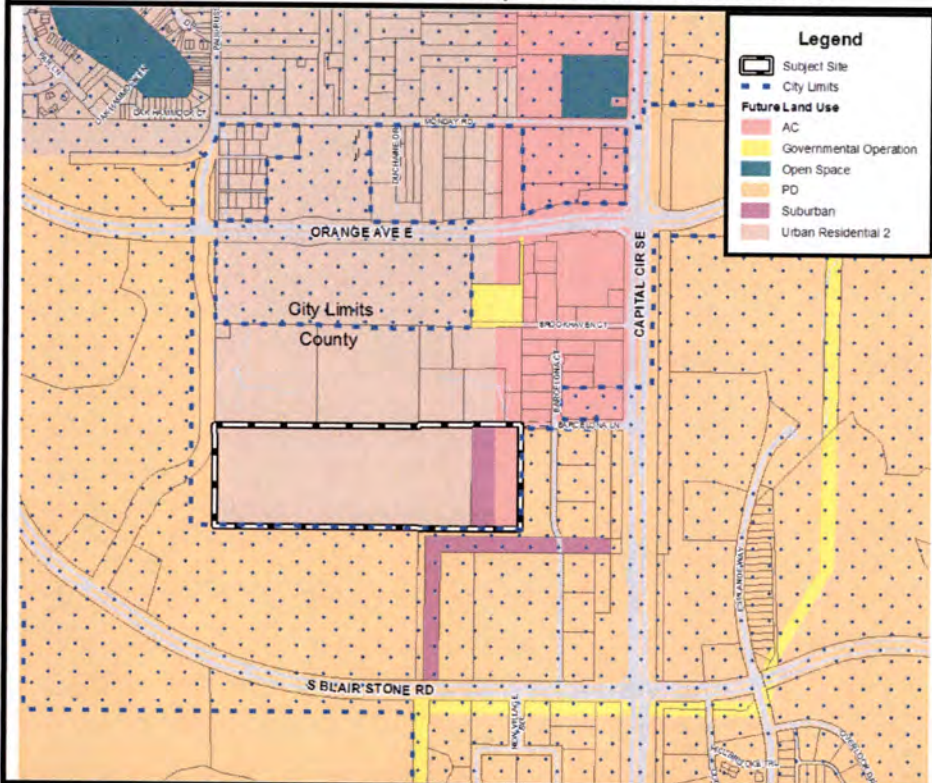


**As Adopted**

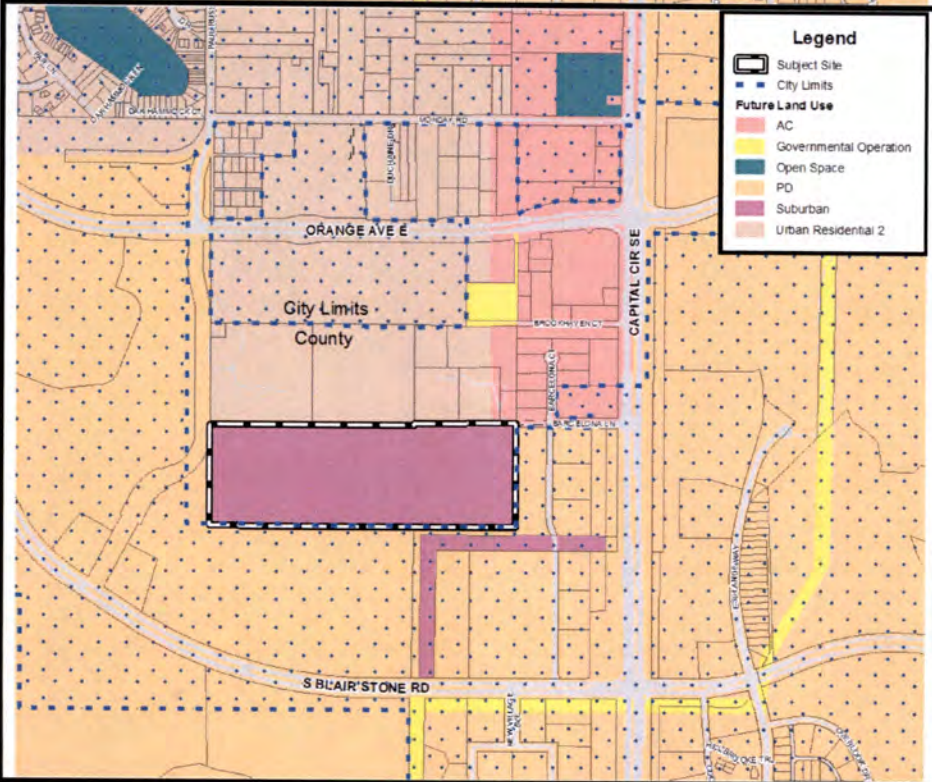
- Rural

Exhibit B

Map Amendment LMA201805



- Formerly**
- Activity center
  - Suburban
  - Urban Residential-2



- As Adopted**
- Suburban

Exhibit C

Text Amendment PCT201801

Policy 2.2.27: [L]

## **Research and Innovation Land Use**

### **INTENT**

Districts that support research and innovation are key components of an economic development strategy for the City of Tallahassee and Leon County. Maintaining lands used for research and innovation and expanding these uses in appropriate areas are necessary for job creation, flexibility to adapt to changing economic trends, and economic diversification essential for the community's future.

The intent of the Research and Innovation Land Use category is to recognize the variety of uses that occur in these districts and to facilitate the location of jobs relative to the homes of people who can provide critical talent in skilled trades.

Research and Innovation uses should be encouraged in areas with access to transit, bicycle, and pedestrian facilities. Because of the need for infrastructure and public services, the Research and Innovation Land Use shall only apply to areas located within the Urban Services Area.

### **ALLOWABLE USES, DENSITIES, AND INTENSITIES**

The Research and Innovation Land Use category accommodates a variety of uses that may have similar demands on public infrastructure. Research and Development and Innovation District uses are allowable in the Research and Innovation Land Use.

**1. Research and Development** – Research and Development uses shall be permitted at a maximum intensity of 45,000 square feet of gross building floor area per acre. Mixed use Research and Development projects may include commercial, office (other than the research and development uses), and residential uses. These ancillary uses may not exceed 40% of the total gross square footage of a Research and Development project.

**2. Innovation District** – Innovation Districts may include up to 45,000 square feet of gross building floor area per acre. The mixture of uses shall emphasize the technological and collaborative nature of these districts by including in the buildable square footage up to 80% in Innovation District, Research and Development, or compatible Light Industrial uses, up to 40% residential uses, and up to 40% in other non-residential support uses. Design standards detailed in the land development code shall provide for the protection of adjacent non-research and innovation properties by arranging the residential uses and non-research and innovation uses as a buffer or transition to adjacent properties.

### **SPECIAL CONDITIONS**

The following special conditions shall apply to the Research and Innovation Future Land Use category:

1. Administrative offices that support and are functionally related to onsite activities are allowed in any of the implementing zoning districts for the Research and Innovation Land Use.
2. Site plans must demonstrate the protection of adjacent non-research and innovation properties through development standards outlined in the land development codes.
3. A plan for vehicular access to and from the site addressing delivery trucks and specialized equipment must be submitted with site plans and must demonstrate compatibility with adjacent land uses.

Policy 2.2.28: [L]

## **Industry and Mining Land Use**

### **INTENT**

Advanced manufacturing, industrial uses, and mining are important parts of the economy in the City of Tallahassee and Leon County. Dramatic shifts in the technologies used by these sectors are resulting in operations that are often cleaner, quieter, and less noxious to neighboring uses than traditional industrial uses. Industry and mining uses in appropriate locations provide necessary jobs and the raw materials needed to support growth and development in the community.

Industry and mining uses intended for the distribution of manufactured goods should be encouraged in areas with access to the Tallahassee International Airport or the Florida Department of Transportation's (FDOT) Strategic Intermodal System (SIS) facilities. Because of the need for infrastructure and public services, the Industry and Mining Land Use shall only apply to areas located within the Urban Services Area.

Because industrial uses vary in their operations and potential for offsite impacts, performance and locational criteria shall be established in the City and County land development codes for the implementing zoning districts. Whenever possible, noise, vibrations, smoke, dust and particulate matter, odor, and lighting resulting from industry and mining uses shall be prevented. In cases where the impacts cannot be prevented, they shall be mitigated to avoid negative impacts on properties in the vicinity of these uses.

### **ALLOWABLE USES, DENSITIES, AND INTENSITIES**

The Industry and Mining Land Use category accommodates a variety of uses that may have similar demands on public infrastructure. Light industrial, mining, and heavy industrial uses are allowable in the Industry and Mining Land Use.

**1. Light Industrial** – Light Industrial uses shall be permitted at a maximum intensity of 30,000 square feet of gross building floor area per acre. Ancillary residential uses (intended for caretaking, maintenance, the temporary lodging of employees, or security) may not exceed two units per acre.

**2. Mining** – Mining uses shall be permitted subject to applicable landscaping and natural area requirements and the dimensional standards included in land development regulations. A land reclamation plan shall be submitted demonstrating that upon termination of the activity, the land shall be returned to a condition that will allow an effective reuse compatible with surrounding properties. All mining uses are subject to fencing requirements as identified in the land development regulations. Mining uses may be subject to an Environmental Resource Permit (ERP) pursuant to Chapter 373, F.S., and Rule 62-330, Florida Administrative Code (F.A.C.) and mandatory reclamation requirements pursuant to Chapter 378, F.S., and Rule 62C-39, F.A.C.

**3. Heavy Industrial** – Heavy Industrial uses shall be permitted at a maximum intensity of 30,000 square feet of gross building floor area per acre. All applicable development must comply with Title 14 Code of Federal Regulations Part 77.9 Construction or alteration requiring notice. Those industries that have the potential to result in any other pollution of the air or ground shall adhere to existing local, state and federal operational or industry standards, and avoid or mitigate these potential impacts. These areas shall have stringent locational criteria and require extensive buffering and/or relative distance from other land uses. These uses may require employment of techniques to prevent substantial impacts off-site or require mitigation and/or minimization techniques for impacts. Ancillary commercial uses designed to serve adjacent workers may be permitted.

#### **SPECIAL CONDITIONS**

The following special conditions shall apply to the Industry and Mining Land Use category:

1. Administrative offices that support and are functionally related to onsite activities are allowed in any of the implementing zoning districts for the Industry and Mining Land Use.
2. Site plans must demonstrate the protection of adjacent non-science and industry properties through development standards outlined in the land development codes.
3. A plan for vehicular access to and from the site addressing heavy trucks and equipment must be submitted with site plans and must demonstrate compatibility with adjacent land uses.
4. Hydraulic fracturing, commonly referred to as fracking, is not a permitted use in the Industry and Mining Land Use.

#### **GLOSSARY**

**Research and Development:** Research and Development uses shall have minimal offsite impacts and include facilities for developing technologies related to the physical and life sciences. Facilities may include laboratories, wet laboratories, classrooms, commercialization centers, coworking spaces, makerspaces, craftsman studios, proof of concept centers, and related facilities. Active and passive recreation, open space, hotels, restaurants, and limited retail and residential are allowed as ancillary uses to support the collaborative nature of research and development centers.

**Light Industrial:** Light Industrial uses typically constrain potentially offensive impacts onsite, either through complete enclosure or a combination of enclosure and screening. Light Industrial uses shall

include the finishing of products composed of previously manufactured component parts (such as the assembly of apparel or food processing excluding slaughter); and any manufacturing, storage, or distribution of products unlikely to cause any of the following impacts to be detected off-site: odor, noise, fumes or dispersion of waste, or radiation. Ancillary commercial uses designed to serve adjacent workers may be permitted. Light Industrial uses are not dependent upon direct access to rail facilities for off-loading and on-loading. Mixed Use Industrial sites allow light industrial uses supported by training facilities, offices, restaurants, small scale commercial storefronts, factory tours, retail, ancillary residential and/or open space uses.

**Mining:** Mining uses have the potential for substantial offsite impacts and alterations to the land structure on and around the mining site. Mining uses shall include the mining and quarrying of sand, gravel, clay, limestone, ceramic, and refractory minerals. Mining uses do not include hydraulic fracturing. Mining uses typically depend on a transportation system that can support large and heavy trucks.

**Hydraulic Fracturing:** The process by which fractures are created by pumping fluids at high pressure into target rock formations to stimulate the flow of natural gas or oil, increasing the volumes that can be recovered.

**Heavy Industrial:** Heavy industrial uses have or may have substantial offsite impacts, such as noise, vibrations, smoke, dust and particulate matter, and noxious or odorous gases. Heavy industrial uses typically depend on access to Strategic Intermodal System (SIS) facilities, rail facilities, or airport facilities.

**Commercialization Centers:** Facilities designed to further develop technologies through research partnerships, assistance with patents, and support for delivering products to the market through licensing and the creation of companies.

**Coworking Spaces:** Shared workplaces or offices that facilitate the social gathering of a group of people who are still working independently. Unlike in a typical office, those utilizing coworking spaces are usually not employed by the same organization. Coworking spaces are often attractive to work-at-home professionals, independent contractors, or people who travel frequently.

**Makerspaces:** Collaborative work spaces with tools available for the purposes of enabling people to design, prototype and create manufactured works that typically would not be possible to create with the resources available to individuals working alone. Makerspaces are intended to provide access to equipment, community, and education. Makerspaces often have a variety of equipment, such as 3D printers, laser cutters, CNC (Computer Numerical Control) machines, soldering irons, or sewing machines.

**Proof of Concept Centers:** Facilities designed to provide services related to financial capital, business



support, and university research to promote the adoption and further development of programs that aid technologies through phases between patenting and the creation of marketable products.

**Wet Laboratories:** Laboratories where chemicals, drugs, or other materials are handled in liquid solutions or volatile phases, requiring direct ventilation and specialized piped utilities (typically water and various gases).

**Innovation Districts:** Geographic areas that are physically compact, walkable, and transit-accessible where educational institutions, university-affiliated research and development facilities, and/or technology-focused companies cluster and connect with startup companies, business incubators, and business accelerators. Innovation Districts are mixed-use areas that provide housing, office, and retail in addition to the educational and business uses.

**Startup Company:** An entrepreneurial venture that is typically a newly emerged, fast-growing business that aims to meet a marketplace need by developing a viable business model around an innovative product, service, process or a platform.

**Business Incubator:** Organizations that helps new and startup companies develop by providing services such as management training or office space, and are often a good path to capital from investors.

**Business Accelerator:** An organization that offers a range of support services and funding opportunities for startup businesses, including capital and investment, mentorship, office space and supply chain resources.

**Compatibility:** A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

***Policy 1.4.15: [L]*** (EFF. 8/17/92)

Waive access standards for heavy industrial land uses within the Heavy Industrial Future Land Use category and Industry and Mining Future Land Use category. This will be done in conjunction with adopting a policy which waives local and minor collector access standards for all planned industrial and commercial development.

***Policy 2.1.1: [L]*** (REV. EFF. 6/28/95; REV. EFF. 7/26/06)

Protect existing residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the residential environment. Comprehensive Plan provisions and Land Development Regulations to accomplish this shall include, but are not limited to:

e) ~~Preclusion of future heavy industrial adjoining any residential area~~ Prevention or mitigation of off-site impacts from Industry and Mining uses.

**Policy 2.2.3: [L]**

RESIDENTIAL PRESERVATION (EFF. 7/16/90; REV. EFF. 7/26/06; REV. EFF. 4/10/09)

c) Limitations on existing light industry adjoining residential preservation neighborhoods.

~~New~~, Expanding or redeveloped light industrial uses adjoining low density residential areas within the residential preservation land use category shall mitigate potential negative impacts and provide screening, buffering, or by providing a transitional development area between the light industrial uses and the low and medium density residential uses.

The factors cited in paragraph (e) below shall be considered when determining compatibility, design techniques and the size of the transitional development area.

The design and layout of ~~adjoining~~ expanding or redeveloping light industrial uses adjoining residential preservation areas shall be oriented to place the section of the development with the least potential negative impacts in the area next to the existing and/or future low density residential area in the residential preservation land use category. ~~New light industrial land uses shall not be designated next to a residential preservation area~~ prevent or mitigate off-site impacts in accordance with the Research and Innovation Land Use category or the Industry and Mining Land Use category and applicable Land Development Regulations.

**Policy 2.2.5: [L]**

SUBURBAN (EFF. 3/14/07)

Suburban Intensity Guidelines (EFF. 3/14/07; REV. EFF. 7/14/14)

Table 4: Suburban Intensity Guidelines

Light

Industrial

Office, Commercial up to 10,000

SQ FT per business, Light

Industrial, Recreation, Light &

Heavy Infrastructure,

Community Service & Post-

Secondary Schools and ancillary

residential

1 UNIT/

DEVELOP

MENT

20,000 SQ

**FT/ ACRE (9)**

While mixed land uses are encouraged in the Suburban Future Land Use Category, the more prevalent pattern will be a compatibly integrated mix of single-use developments that include low and medium density residential, office, ~~and retail and light industrial~~ development. Allowed land uses within the Suburban Future Land Use Category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Suburban Future Land Use Category. In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.

**Policy 2.2.7: [L]**

HEAVY INDUSTRIAL (EFF. 12/10/91; REV. EFF. 7/26/06;  
RENUMBERED 3/14/07)

Contains industrial uses which have or may have substantial offsite impacts. These areas have locational criteria more stringent than residential or commercial. Off-site impacts require extensive buffering and/or relative distance from other land uses. Ancillary commercial uses designed to serve adjacent workers may be permitted. Other commercial and residential land uses are prohibited due to the encroachment factor. No additional property shall be designated with the Heavy Industrial Land Use category. Amendments to the Future Land Use Map adopted for the purposes of developing heavy industrial uses shall be designated with the Industry and Mining Land Use category.

**Policy 2.2.26: [L]**

**Land Use Development Matrix**

(Note: The Land Use Development Matrix does not apply to Bradfordville Mixed Use, Suburban, Research and Innovation, Industry and Mining, Urban Residential 2, Village Mixed Use, Planned Development, Central Core, Central Urban, University Transition, and Woodville Rural Community.)

**Policy 4.1.3: [L] (REV. EFF. 12/23/96; REV. EFF. 3/14/07)**

~~The following limitations shall apply to industrial development.~~

Industrial development shall be located in such a manner as to prohibit industrial traffic through predominantly residential areas. Land Development Regulations shall address access standards for Industry and Mining uses to protect predominantly residential areas from traffic impacts traffic generated by industrial development. At a minimum, the following limitations shall apply:

- a) ~~No future heavy industrial uses shall be allowed to adjoin existing low density and medium density residential uses.~~
- b) ~~Future light and heavy industrial uses will be prohibited on local and minor collector streets providing primary access to residential development.~~

**Policy 4.1.4: [L]** (EFF. 7/16/90)

Environmental impacts, infrastructure availability, transportation and land use compatibility criteria, as pictorially depicted on the matrix, shall be major factors in reviewing and approving heavy industrial land use and intensity Industry and Mining Land Uses.

**Policy 5.2.2: [L]** (EFF. 12/7/99)

~~By 2001,~~ Land development regulations shall establish the maximum allowable dimension of water distribution pipelines necessary to support urban intensity development. Water distribution pipelines that do not exceed this dimension shall be considered public facilities, necessary to support urban development, and allowed within all land use categories. New water distribution pipelines in excess of the established dimension limit for public facilities shall be considered as industrial uses and shall be required to be located within the ~~industrial future~~ Government Operational or Industry and Mining land use category.

**Glossary**

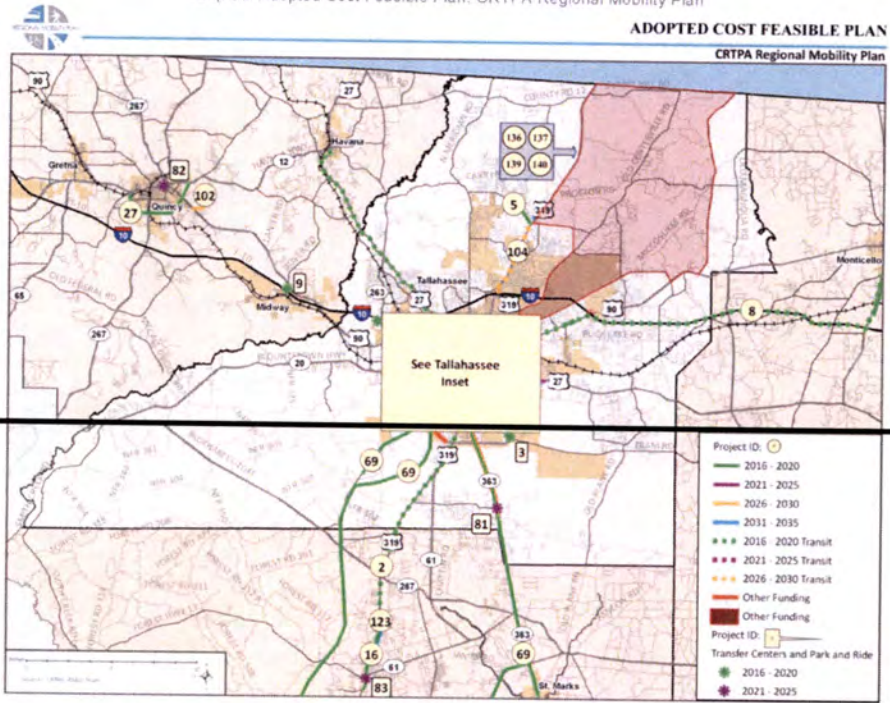
**HEAVY INDUSTRIAL:** (EFF. 7/16/90) The use of land for the manufacture of material or products from extracted or raw material; the extraction of mineral resources, except water; processing of wood to lumber or wood pulp, or wood pulp to paper; any refinement or distillation of petroleum resources, and conversion or smelting of ores to metals. Also, Heavy Industrial Use shall include any manufacturing, distribution, wholesaling or storage of any raw material or product—finished or unfinished—which is characterized by one or more of the following: 1) Producing impacts detectable off-site from smoke, dust, dispersion of particulate matter, noxious or odorous gases, or any other pollution of the air; 2) Producing water pollution detectable off-site, including thermal pollution; 3) The storage, manufacture, processing or distribution of any radioactive waste, explosive, or flammable materials; 4) The creation of noise or vibration not compatible with residential, agricultural, or commercial activities. 5) Any use generating or storing over 1000 KG/MO hazardous waste. Heavy Industrial Uses have considerable impacts upon infrastructure and utilities. Heavy Industrial Uses require access and facilities for truck and/or rail delivery and pickup. Loading and off-loading is frequently accomplished by truck or rail, seldom by automobile. Demand for water and electricity is typically heavy.

**LIGHT INDUSTRIAL:** (EFF. 7/16/90) The use of land for the finishing of products composed of previously manufactured component parts; and any manufacturing, storage, or distribution of products unlikely to cause any of the following objectionable impacts to be detected off-site: odor, noise, fumes or dispersion of waste, or radiation. Light Industrial uses are not dependent upon direct access to rail facilities for off-loading and on-loading. Light Industrial uses typically contain potentially offensive impacts onsite either through complete enclosure or a combination of enclosure and screening. **MINOR:** One activity on a less than 10-acre site. **PARK:** One activity on a greater than 10-acre site or 2 or more activities on one site.

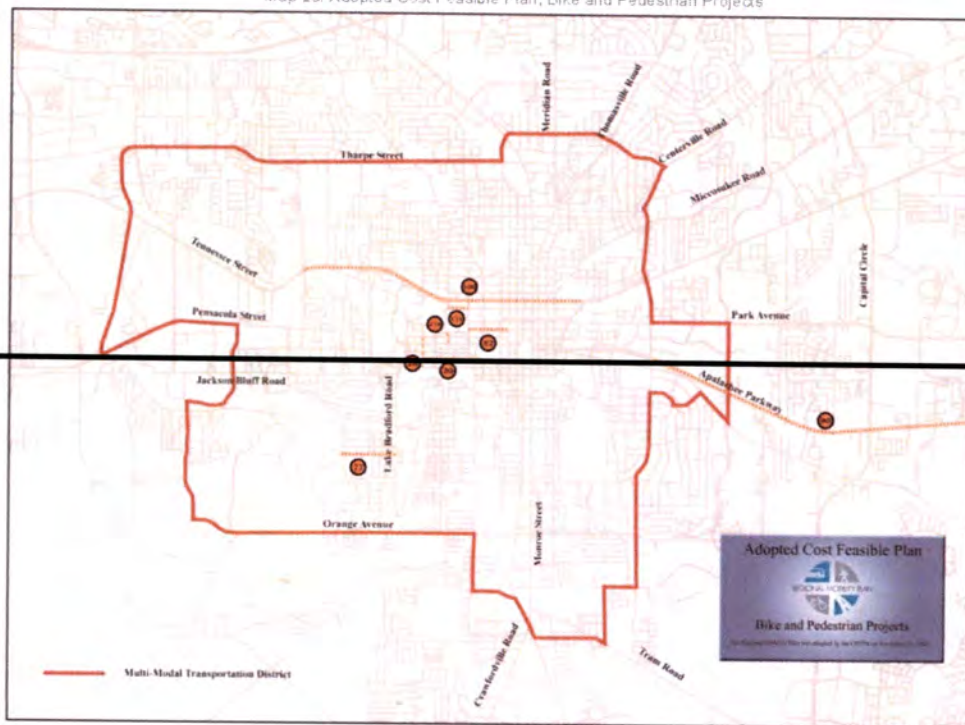
# Exhibit D

## Text Amendment PCT201802

Map 28. Adopted Cost Feasible Plan, CRTPA Regional Mobility Plan

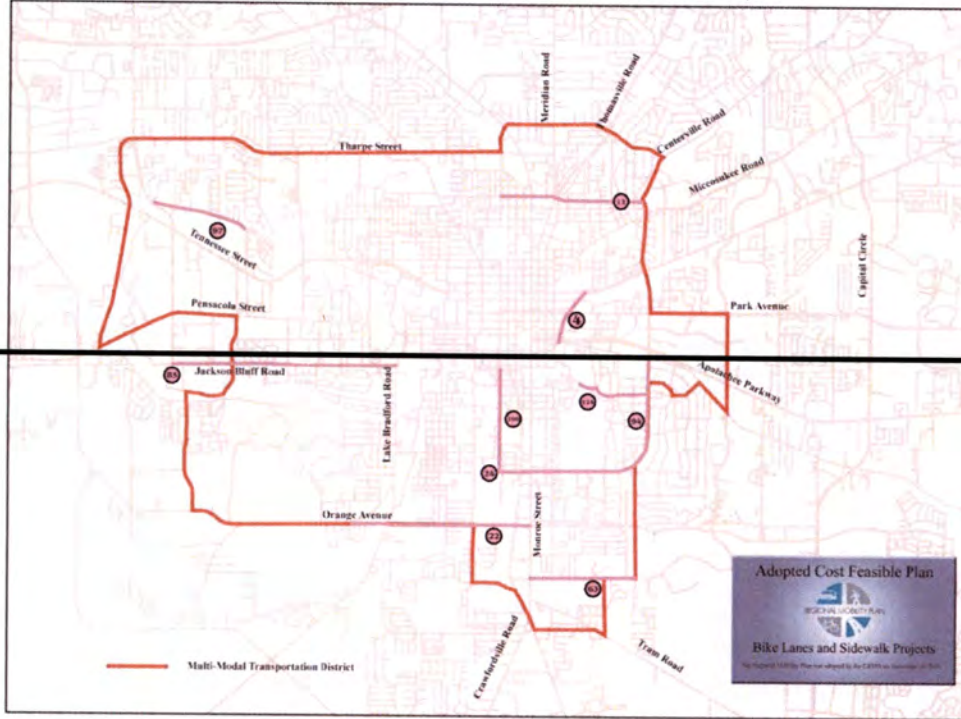


Map 29. Adopted Cost Feasible Plan, Bike and Pedestrian Projects



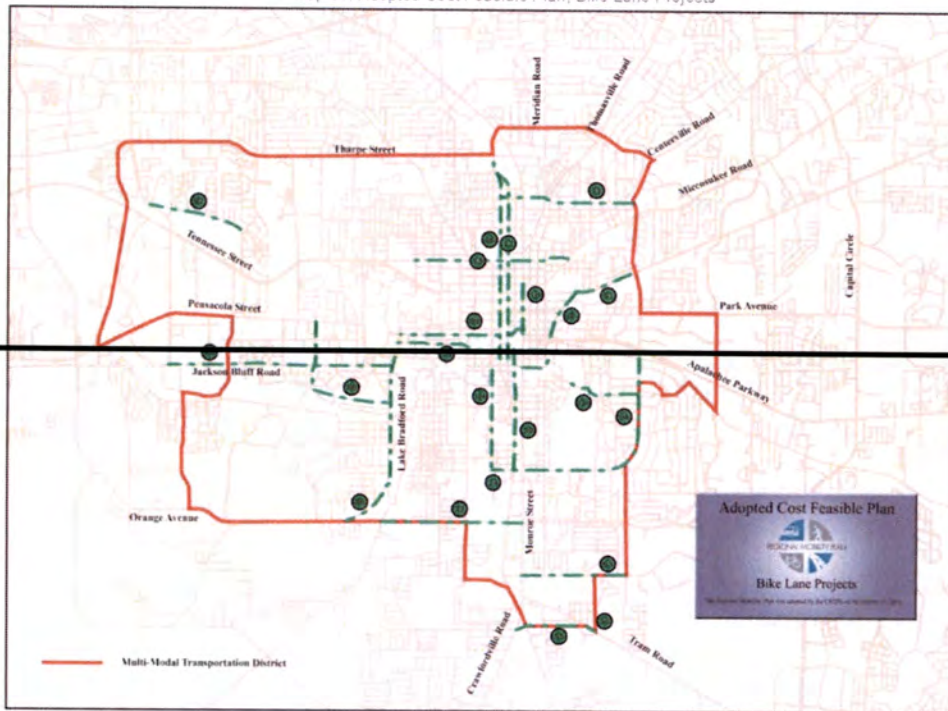
Map 29

Map 30: Adopted Cost Feasible Plan, Bike Lanes and Sidewalk Projects



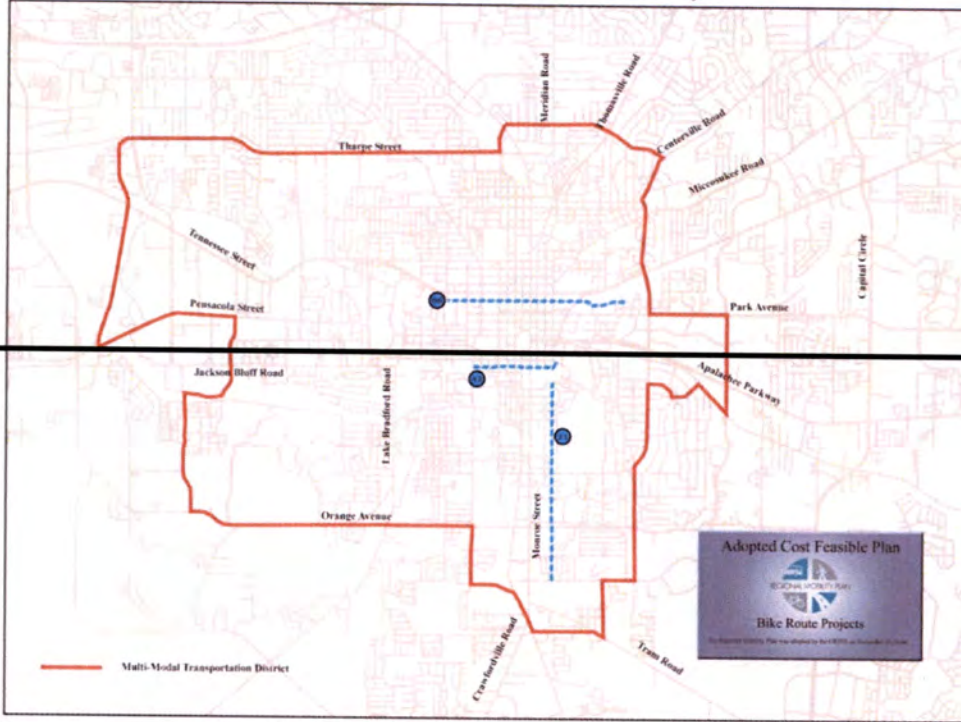
Map B

Map 31: Adopted Cost Feasible Plan, Bike Lane Projects



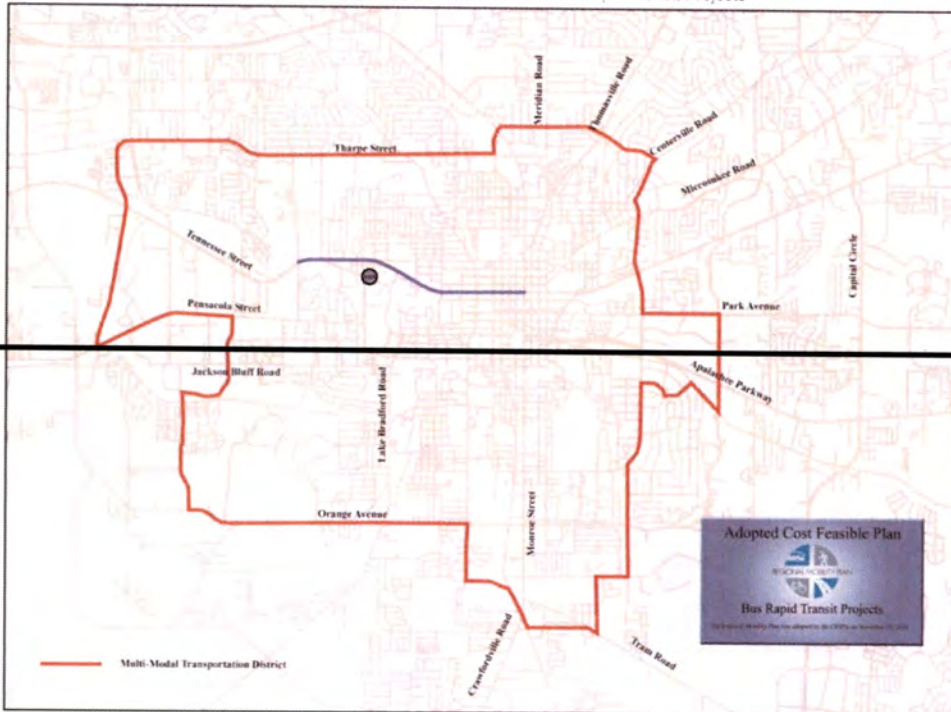
Map C

Map 32: Adopted Cost Feasible Plan, Bike Route Projects



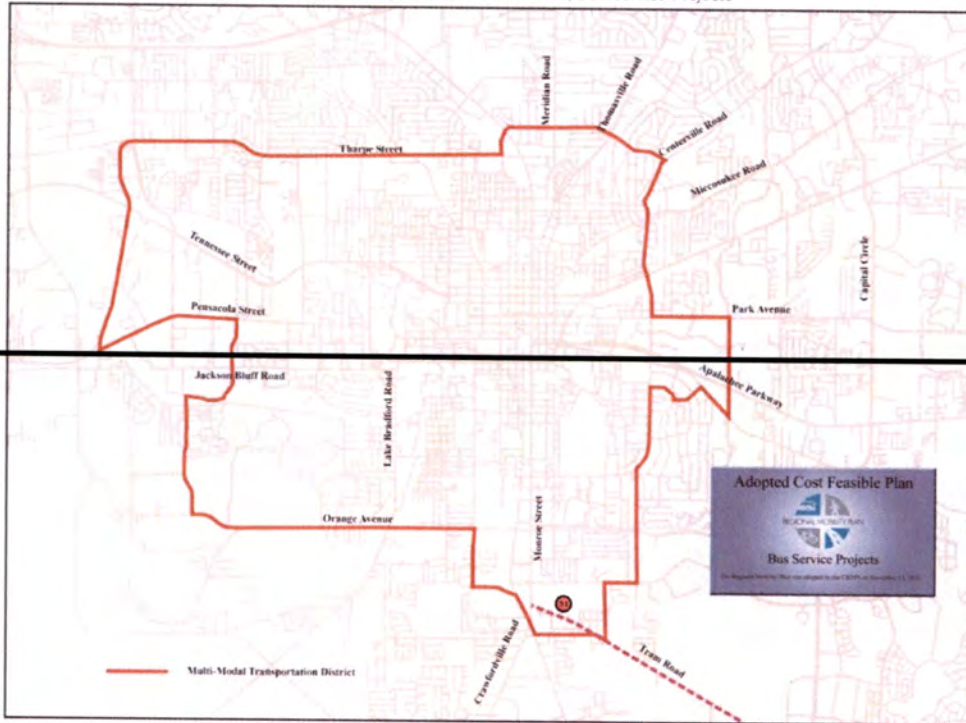
Map D

Map 33: Adopted Cost Feasible Plan, Bus Rapid Transit Projects



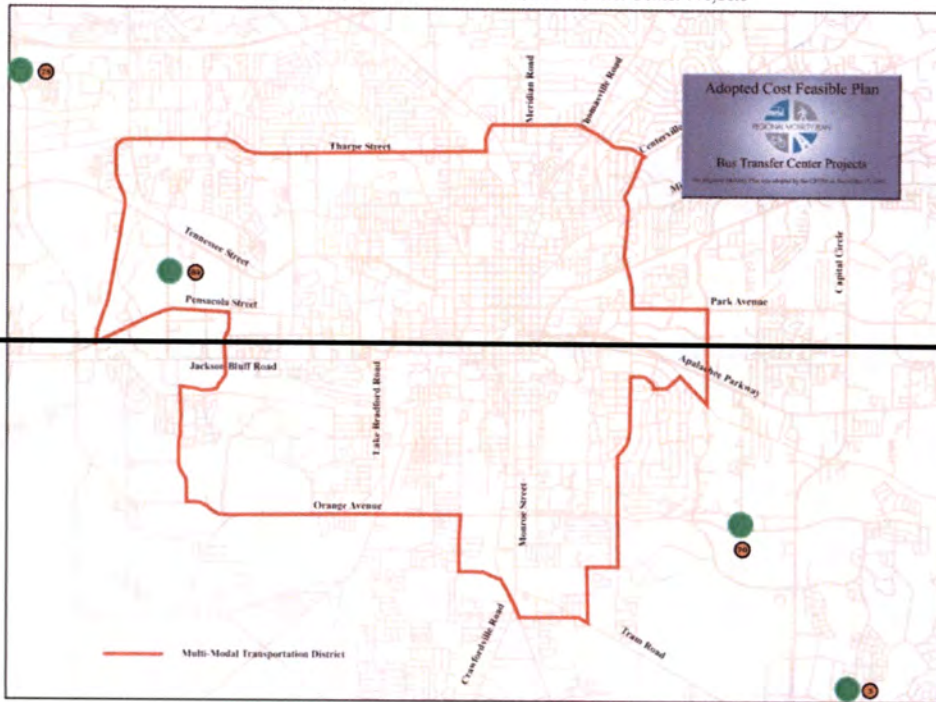
Map E

Map 34. Adopted Cost Feasible Plan, Bus Service Projects



Map F

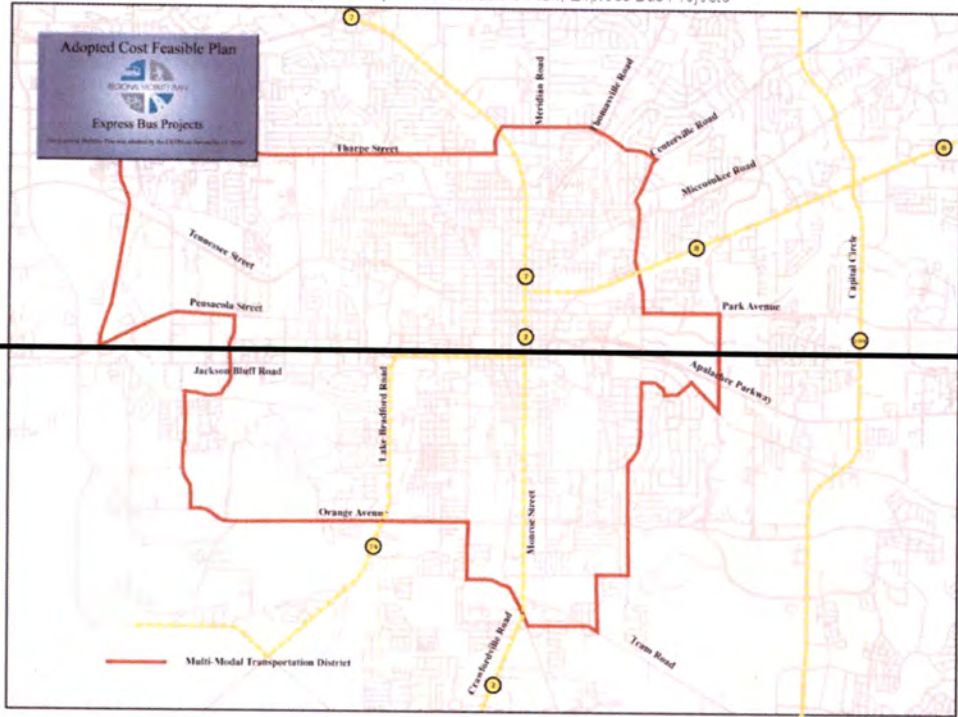
Map 35. Adopted Cost Feasible Plan, Bus Transfer Center Projects



Map G

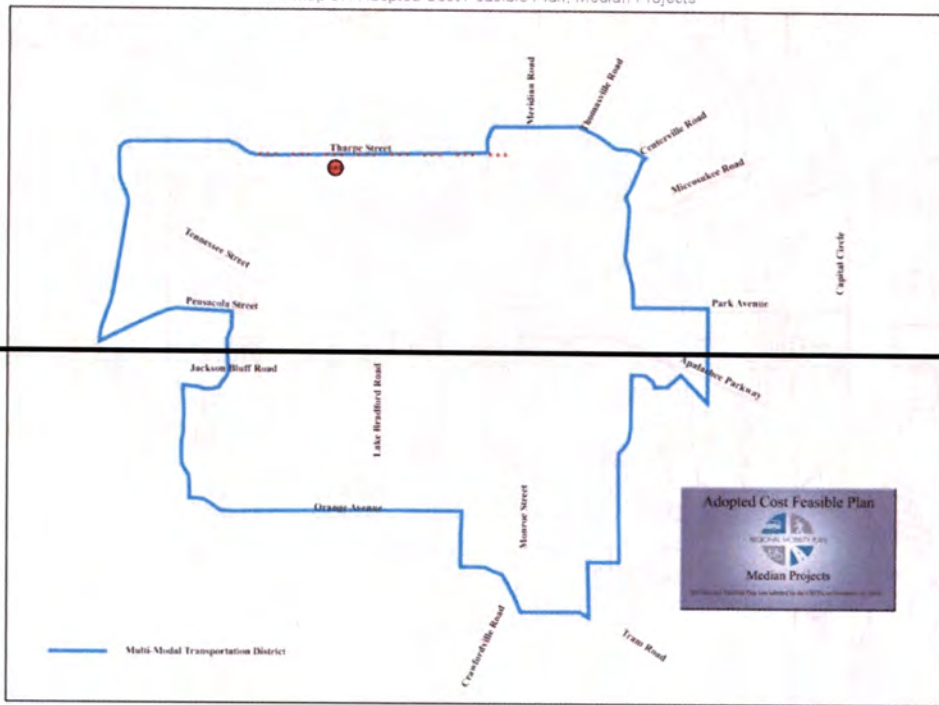


Map 36. Adopted Cost Feasible Plan, Express Bus Projects



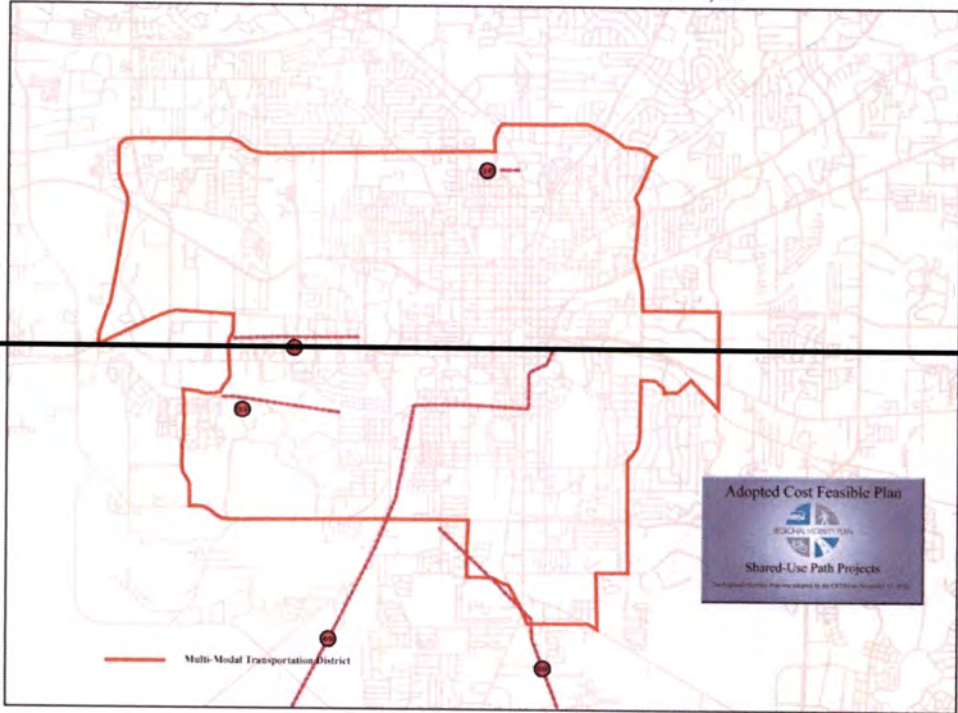
Map H

Map 37. Adopted Cost Feasible Plan, Median Projects



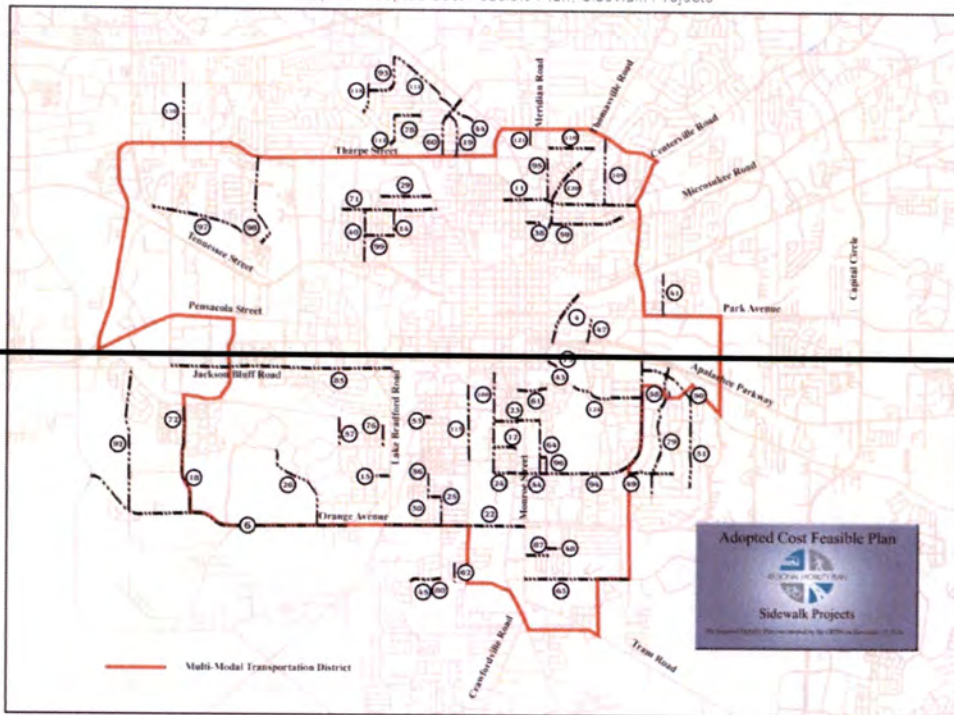
Map I

Map 38: Adopted Cost Feasible Plan, Shared-Use Path Projects



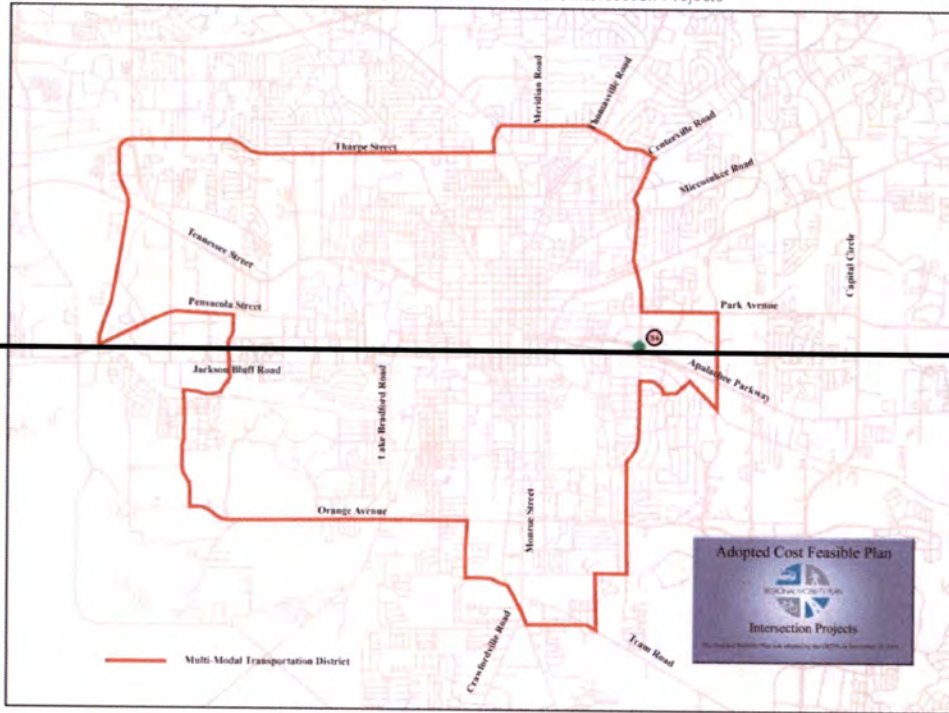
Map J

Map 39: Adopted Cost Feasible Plan, Sidewalk Projects



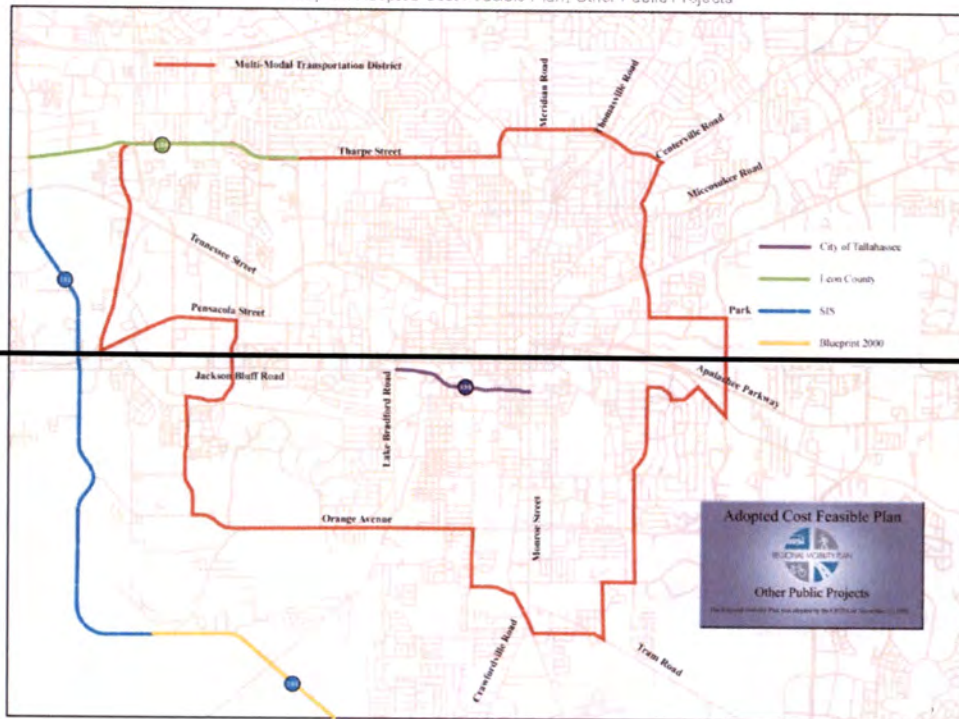
Map K

Map 40: Adopted Cost Feasible Plan, Intersection Projects



Map L

Map 41: Adopted Cost Feasible Plan, Other Public Projects

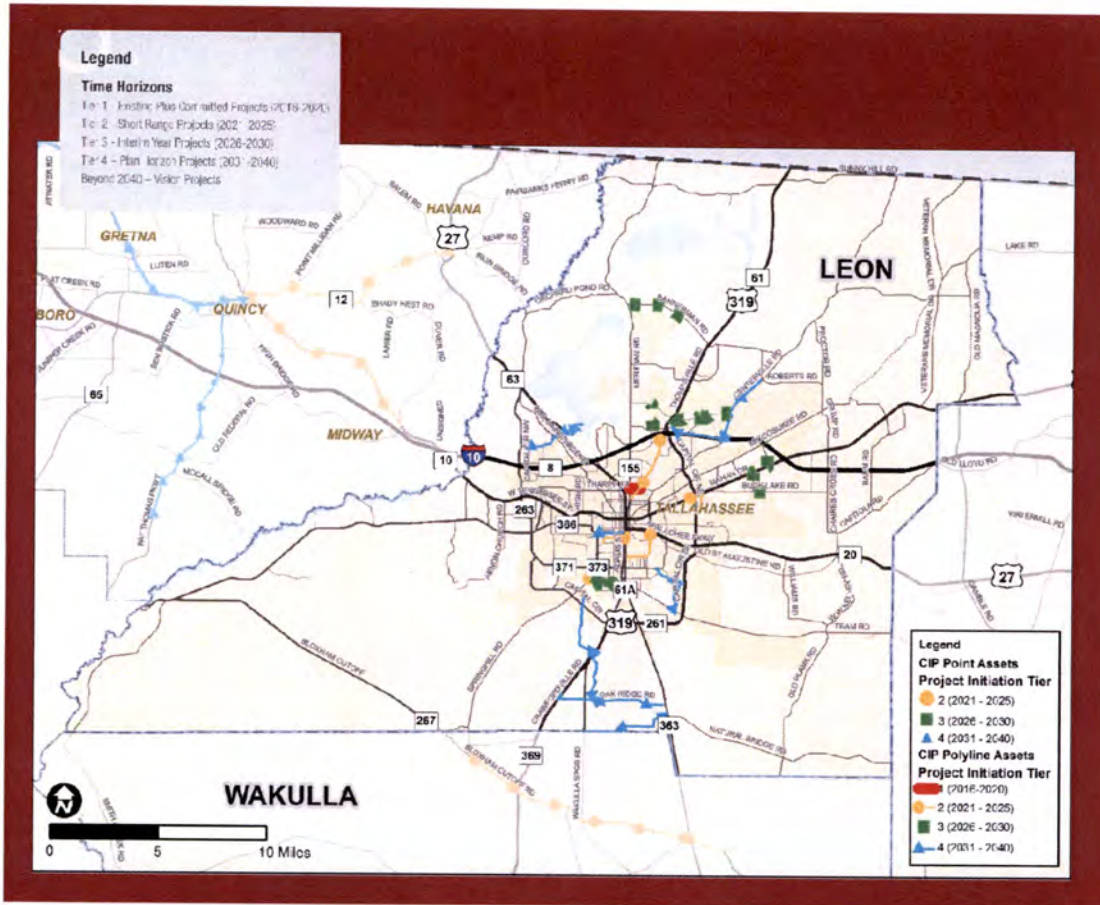


Map M

Appendix 14

Map 28: Adopted Cost Feasible Plan, CRTPA Regional Mobility Plan

Leon County Cost Feasible Plan



### Leon County Cost Feasible Plan (Roadway)

| ID                | Project Name   | Strategy        | Tier 1 | Tier 2 | Tier 3 | Tier 4 | Total Cost           |
|-------------------|--|-----------------|--------|--------|--------|--------|----------------------|
| 75                | Thomasville Rd, Meridian Rd, and 7th Ave Intersection* | Intersection    |        | BP     | BP     |        | \$ 22,347,900        |
| 138               | Mahan Dr and Capital Circle Northeast Flyover          | Intersection    |        | CRTPA  | CRTPA  |        | \$ 46,558,125        |
| 397               | Lake Bradford Rd to Madison St Connection              | New Road        |        |        | CRTPA  |        | \$ 24,964,940        |
| 407               | DeSoto Park Dr Extension                               | New Road        |        |        | CRTPA  |        | \$ 2,102,100         |
| 369               | Welaunee Blvd Extension*                               | New Road        |        | BP     | BP     |        | \$ 73,607,361        |
| 1571              | Welaunee Blvd Extension*                               | New Road        |        | BP     | BP     |        | \$ 29,442,669        |
| 137               | Welaunee Blvd/I-10 Interchange                         | New Interchange |        | CRTPA  | CRTPA  |        | \$ 46,558,125        |
| 1527              | Woodville Hwy/Natural Bridge Rd Roundabout             | Roundabout      |        | CRTPA  |        |        | \$ 828,900           |
| 179               | Bannerman Rd*  | Widen Road      |        | BP     | BP     |        | \$ 42,171,150        |
| 181               | Tharpe St*   | Widen Road      |        | BP     | BP     |        | \$ 51,391,893        |
| 1026              | Woodville Hwy*   | Widen Road      | CRTPA  | CRTPA  | CRTPA  |        | \$ 42,171,150        |
| 1142              | Orange Ave   | Widen Road      |        |        |        | CRTPA  | \$ 96,276,383        |
| 1365              | West Side Student Corridor Gateway (Pensacola St)*     | Widen Road      |        | BP     |        | BP     | \$ 29,680,572        |
| 1554              | Orange Ave*  | Widen Road      |        | CRTPA  | CRTPA  |        | \$ 29,366,796        |
| 382               | Capital Circle Southwest*                              | Widen Road      | CRTPA  | CRTPA  | CRTPA  |        | \$ 64,074,515        |
| 1513              | Capital Circle Southwest*                              | Widen Road      |        | CRTPA  |        | CRTPA  | \$ 90,012,108        |
| 383               | Lake Bradford Rd/Springhill Rd*                        | Widen Road      |        | BP     | BP     |        | \$ 81,546,384        |
| <b>Total (17)</b> |  |                 |        |        |        |        | <b>\$733,101,071</b> |

\* = Blueprint (BP) project

Leon County Cost Feasible Plan (Bicycle/Pedestrian)

| ID                | Project Name                            | Strategy          | Tier 1 | Tier 2 | Tier 3 | Tier 4 | Total Cost          |
|-------------------|---|-------------------|--------|--------|--------|--------|---------------------|
| 136               | St Marks Trail Connection to Orange Ave | Bike Intersection |        | CRTPA  |        |        | \$ 165,780          |
| 422               | Glenview Dr                             | Sidewalk          | CRTPA  | CRTPA  |        |        | \$ 534,340          |
| 1556              | Magnolia Dr                             | Sidewalk          |        | CRTPA  | CRTPA  |        | \$ 811,053          |
| 444               | Lake Jackson Mounds State Park Trail    | Shared Use Path   |        |        |        | CRTPA  | \$ 3,178,430        |
| 447               | Capital Cascades Trail*                 | Shared Use Path   |        | BP     |        |        | \$ 978,716          |
| 454               | Goose Pond Trail*                       | Shared Use Path   |        | BP     |        |        | \$ 954,156          |
| 456               | Capital Cascades Trail*                 | Shared Use Path   |        | BP     |        |        | \$ 2,447,404        |
| 527               | Thomasville Rd Trail*                   | Shared Use Path   |        | BP     |        |        | \$ 5,142,864        |
| 462               | Buck Lake Trail                         | Shared Use Path   |        |        | BP     |        | \$ 3,018,730        |
| 514               | Segment 5A Trail (Killeam Greenway)*    | Shared Use Path   |        |        | BP     |        | \$ 1,255,540        |
| 525               | Timberlane Trail*                       | Shared Use Path   |        |        | BP     |        | \$ 1,174,030        |
| 180               | Bannerman Road Trail*                   | Shared Use Path   |        |        | BP     |        | \$ 2,541,110        |
| 465               | Dr. Charles Billings Greenway*          | Shared Use Path   |        |        | BP     |        | \$ 1,860,430        |
| 473               | Segment 5A Trail (Killeam Greenway)*    | Shared Use Path   |        |        | BP     |        | \$ 1,335,620        |
| 470               | Centerville Rd Trail*                   | Shared Use Path   |        |        |        | BP     | \$ 4,160,192        |
| 474               | Southwest Sector Greenway*              | Shared Use Path   |        |        |        | BP     | \$ 3,923,403        |
| 476               | Segment 5B Trail (I-10 Greenway)*       | Shared Use Path   |        |        |        | BP     | \$ 3,566,399        |
| 516               | Pine Flats Trail*                       | Shared Use Path   |        |        |        | BP     | \$ 7,792,163        |
| 518               | Oak Ridge Trail*                        | Shared Use Path   |        |        |        | BP     | \$ 6,161,965        |
| 1374              | Lake Jackson Connection*                | Shared Use Path   |        |        |        | BP     | \$ 1,382,481        |
| 1440              | Gaines St                               | Shared Use Path   |        |        |        | CRTPA  | \$ 1,488,125        |
| <b>Total (21)</b> |   |                   |        |        |        |        | <b>\$57,760,255</b> |

\* = Blueprint (BP) project

Leon County Cost Feasible Plan (Transit)

| ID                | Project Name                         | Tier 1    | Tier 2    | Tier 3    | Tier 4    | Total Cost           |
|-------------------|--------------------------------------|-----------|-----------|-----------|-----------|----------------------|
| 3026              | Bus Stop Upgrades                    | StarMetro | StarMetro | StarMetro |           | \$ 5,303,397         |
| 3027              | Connection Centers                   | StarMetro | StarMetro | StarMetro |           | \$ 3,637,301         |
| 3028              | Real-Time Bus Location Software      | StarMetro |           |           |           | \$ 80,000            |
| 3029              | Mobile Trip Planner                  | StarMetro |           |           |           | \$ 27,000            |
| 3030              | Variable Message Signs               | StarMetro |           |           |           | \$ 38,000            |
| 3031              | Automatic Passenger Counters         | StarMetro |           |           |           | \$ 194,000           |
| 3032              | Stop Annunciation                    | StarMetro |           |           |           | \$ 349,000           |
| 3051              | CNG Facility                         | StarMetro |           |           |           | \$ 4,244,000         |
| 3033              | Transit Signal Prioritization        | StarMetro |           |           |           | \$ 859,000           |
| 3034              | Fixed-Route Buses                    | StarMetro | StarMetro | StarMetro |           | \$ 39,156,351        |
| 3035              | Demand Response Vans                 | StarMetro | StarMetro | StarMetro |           | \$ 3,682,731         |
| 3036              | Operations and Maintenance Facility  |           | StarMetro | StarMetro |           | \$ 13,456,456        |
| 3037              | BRT Infrastructure (including TVMs)  |           |           |           | StarMetro | \$ 23,063,200        |
| 3038              | Park-and-Ride Lots                   |           |           |           | StarMetro | \$ 8,007,094         |
| 3039              | Articulated Vehicles                 |           |           |           | StarMetro | \$ 6,956,118         |
| 3040              | C.K. Steele Plaza Renovations        |           | StarMetro | StarMetro |           | \$ 44,441,939        |
| 3041              | Fareboxes                            |           | StarMetro | StarMetro |           | \$ 2,480,990         |
| 3042              | Fare Payment Application             | StarMetro |           |           |           | \$ 212,000           |
| 3047              | Expansion Fixed-Route Vehicles       |           |           | StarMetro |           | \$ 21,670,280        |
| 3048              | Spare Fixed-Route Expansion Vehicles |           |           |           | StarMetro | \$ 5,313,170         |
| 3049              | Expansion Cutaway Vehicles           |           |           |           | StarMetro | \$ 3,187,538         |
| 3050              | Spare Cutaway Expansion Vehicles     |           |           |           | StarMetro | \$ 868,832           |
| <b>Total (22)</b> |                                      |           |           |           |           | <b>\$189,228,397</b> |



June 28, 2018

Mr. Ray Eubanks  
Plan Processing Administrator  
State Land Planning Agency - Department of Economic Opportunity  
Caldwell Building  
107 East Madison - MSC 160  
Tallahassee, Florida 32399

Re: Adopted Comprehensive Plan Amendments Package (18-2ESR)

Dear Mr. Eubanks:

The Tallahassee-Leon County Planning Department hereby submits an adopted text amendment for the 2018 Comprehensive Plan Amendment Cycle for the City of Tallahassee and Leon County, amending the Joint Tallahassee-Leon County 2030 Comprehensive Plan. These amendments are submitted pursuant to the Joint City-County Commission adoption public hearing on June 21, 2018.

As transmitted to the State Land Planning Agency and review agencies, the adopted amendments package includes one text amendment. The Tallahassee City Commission and Leon County Board of County Commissioners adopted the Comprehensive Plan amendments as modified based on a technical assistance comment provided by the Department of Economic Opportunity.

Enclosed are the following ordinances adopting the comprehensive plan amendment:

- City of Tallahassee Ordinance 18-O-20 adopted June 21, 2018
- Leon County Ordinance No. 18-14 adopted June 21, 2018

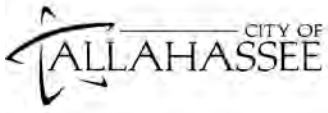
The appropriate review agencies are copied on this letter and provided with a complete adopted amendments package in Portable Document Format (PDF).

If you have any questions concerning the proposed amendments, please contact Artie White at (850) 891-6400; 300 South Adams Street, Tallahassee, FL 32301; FAX: (850) 891-6404; e-mail [artie.white@talgov.com](mailto:artie.white@talgov.com)

Sincerely,

Cherie Bryant, AICP  
Planning Manager  
Tallahassee-Leon County Planning Department





**TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT**



cc:

Department of Agriculture and Consumer Services (w/attachments)  
Department of Education (w/attachments)  
Department of Environmental Protection (w/attachments)  
Department of State (w/attachments)  
Florida Fish and Wildlife Conservation Commission (w/attachments)  
Department of Transportation, District Three (w/attachments)  
Apalachee Regional Planning Council (w/attachments)  
Northwest Florida Water Management District (w/attachments)

Jessica Icerman (w/o attachments)  
Lou Norvell (w/o attachments)

**MATRIX FOR 2018 CYCLE AMENDMENTS**

A = Approve  
D = Denial  
AM = Approve as Modified

| <i>Item #</i> | <i>Amendment To:</i>  | <i>Nature of Proposed Amendment</i>  | <i>Planning Staff Recommendation</i>              | <i>LPA Recommendation</i>                         | <i>Board/Commission Position</i>                  | <i>Status</i>   |
|---------------|---|--|---|---|---|---|
| PCM201801     | FUTURE LAND USE MAP<br><b>Parkway Place</b>   | <b>From:</b> Residential Preservation<br><b>To:</b> Suburban<br>0.41 acres   | <b>A</b>  | <b>A</b>  | <b>A</b>  | <b>Small Scale Map Amendment</b><br>Adopted February 27, 2018                               |
| PCM201802     | FUTURE LAND USE MAP<br><b>PetroSouth</b>  | <b>From:</b> Urban Residential-2<br><b>To:</b> Suburban<br>0.6 acres   | <b>A</b>  | <b>A</b>  | <b>A</b>  | <b>Small Scale Map Amendment</b><br>Adopted February 27, 2018                               |
| PCM201803     | FUTURE LAND USE MAP<br><b>FSU Health Clinic</b>   | <b>From:</b> Educational Facilities and Recreation/Open Space<br><b>To:</b> Government Operational<br>1.79 acres                           | <b>A</b>  | <b>A</b>  | <b>A</b>  | <b>Small Scale Map Amendment</b><br>Adopted February 27, 2018                               |
| PCM201804     | FUTURE LAND USE MAP<br><b>Chabad House</b>  | <b>From:</b> Residential Preservation<br><b>To:</b> University Transition<br>3.71 acres  | <b>AM</b><br><b>(Approve with Expansion Area)</b> | <b>AM</b><br><b>(Approve with Expansion Area)</b> | <b>AM</b><br><b>(Approve with Expansion Area)</b> | <b>Large Scale Map Amendment</b><br>Transmitted February 27, 2018<br>Adopted April 10, 2018 |
| LMA201802     | FUTURE LAND USE MAP<br><b>Capital Circle Light Industrial</b>                           | <b>From:</b> Urban Fringe<br><b>To:</b> Suburban<br>3.8 acres  | <b>AM</b><br><b>(Approve with Expansion Area)</b> | <b>AM</b><br><b>(Approve with Expansion Area)</b> | <b>AM</b><br><b>(Approve with Expansion Area)</b> | <b>Small Scale Map Amendment</b><br>Adopted February 27, 2018                               |
| LMA201803     | FUTURE LAND USE MAP<br><b>East Mahan</b>  | <b>From:</b> Urban Fringe<br><b>To:</b> Rural<br>232 acres   | <b>A</b>  | <b>A</b>  | <b>A</b>  | <b>Large Scale Map Amendment</b><br>Transmitted February 27, 2018<br>Adopted April 10, 2018 |
| LMA201804     | FUTURE LAND USE MAP<br><b>Barcelona Offices</b>   | <b>From:</b> Urban Residential-2<br><b>To:</b> Suburban<br>30 acres  | <b>A</b>  | <b>A</b>  | <b>A</b>  | <b>Large Scale Map Amendment</b><br>Transmitted February 27, 2018<br>Adopted April 10, 2018 |
| PCT201801     | LAND USE ELEMENT<br><b>Science &amp; Innovation and Industry &amp; Mining Land Uses</b> | New land use categories that address research and development and innovation districts, and industrial, light industrial, and mining uses. | <b>A</b>  | <b>A</b>  | <b>A</b>  | <b>Text Amendment</b><br>Transmitted February 27, 2018<br>Adopted April 10, 2018            |
| PCT201802     | MOBILITY ELEMENT<br><b>Regional Mobility Plan Maps</b>                                  | Update the Adopted Cost Feasible Map and replace the project specific Adopted Cost Feasible Maps with project lists.                       | <b>A</b>  | <b>A</b>  | <b>A</b>  | <b>Text Amendment</b><br>Transmitted February 27, 2018<br>Adopted April 10, 2018            |
| PCT201803     | INTERGOVERNMENTAL COORDINATION ELEMENT<br><b>Comprehensive Plan Amendment Process</b>   | Update Objective 1.8 and Policy 1.8.1 addressing the Comprehensive Plan Amendment Process.   | <b>A</b>  | <b>A</b>  | <b>A</b>  | <b>Text Amendment</b><br>Transmitted April 10, 2018<br>Adopted June 21, 2018                |

Adoption Amendment Package  
18-2ESR

**Adopted Map and Text Amendments:**

See attached.

**A copy of any data and analyses the local government deems appropriate:**

No additional data and analysis. The local government is relying on previously submitted data and analysis.

**Copies of executed ordinances:**

See attached.

**List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review:**

The proposed amendment was modified based on a technical assistance comment from the Department of Economic Opportunity. See the attached adopted Map and Text Amendments showing the modification.

**List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment:**

None.

**Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity in response to the comment letter from the Department of Economic Opportunity:**

The proposed amendment was modified based on a technical assistance comment from the Department of Economic Opportunity. See the attached adopted Map and Text Amendments showing the modification.

### **Adopted Amendment**

Modifications based on the technical assistance comment from DEO are shown in red.

#### *Objective 1.8: [I]*

~~Develop~~ Provide a joint comprehensive plan amendment procedure that is consistent with state statute.

#### *Policy 1.8.1: [I]*

~~The Comprehensive Plan may be amended no more than twice a year at a joint City County Commission meeting.~~

To promote the efficient use of City and County resources, one Comprehensive Plan amendment cycle will be initiated annually. The Board of County Commissioners or City Commission may approve the initiation of additional Comprehensive Plan amendments outside of the annual cycle.

Amendments to the Joint Comprehensive Plan shall ~~be effective only upon~~ require approval by both the Leon County Board of County Commissioners and the Tallahassee City Commission except as set forth below:

(1) An amendment to the Future Land Use Map which concerns property located entirely within the Tallahassee city limits, or an amendment to an existing provision of the Comprehensive Plan which is designated as specific to the City of Tallahassee, shall ~~be effective upon~~ require approval solely by the Tallahassee City Commission.

(2) An amendment to the Future Land Use Map which concerns property located entirely within unincorporated Leon County, or an amendment to an existing provision of the Comprehensive Plan which is designated as specific to Leon County, shall ~~be effective upon~~ require approval solely by the Leon County Board of County Commissioners.

All amendments to the Joint Comprehensive Plan shall follow the statutory process for the adoption of plan amendments with effective dates as outlined in Florida Statutes.

ORDINANCE NO. 18-O-20

1  
2  
3 AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING TEXT  
4 AMENDMENTS TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE  
5 PLAN; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN  
6 EFFECTIVE DATE.  
7

8 WHEREAS, Chapters 163 and 166, Florida Statutes, empower the City Commission of the City  
9 of Tallahassee to prepare and enforce comprehensive plans for the development of the  
10 City; and,

11 WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Community Planning  
12 Act, empower and require the City Commission of the City of Tallahassee to (a) plan for  
13 the City's future development and growth; (b) adopt and amend comprehensive plans, or  
14 elements or portions thereof, to guide the future growth and development of the City; (c)  
15 implement adopted or amended comprehensive plans by the adoption of appropriate land  
16 development regulations; and (d) establish, support, and maintain administrative  
17 instruments and procedures to carry out the provisions and purposes of the Act; and,

18 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the City Commission of the City of  
19 Tallahassee has held several public work sessions, public meetings and several public  
20 hearings with due public notice having been provided, on these amendments to the  
21 Comprehensive Plan; and,

22 WHEREAS, on May 23, 2017, pursuant to Section 163.3184, Florida Statutes, the City  
23 Commission of the City of Tallahassee transmitted copies of the proposed  
24 amendments of the comprehensive plan to the Department of Economic Opportunity  
25 and other state and regional agencies for written comment; and,

26 WHEREAS, the City Commission of the City of Tallahassee considered all oral and  
27 written comments received during public hearings, including the data collection and  
28 analyses packages, the recommendations of the Local Planning Agency/Planning  
29 Commission; and,

1 WHEREAS, in exercise of its authority, the City Commission of the City of Tallahassee has  
2 determined it necessary and desirable to adopt these amendments to the comprehensive  
3 plan to preserve and enhance present advantages; encourage the most appropriate use of  
4 land, water and resources, consistent with the public interest; overcome present  
5 handicaps; and deal effectively with future problems that may result from the use and  
6 development of land within the City of Tallahassee, and to meet all requirements of law.

7 NOW THEREFORE, BE IT ENACTED by the People of the City of Tallahassee, Florida, as  
8 follows, that:

9 **Section 1. Purpose and Intent.**

10 This ordinance is hereby enacted to carry out the purpose and intent of, and exercise the  
11 authority set out in, Sections 163.3161 through 163.3215, Florida Statutes, the Community  
12 Planning Act.

13 **Section 2. Text Amendment.**

14 The ordinance does hereby adopt the following portion of the text attached hereto as  
15 Exhibit "A," and made a part hereof, as an amendment to the Tallahassee-Leon County  
16 2030 Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon County  
17 2030 Comprehensive Plan," as amended, in accordance therewith, being an amendment to the  
18 following Plan element:

19 Text Amendment PCT201803 which relates to the Intergovernmental Coordination Element.

20 **Section 3. Conflict With Other Ordinances and Codes.**

21 All ordinances or parts of ordinances of the Code of Ordinances of the City of Tallahassee,  
22 Florida, in conflict with the provisions of this ordinance are hereby repealed to the extent of  
23 such conflict.

24

1 **Section 4. Severability.**

2 If any provision or portion of this ordinance is declared by any court of competent  
3 jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions  
4 and portions of this Ordinance shall remain in full force and effect.

5 **Section 5. Copy on File.**

6 To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a  
7 certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon  
8 2030 Comprehensive Plan and these amendments thereto, shall also be located in the  
9 Tallahassee-Leon County Planning Department. The Planning Director shall also make copies  
10 available to the public for a reasonable publication charge.

11 **Section 6. Effective Date.**

12 The effective date of these Plan amendments shall be according to law and the applicable  
13 statutes and regulations pertaining thereto.

14 INTRODUCED in the City Commission on the 6<sup>th</sup> day of June, 2018.

15 PASSED by the City Commission on the 21<sup>st</sup> day of June, 2018.




CITY OF TALLAHASSEE

By:   
Andrew D. Gillum  
Mayor

26 ATTEST:

APPROVED AS TO FORM

27  
28  
29  
30 By:   
James O. Cooke, IV  
City Treasurer-Clerk

By:   
Cassandra K. Jackson  
City Attorney

Ordinance No. 18-O-20  
Exhibit A

Text Amendment PCT201803

*Objective 1.8: [I]*

~~Develop~~ Provide a joint comprehensive plan amendment procedure that is consistent with state statute.

*Policy 1.8.1: [I]*

~~The Comprehensive Plan may be amended no more than twice a year at a joint City-County Commission meeting.~~

To promote the efficient use of City and County resources, one Comprehensive Plan amendment cycle will be initiated annually. The Board of County Commissioners or City Commission may approve the initiation of additional Comprehensive Plan amendments outside of the annual cycle.

Amendments to the Joint Comprehensive Plan shall require approval by both the Leon County Board of County Commissioners and the Tallahassee City Commission except as set forth below:

(1) An amendment to the Future Land Use Map which concerns property located entirely within the Tallahassee city limits, or an amendment to an existing provision of the Comprehensive Plan which is designated as specific to the City of Tallahassee, shall require approval solely by the Tallahassee City Commission.

(2) An amendment to the Future Land Use Map which concerns property located entirely within unincorporated Leon County, or an amendment to an existing provision of the Comprehensive Plan which is designated as specific to Leon County, shall require approval solely by the Leon County Board of County Commissioners.

All amendments to the Joint Comprehensive Plan shall follow the statutory process for the adoption of plan amendments with effective dates as outlined in Florida Statutes.



TALLAHASSEE DEMOCRAT  
PUBLISHED DAILY  
TALLAHASSEE-LEON FLORIDA

STATE OF FLORIDA COUNTY OF LEON:

Before the undersigned authority personally appeared Kim Christ, who on oath says that he or she is a Legal Advertising Representative of the Tallahassee Democrat, a daily newspaper published at Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

(Leon Co Planning Dept.—County CP  
Amendment Hearing )

In the Second Judicial Circuit Court was published in said newspaper in the issue of:

(June 11<sup>th</sup> 2018)

Affiant further says that the said Tallahassee Democrat is a newspaper published at Tallahassee, in the said Leon County, Florida, and that the said newspaper has heretofore been continuously published in Leon County, Florida each day and has been entered as periodicals matter at the post office in Tallahassee, in said Leon County, for a period of one year next preceding the first publication of the attached copy of advertisement; the affiant further says that he or she has never paid nor promised any person, firm or corporation and discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

[Kim Christ]

LEGAL ADVERTISING REPRESENTATIVE

Sworn to and subscribed before me.

This 11 Day of June 2018 by

[NAME] Kim Christ

Personally Known \_\_\_\_\_

(SEAL)

NOTARY PUBLIC  
STATE OF FLORIDA  
COUNTY OF LEON

*Teri M. Ismail*



# Notice of Comprehensive Plan Amendment Public Hearing

County Commission  
Adoption Public Hearing  
Thursday, June 21, 2018 3 pm  
2nd Floor Commission Chambers  
City Hall, 300 S. Adams Street

At the above public hearing the Board of County Commissioners will take public comments on and consider adoption of the following Ordinance, which adopts the map amendment in this advertisement. The Ordinance titled is included below.

## ORDINANCE NO. 18-\_\_\_\_\_

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING THE 2030 TALLAHASSEE-LEON COUNTY COMPREHENSIVE PLAN; ADOPTING AMENDMENTS TO THE INTERGOVERNMENTAL COORDINATION ELEMENT; PROVIDING FOR APPLICABILITY AND EFFECT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR A COPY TO BE ON FILE WITH THE TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

*Requested Text Amendment:* Intergovernmental Coordination Element

*Reference Number:* PCT201803

*Applicant:* Tallahassee-Leon County Planning Dept.

The proposed text amendment to the Intergovernmental Coordination Element would remove the restriction limiting the number of times the Comprehensive Plan can be amended annually and would clarify voting procedures for proposed amendments to the Comprehensive Plan.

The purpose of the hearing is to consider Cycle 2018 amendments to the Tallahassee-Leon County Comprehensive Plan. The Plan provides a blueprint of how the community is intended to develop over the next 15-20 years. The plan amendments may be inspected by the public at the Tallahassee-Leon County Planning Department, located on the third floor of the Frenchtown Renaissance Center, 435 North Macomb Street, Tallahassee, Florida, during normal business hours, Monday through Friday, 8:00 a.m. to 5:00 p.m. For more information, contact the Planning Department at (850) 891-6400.

If you have a disability requiring accommodations, please call the Tallahassee-Leon County Planning Department at least three (3) working days prior to the hearing. The phone number for the Florida Relay TDD Service is 1-800-955-8771.

**NOTICE: PLEASE BE ADVISED** that if a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The County Commission does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

*County Adoption Hearing 6/21/18.*

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ORDINANCE NO. 2018- 14

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING THE 2030 TALLAHASSEE-LEON COUNTY COMPREHENSIVE PLAN; ADOPTING AN AMENDMENT TO THE INTERGOVERNMENTAL COORDINATION ELEMENT; PROVIDING FOR APPLICABILITY AND EFFECT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR A COPY TO BE ON FILE WITH THE TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Chapters 125 and 163, Florida Statutes, empowers the Board of County Commissioners of Leon County to prepare and enforce comprehensive plans for the development of the County; and

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Community Planning Act, empowers and requires the Board of County Commissioners of Leon County to (a) plan for the County's future development and growth; (b) adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the County; (c) implement adopted or amended comprehensive plans by the adoption of appropriate land development regulations; and (d) establish, support, and maintain administrative instruments and procedures to carry out the provisions and purposes of the Act; and

WHEREAS, Ordinance 90-30 was enacted on July 16, 1990, to adopt the Tallahassee-Leon County 2010 Comprehensive Plan for the unincorporated area of Leon County. The City of Tallahassee also adopted a plan for its municipal area by separate ordinance; and

WHEREAS, the horizon year for the Tallahassee-Leon County Comprehensive Plan is now 2030 and the Comprehensive Plan is now known as the Tallahassee-Leon County 2030 Comprehensive Plan; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County Commissioners of Leon County has held several public work sessions, public meetings, and public hearings on the proposed amendment to the comprehensive plan, with due public notice

1 having been provided, to obtain public comment, and has considered all written and oral  
2 comments received during said work sessions, public meetings and public hearings; and

3 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County  
4 Commissioners of Leon County transmitted copies of the proposed amendment to the  
5 comprehensive plan to the Department of Economic Opportunity as the State Land Planning  
6 Agency and other state and regional agencies for written comment; and

7 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County  
8 Commissioners of Leon County held a public hearing with due public notice having been  
9 provided on the proposed amendment to the comprehensive plan; and

10 WHEREAS, the Board of County Commissioners of Leon County further considered all  
11 oral and written comments received during such public hearing, including the data collection and  
12 analyses packages, the recommendations of the Tallahassee-Leon County Local Planning  
13 Agency, and the Objections, Recommendations, and Comments Report of the Department of  
14 Economic Opportunity; and

15 WHEREAS, in exercise of its authority, the Board of County Commissioners of Leon  
16 County has determined it necessary and desirable to adopt the amendment to the comprehensive  
17 plan to preserve and enhance present advantages; encourage the most appropriate use of land,  
18 water and resources, consistent with the public interest; overcome present handicaps; and deal  
19 effectively with future problems that may result from the use and development of land within  
20 Leon County, and to meet all requirements of law;

21 BE IT ORDAINED by the Board of County Commissioners of Leon County, Florida,  
22 that:

23 **Section 1. Purpose and Intent.**

24 This Ordinance is hereby enacted to carry out the purpose and intent of, and exercise the  
25 authority set out in the Community Planning Act, Sections 163.3161 through 163.3215, Florida  
26 Statutes, as amended.

1 **Section 2. Text Amendment.**  
2

3 The Ordinance does hereby adopt the following portion of the text attached hereto as  
4 Exhibit "A," and made a part hereof, as an amendment to the Tallahassee-Leon County 2030  
5 Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon County 2030  
6 Comprehensive Plan," as amended, in accordance therewith, being an amendment to the  
7 following Plan element:

8 Text Amendment PCT201803, which relates to the Intergovernmental Coordination  
9 Element.  
10

11 **Section 3. Applicability and Effect.**

12 The applicability and effect of this update to the 2030 Comprehensive Plan shall be as  
13 provided by the Community Planning Act, Sections 163.3161 through 163.3215, Florida  
14 Statutes, and this Ordinance, and shall apply to all properties under the jurisdiction of Leon  
15 County.

16 **Section 4. Conflict with Other Ordinances and Codes.**

17 All ordinances or parts of ordinances of the Code of Laws of Leon County, Florida, in  
18 conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

19 **Section 5. Severability.**

20 If any provision or portion of this Ordinance is declared by any court of competent  
21 jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and  
22 portions of this Ordinance shall remain in full force and effect.

23 **Section 6. Copy on File.**

24 To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public,  
25 a certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon  
26 County 2030 Comprehensive Plan and these updates thereto, shall also be located in the

1 Tallahassee-Leon County Planning Department. The Planning Director shall also make copies  
2 available to the public for a reasonable publication charge.


3 **Section 7. Effective Date.**

4 The effective date of this Plan update shall be according to law and the applicable statutes  
5 and regulations pertaining thereto.

6 DULY PASSED AND ADOPTED BY the Board of County Commissioners of Leon  
7 County, Florida, this 21st day of June, 2018.

8  
9 LEON COUNTY, FLORIDA



16 BY:   
17 NICK MADDOX, CHAIRMAN  
18 BOARD OF COUNTY COMMISSIONERS

19 ATTESTED BY:  
20 GWENDOLYN MARSHALL, CLERK  
21 OF THE COURT AND COMPTROLLER

22 BY:   
23 CLERK

24 APPROVED AS TO FORM:  
25 COUNTY ATTORNEY'S OFFICE  
26 LEON COUNTY, FLORIDA

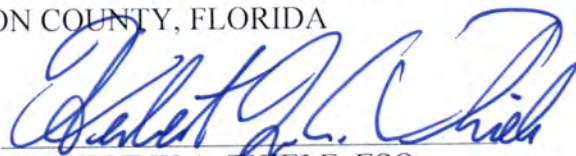
27  
28 BY:   
29 HERBERT W.A. THIELE, ESQ.  
30 COUNTY ATTORNEY  
31

Exhibit A

Text Amendment PCT201803

*Objective 1.8: [I]*

~~Develop~~ Provide a joint comprehensive plan amendment procedure that is consistent with state statute.

*Policy 1.8.1: [I]*

~~The Comprehensive Plan may be amended no more than twice a year at a joint City-County Commission meeting.~~

To promote the efficient use of City and County resources, one Comprehensive Plan amendment cycle will be initiated annually. The Board of County Commissioners or City Commission may approve the initiation of additional Comprehensive Plan amendments outside of the annual cycle.

Amendments to the Joint Comprehensive Plan shall require approval by both the Leon County Board of County Commissioners and the Tallahassee City Commission except as set forth below:

(1) An amendment to the Future Land Use Map which concerns property located entirely within the Tallahassee city limits, or an amendment to an existing provision of the Comprehensive Plan which is designated as specific to the City of Tallahassee, shall require approval solely by the Tallahassee City Commission.

(2) An amendment to the Future Land Use Map which concerns property located entirely within unincorporated Leon County, or an amendment to an existing provision of the Comprehensive Plan which is designated as specific to Leon County, shall require approval solely by the Leon County Board of County Commissioners.

All amendments to the Joint Comprehensive Plan shall follow the statutory process for the adoption of plan amendments with effective dates as outlined in Florida Statutes.